

# Enterprise Town Advisory Board

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

November 13, 2019  
6:00 p.m. |

## AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from [Carmen Hayes] at [702-371-7991] and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

Board Members:

Jenna Waltho – Chair  
Rachel Pinkston  
Kendal Weisenmiller |

Barris Kaiser – Vice Chair  
David Chestnut

Secretary:

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

County Liaison:

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

- 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 30, 2019 (For possible action) |

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

IV. Approval of Agenda for [November 13, 2019] and Hold, Combine or Delete Any Items (For possible action)

V. [Informational Items

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

Receive a presentation from the U.S. Census Bureau regarding 2020 census efforts (for discussion).

VI. [Planning & Zoning

1. **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**
2. **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**
3. **ET-19-400144 (WS-0850-17) -LEWIS INVESTMENT COMPANY OF NEVADA:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** reduce street intersection off-set; and **2)** modified street improvement standards.  
**DESIGN REVIEW** for site reconfiguration of a previously approved single family residential development on 14.7 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District. Generally located on the north side of Serene Avenue (alignment), west of Conquistador Street (alignment), 200 feet east of Hualapai Way within Enterprise. JJ/jvm/ja (For possible action) **12/03/19 PC**
4. **NZC-19-0820-USA:**  
**ZONE CHANGE** reclassify a 10.6 acre portion of a 155.0 acre parcel from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** reduced setback to visitor call box for access control gates; and **3)** reduced street intersection off-set  
**DESIGN REVIEWS** for the following: **1)** a single family residential development; and **2)** increased finished grade. Generally located on the south side of Ford Avenue, 350 feet west of Durango Drive within Enterprise (description on file). JJ/al/jd (For possible action) **12/03/19 PC**
5. **NZC-19-0835-TRAJAN HOLDINGS LLC:**  
**ZONE CHANGE** to reclassify a 7.4 acre portion of a 25.0 acre parcel from R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive screening and buffering

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YOLANDA KING, County Manager

requirements; 2) reduce setbacks for a proposed structure (security fence); 3) reduce setbacks from rights-of-way for a proposed structure (security fence); and 4) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

**DESIGN REVIEW** for the expansion of an approved semi-truck and trailer parking facility with employee parking lot. Generally located on the north side of Richmar Avenue (alignment), 340 feet west of Redwood Street within Enterprise (description on file). JJ/al/jd (For possible action) 12/03/19 PC

6. **TM-19-500220-USA:**

**TENTATIVE MAP** consisting of 80 single family residential lots and common lots on 10.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue, 350 feet west of Durango Drive within Enterprise. JJ/al/jd (For possible action) 12/03/19 PC

7. **UC-19-0812-PETRILLO DAVID:**

**USE PERMITS** for the following: 1) allow accessory structures not architecturally compatible with the principal building (single family residence); 2) waive all applicable design standards for a proposed accessory structure and existing accessory structure; and 3) increase the area of a proposed accessory structure in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Monte Cristo Way and 170 feet north of Meranto Avenue within Enterprise. JJ/md/jd (For possible action) 12/03/19 PC

8. **VS-19-0828-CACTUS VILLAGE LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street, and between Rush Avenue (alignment) and Cactus Avenue and a portion of a right-of-way being Giles Street located between Cactus Avenue and Rush Avenue (alignment) within Enterprise (description on file). MN/tk/ja (For possible action) 12/03/19 PC

9. **WS-19-0830-P N II INC:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase building height.

**DESIGN REVIEW** for additional home models in conjunction with a single family residential development on 12.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Jones Boulevard between Jo Rae Avenue and Pyle Avenue within Enterprise. JJ/al/jd (For possible action) 12/03/19 PC

10. **ET-19-400137 (UC-0877-16)-URBAN INVESTMENTS, LLC & ALL-AMERICAN SPORTPARK LEASE:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) a proposed High Impact Project; 2) expand/enlarge the Gaming Enterprise District; 3) a proposed resort hotel; 4) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structure; 5) associated accessory and incidental commercial uses, buildings, and structures; 6) a recreational facility (a multi-function recreational water and extreme sports park) and incidental uses; 7) increased building and structure heights; 8) retail sales and service; 9) restaurants; 10) on-premises consumption of alcohol; 11) alcohol sales, beer & wine – packaged only; 12) alcohol sales, liquor – packaged only; 13) outdoor live entertainment with incidental uses; 14) personal services (salon and spa); 15) a recreational facility (concerts and festivals); 16) photography; 17) sporting goods; 18) convenience store; 19) kiosks/information (outdoor); 20) offices; 21) convention space; 22) outside dining, drinking, and cooking; 23) water features; and 24) deviations from development standards per plans on file.

**DEVIATIONS** for the following: 1) reduce on-site parking requirements; 2) alternative landscaping; 3) encroachment into airspace; and 4) all other deviations as shown per plans on file.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced on-site parking; 2) waive the

required parking lot landscaping; **3**) reduced setbacks; **4**) permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; **5**) off-site improvements (curb, gutter, sidewalk, streetlights, partial paving); **6**) modified driveway design standards; **7**) non-standard improvements (parking, fences, planters, and landscaping) within the existing right-of-way (Las Vegas Boulevard South); and **8**) encroachment into air space. **DESIGN REVIEWS** for the following: **1**) a resort hotel and all associated and accessory uses; **2**) hotel tower and associated high-rise, mid-rise, and low-rise buildings and structures; **3**) a recreational facility (a multi-function recreational water and extreme sports park) with ancillary uses and structures and overall site design; **4**) water features (manmade lakes and decorative water features); and **5**) all other accessory and incidental buildings and structures on 130.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) (AE-65) (AE-70) (AE-75) (AE-RPZ) Zone. Generally located between Las Vegas Boulevard South, and Gilespie Street, and between Sunset Road, and Hidden Well Road within Enterprise. MN/tk/jd (For possible action) **12/04/19 BCC**

**11. WS-19-0805-PICERNE DEAN MARTIN, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase sign area.  
**DESIGN REVIEWS** for the following: **1**) signage; and **2**) lighting in conjunction with an existing multiple family residential development on 18.1 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Cactus Avenue between Valley View Boulevard and Dean Martin Drive within Enterprise. JJ/md/jd (For possible action) **12/04/19 BCC**

**12. WS-19-0816-STONEGATE PROPERTY HOLDINGS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1**) reduced driveway separation; and **2**) reduce throat depth for a driveway.  
**DESIGN REVIEW** for a proposed on-premises consumption of alcohol (tavern) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/lm/jd (For possible action) **12/04/19 BCC**

VII. General Business

- None

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

IX. Next Meeting Date: November 27, 2019 at 6:00 p.m.

X. Adjournment

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

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

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Applicant requested holds:

8. DR-19-0585-32 ACRES, LLC: Applicant has requested a **HOLD** to Enterprise TAB meeting on November 13, 2019.
9. DR-19-0784-USA: Applicant has requested a **HOLD** to Enterprise TAB meeting on December 11, 2019.
12. TM-19-500210-USA: Applicant has requested a **HOLD** to Enterprise TAB meeting on December 11, 2019.
20. VS-19-0796-USA: Applicant has requested a **HOLD** to Enterprise TAB meeting on December 11, 2019.

Related applications:

1. WC-19-400122 (NZC-18-0915)-RAINBOW & BLUE DIAMOND SOUTHEAST:
2. WS-19-0725-RAINBOW & BLUE DIAMOND SOUTHEAST:
  
11. DR-19-0795-JONES FORD LINDELL, LLC:
15. TM-19-500214-JONES FORD LINDELL, LLC:
22. WC-19-400135 (NZC-0044-17)-JONES FORD LINDELL, LLC:
  
13. TM-19-500212-CFT LANDS, LLC:
14. TM-19-500213-GAMEDAY, LLC:
18. VS-19-0791-HLI, LLC:
19. VS-19-0793-GAMEDAY, LLC:
21. WC-19-400134 (ZC-2178-04)-GAMEDAY, LLC:
24. ZC-19-0788-CFT LANDS, LLC:
25. ZC-19-0792-CFT LANDS, LLC:

V. Informational Items

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

- None

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

Motion by David Chestnut

Action: **APPROVE** except applicant to provide detached sidewalk

Per staff conditions.

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



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**

Motion by David Chestnut

Action:

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

**APPROVE** Design Review

Per staff if approved conditions.

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

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**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

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**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

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**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

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)

Motion by Jenna Waltho

Action: **DENY**

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

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

Motion by David Chestnut  
Action: **APPROVE** per staff if approved conditions  
Motion **PASSED** (4-1) / Kaiser - Nay

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

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

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

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

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

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

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

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

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**

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

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**

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

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**

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

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**

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

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**

Motion by David Chestnut

Action:

**APPROVE** Use Permit

**DENY** Waiver of Development Standards

**APPROVE** Design Review

**ADD** Current Planning conditions:

- Design Review as a public hearing for lighting and signage.
- Design Review as a public hearing for significant changes to plans.
- Applicant to use the Southern Highlands architectural design standards and color palette.

Motion **PASSED** (4-1) / Weisenmiller - Nay

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**

Motion by Barris Kaiser

Action: **DENY**

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

18. **VS-19-0791-HLL, 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**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

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**

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

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

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

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**

Motion by David Chestnut  
Action:  
**APPROVE** Waiver of Conditions #1  
**APPROVE** Waiver of Conditions #2 for Ford Ave. and El Camino Rd.  
**DENY** Waiver of Conditions #2 for Bronco St.  
Per staff if approved conditions  
Motion **PASSED** (5-0) /Unanimous

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**

Motion by Jenna Waltho

Action: **APPROVE** applicants request to **HOLD** to the Enterprise TAB meeting on November 13, 2019.

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

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**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning condition:

- Applicant to provide pedestrian access to trail system in the power corridor easement if developed.

Per staff if approved conditions

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

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**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning condition:

- Applicant to provide pedestrian access to trail system in the power corridor easement if developed.

Per staff if approved conditions

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

VII. General Business:

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

Motion by Jenna Waltho

Action: **APPROVE**

**MOVE** meeting dates:

- Moved Wednesday, January 1, 2020 to Thursday, January 2, 2020;
- January 15, 2020
- January 29, 2020
- February 12, 2020
- February 26, 2020
- March 11, 2020
- April 1, 2020
- April 15, 2020
- April 29, 2020
- May 13, 2020
- May 27, 2020
- June 10, 2020
- July 1, 2020
- July 15, 2020
- July 29, 2020
- August 12, 2020
- August 26, 2020
- September 9, 2020
- September 30, 2020
- October 14, 2020
- October 28, 2020
- Moved Wednesday, November 11, 2020 to Tuesday, November 10, 2020
- Moved Wednesday, November 25, 2020 to Tuesday, November 24, 2020
- 

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

VIII. Public Comment:

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

A constituent read and asked for the attached document to be included into the record (see attached)

IX. Next Meeting Date

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

X. Adjournment:

Motion by Jenna Waltho  
Adjourn meeting at 8:22p.m.  
Motion **PASSED** (5-0) / Unanimous

DRAFT



LIGHTING AND SIGNAGE  
(TITLE 30)

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)

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 sidewalks 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 "Alumaboard" (Light National Walnut), 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. **Additionally, the exterior materials, painted stucco and "Alumaboard" are similar to the convenience store within the retail center.**

**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

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
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 metal standing seam roof tower entry feature and stone veneer which is mimicked on the fuel canopy pillars, which were design elements discussed with neighbors. **Staff can support the request with the addition of stone accents and painted complementary colors, similar to the convenience store, which are currently missing on all building elevations for the integration of the proposed tavern design 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

**Approval of design review #1 & #2; denial of design review #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:

- Provide stone accents and painted complementary colors on the tavern building to match the convenience store **and fuel canopy**;
- 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 **approval of this application does not constitute or imply approval of a liquor or gaming license or 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; 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:**

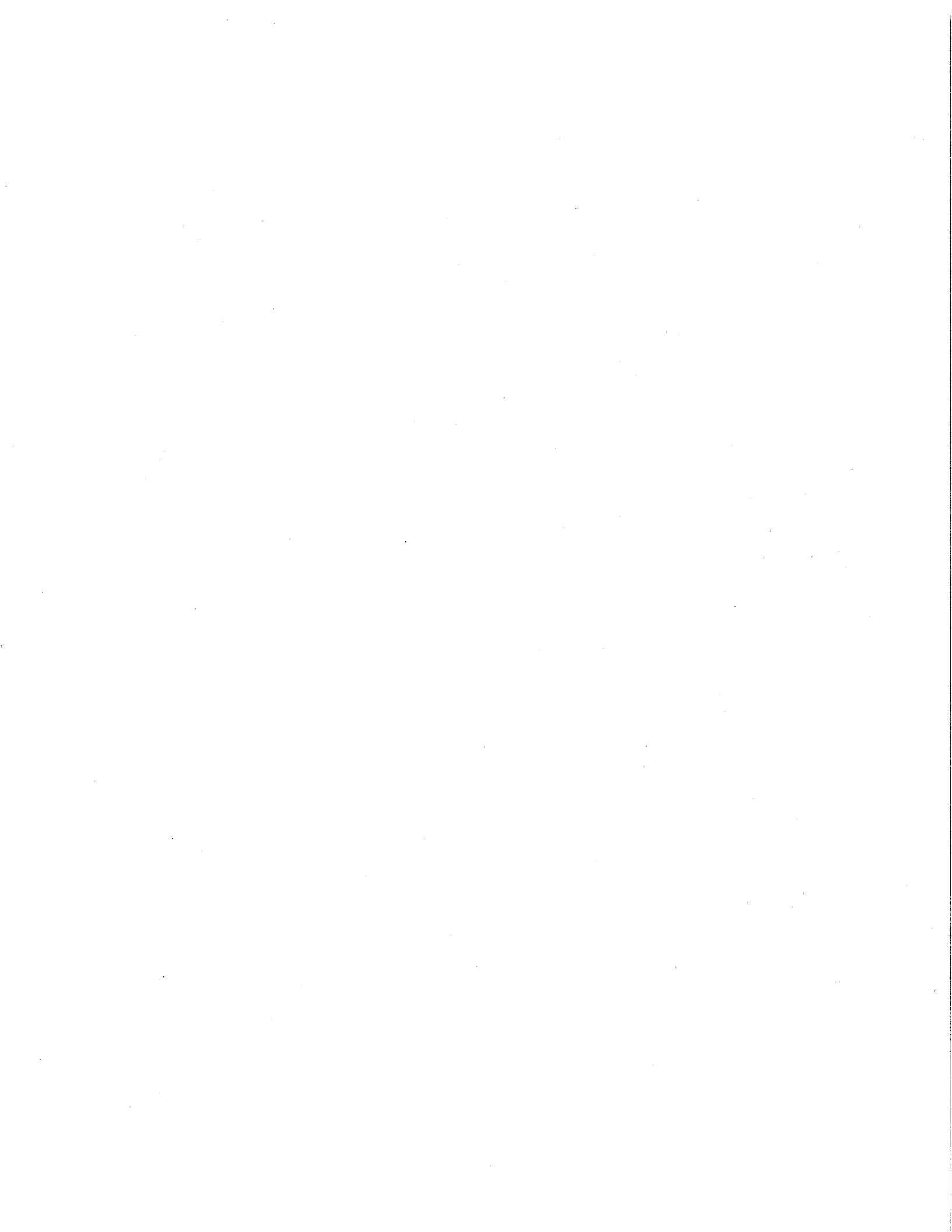
**APPROVALS: 1 card**

**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 1A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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>7/26/2019</u> PLANNER ASSIGNED: <u>LMN</u> ACCEPTED BY: <u>LMN</u> FEE: <u>675.00</u> CHECK #: <u>117</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>MUD-1 &amp; MUD-4</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y/N TRAILS? <input checked="" type="checkbox"/> Y/N      PFNA? <input checked="" type="checkbox"/> Y/N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-19-0585</u> TAB/CAC: <u>ENTREPRISE</u> TAB/CAC MTG DATE: <u>8/28</u> TIME: <u>6pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/18/2019</u> ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>ENTERT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y/N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<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

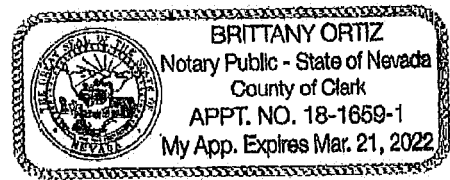
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Stuart E. Apollo  
 Property Owner (Signature)\* 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: Britny



\*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



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)

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**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 RL 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 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.

**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**

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**

- 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**



# LAND USE APPLICATION 2A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

STAFF	DATE FILED: <u>10/3/19</u>	APP. NUMBER: <u>WS-19-0790</u>
	PLANNER ASSIGNED: <u>JAT</u>	TAB/CAC: <u>ENTERPRISE</u>
	ACCEPTED BY: <u>JS</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 &amp; 20355343</u>	BCC MEETING DATE: <u>11/20/19</u>
	COMMISSIONER: <u>JS</u>	ZONE / AE / RNP: <u>RE + 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? Y <input checked="" type="checkbox"/> N
TRAILS? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/> N	LETTER DUE DATE: <u>N/A</u>	
APPROVAL/DENIAL BY: <u>N/A</u>	COMMENCE/COMPLETE: <u>N/A</u>	

PROPERTY OWNER	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: _____

APPLICANT	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 #: _____

CORRESPONDENT	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 & Drainage waiver

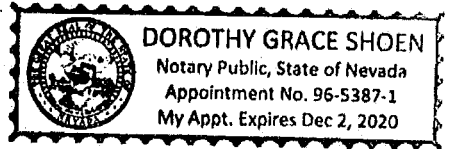
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

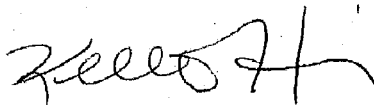
**Waiver of Development Standards**

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.

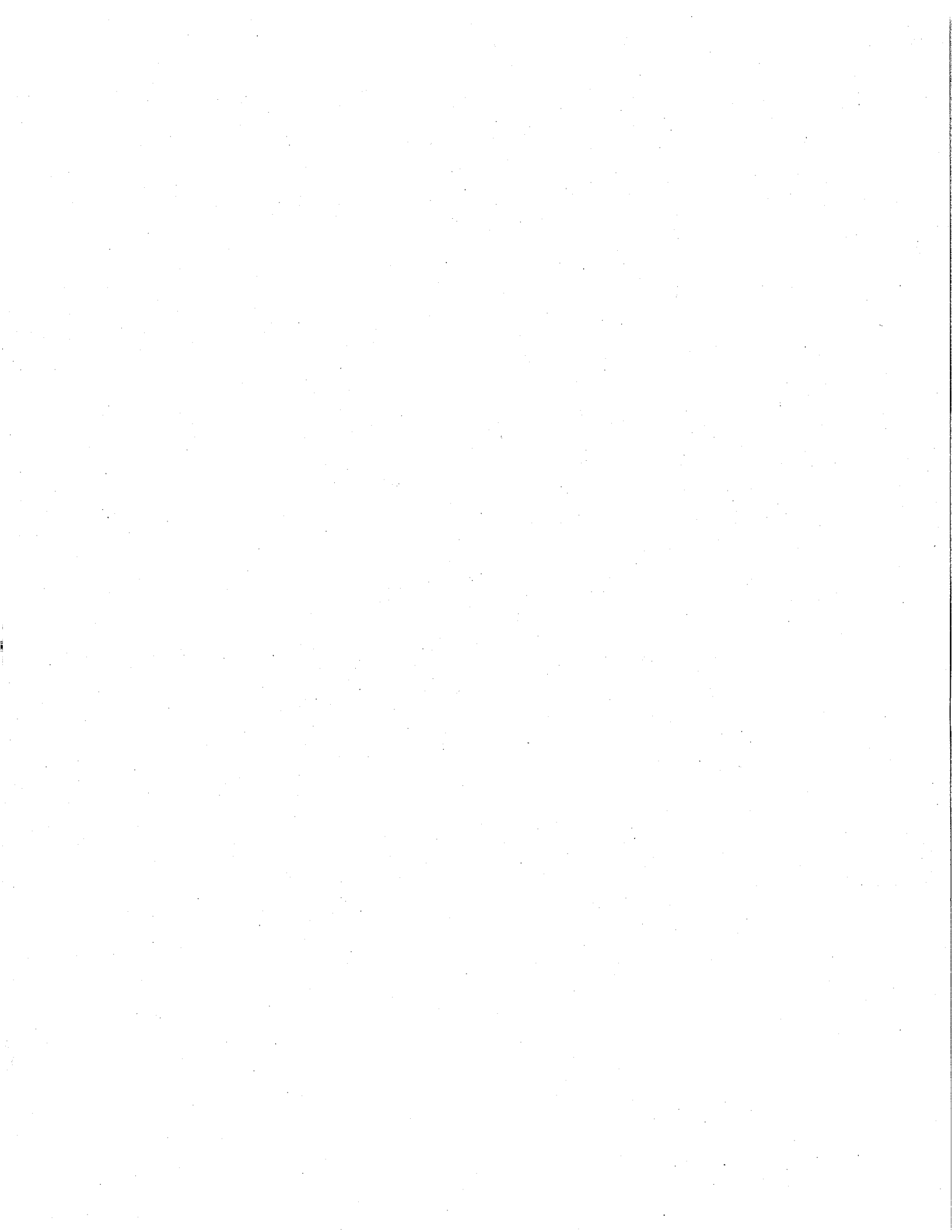


We are hopeful that the information as provided meets with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at 702-379-2658.

Respectfully,



Kellie Halpin  
Project Coordinator  
3663 E. Sunset Road, #204  
Las Vegas, NV 89120  
702-379-2658  
khalpin@wlbgroup.com



12/03/19 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

SERENE AVE/HUALAPAI WAY

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-19-400144 (WS-0850-17) -LEWIS INVESTMENT COMPANY OF NEVADA:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) reduce street intersection off-set; and 2) modified street improvement standards. **DESIGN REVIEW** for site reconfiguration of a previously approved single family residential development on 14.7 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District.

Generally located on the north side of Serene Avenue (alignment), west of Conquistador Street (alignment), 200 feet east of Hualapai Way within Enterprise. JJ/jvm/ju (For possible action)

**RELATED INFORMATION:**

**APN:**

176-19-201-001; 176-19-201-009 through 176-19-201-011; 176-19-201-016 through 176-19-201-018

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce street intersection off-set from Serene Avenue to Mollard Avenue to 115 feet where 125 feet is the standard (an 8% reduction) per Section 30.52.052.
2. Allow a 43 foot wide private street section with a 4 foot wide sidewalk and 24 inch R-curb and gutter on both sides where L-type curb is required per Uniform Standard Drawing 206.S1.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 14.7
- Number of Lots/Units: 117
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,500/8,300 (net/gross are the same)
- Project Type: Single family residential development

### Site Plans

This is a design review and waivers of development standards request to reconfigure the site to a proposed 117 lot single family residential development at a density of 7.9 dwelling units per acre. The proposed lot sizes range from 3,500 square feet to 8,300 square feet. The majority of the lots have access from an internal street network consisting of 43 foot wide private streets with a 4 foot wide sidewalk on 1 side of the street, and 24 inch modified R-type curb or 30 inch roll curb. The internal street network connects to Conquistador Street and Hualapai Way which are public streets. There are 23 lots which are not serviced by the private streets since they front directly onto Oleta Avenue, which is a public street. All the adjacent public streets will be developed with full off-site improvements.

The plans also depict that the reduction of street intersection from Serene Avenue to Mollard Avenue is 115 feet where 125 feet is the standard.

### Landscaping

As previously approved, the plans depict the following: 1) a 15 foot wide landscape area with a detached sidewalk along Serene Avenue; 2) a 15 foot wide landscape area with a detached sidewalk along Hualapai Way; and 3) a 6 foot wide landscape area along Conquistador Street. All other streets have lots fronting onto either a public or private street.

### Previous Conditions of Approval

Listed below are the approved conditions for WS-0850-17:

#### Current Planning

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

#### Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to back of curb for Hualapai Way, 35 feet to back of curb for Serene Avenue, 30 feet for Oleta Avenue, and associated spandrel;
- Vacate all unnecessary easements.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### Applicant's Justification

The applicant states that the drainage study has been submitted (PW-19-11140) and 2 additional years are needed to get the Civil Improvement Plans approved.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0850-17	Waiver for modified street improvement and design review for site reconfiguration	Approved by PC	November 2017
VS-0472-17	Vacated and abandoned government patent easements on a 2.5 acre parcel	Approved by BCC	July 2017
ZC-0470-17	Reclassified a 2.5 acre parcel to R-2 zoning and design review on 14.7 acres for a single family residential development	Approved by BCC	July 2017
TM-0093-17	100 single family residential lots on 14.7 acres	Approved by BCC	July 2017
NZC-0872-16	Reclassified a portion of this site to R-2 zoning and design reviews for a single family residential development on 15.2 acres	Approved by BCC	March 2016
TM-0175-15	120 single family lots on 15.2 acres	Approved by BCC	February 2016
ZC-0891-15	Reclassified 2.5 acres to R-2 zoning and design reviews on 10.8 acres for a single family residential development	Approved by BCC	February 2016
VS-0892-15	Vacated and abandoned patent easements	Approved by BCC	February 2016
TM-0220-15	72 single family lots on 10.8 acres	Approved by BCC	February 2016
ZC-0466-15	Reclassified 2.5 acres to R-2 zoning with a waiver of conditions and design reviews on 8 acres for a single family residential development	Approved by BCC	September 2015
VS-0467-15	Vacated and abandoned patent easements	Approved by BCC	September 2015
TM-0141-15	53 single family lots on 8 acres	Approved by BCC	September 2015
ZC-0030-15	Reclassified the southern portion of this site and land to the east from R-E to R-2 zoning with a design review for a single family residential development	Approved by BCC	March 2015
VS-0031-15	Vacated patent easements and right-of-way on the southern portion of this site and land to the east	Approved by BCC	March 2015
TM-0007-15	244 single family residential lots and common lots on 35.7 acres – portion of this site was part of this larger proposed development	Approved by BCC	March 2015

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Public Facilities	R-E, R-2, & H-2	Single family residence & undeveloped

### Surrounding Land Use

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

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

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

##### Public Works - Development Review

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Until November 21, 2021 to complete.
- 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

- Compliance with previous conditions.

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

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

**DRAFT**







# 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)
 

WS-0850-17  
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 

(ORIGINAL APPLICATION #)

<b>STAFF</b>	DATE FILED: <u>10/18/19</u> APP. NUMBER: <u>ET-19-400144</u> PLANNER ASSIGNED: <u>JUM</u> TAB/CAC: <u>Enterprise</u> ACCEPTED BY: <u>NR</u> TAB/CAC MTG DATE: <u>11/13</u> TIME: <u>6pm</u> FEE: <u>600</u> PC MEETING DATE: <u>12/3</u> CHECK #: <u>82209 # 82203E</u> BCC MEETING DATE: _____ COMMISSIONER: <u>JJ 100851</u> ZONE / AE / RNP: <u>R-2</u> OVERLAY(S)? <u>MUD-4</u> PLANNED LAND USE: <u>PF</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N      NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N      PFNA? <input type="checkbox"/> Y / N      LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____      COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b> NAME: <u>Lewis Investment Company Nevada, LLC</u> ADDRESS: <u>5240 S. Polaris Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-262-7315</u> CELL: <u>702-303-3609</u> E-MAIL: <u>david.diffley@lewismc.com</u>
	<b>APPLICANT</b> NAME: <u>Lewis Investment Company Nevada, LLC</u> ADDRESS: <u>5240 S. Polaris Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-262-7315</u> CELL: <u>702-303-3609</u> E-MAIL: <u>david.diffley@lewismc.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b> NAME: <u>Lewis Investment Company Nevada, LLC</u> ADDRESS: <u>5240 S. Polaris Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-262-7315</u> CELL: <u>702-303-3609</u> E-MAIL: <u>david.diffley@lewismc.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-19-201-001 ptn, 009, 010, 011, 016 & 018, 017

PROPERTY ADDRESS and/or CROSS STREETS: Hualapai/Serene

PROJECT DESCRIPTION: Extension of time for the Design Review

(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)\* \_\_\_\_\_ *See attached* \_\_\_\_\_  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_

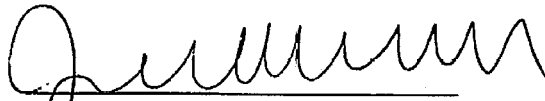
**CIVIL ENGINEERING**

\*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.

Signature Block for Blue Diamond West  
176-19-201-001 (ptn), 009, 010, 011, 016 and 018

LEWIS INVESTMENT COMPANY OF NEVADA, LLC,  
a Delaware limited liability company

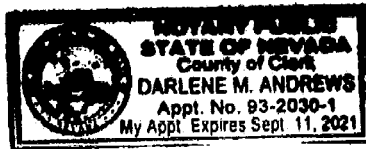
By: LEWIS MANAGEMENT CORP.,  
a Delaware corporation-Its Sole Manager

By:   
Name: Jennifer Lewis  
Its: Authorized Agent

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON Sept 27, 2019 (Date)

BY: Jennifer Lewis  
NOTARY PUBLIC: Darlene M Andrews



T THOMASON  
C CONSULTING  
E ENGINEERS

October 7, 2019

TCE#112-14017

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

**Reference:** Extension of time WS-0850-17  
Blue Diamond West 6  
APN #176-19-201-001 ptn, 009, 010, 011, 016, 017 & 018

On behalf of Lewis Investment Company, we respectfully request your consideration of the attached extension of time.

**Location:** The parcels are generally located at Hualapai and Serene within Section 19, Township 22 South, Range 60 East.

**Justification:** We are requesting an extension of time for WS-0850-17. A Drainage Study (PW-19-11140) has been submitted and is currently under review for the property. The developer needs additional time to get the Civil Improvement Plans approved and the final map recorded.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,



Sonia Macias  
Project Coordinator



RESIDENTIAL DEVELOPMENT  
(TITLE 30)

FORD AVE/DURANGO DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-19-0820-USA:**

**ZONE CHANGE** reclassify a 10.6 acre portion of a 155.0 acre parcel from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) reduced setback to visitor call box for access control gates; and 3) reduced street intersection off-set

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

Generally located on the south side of Ford Avenue, 350 feet west of Durango Drive within Enterprise (description on file). JJ/al/jd (for possible action)

---

**RELATED INFORMATION:**

**APN:**

176-17-801-023 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase block wall height to 12 feet (up to 6 foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (a 33.3% increase).
2. Reduce the setback to the visitor call box for access control gates to 60 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).
3. Reduce the street intersection off-set to 101 feet where a minimum of 125 feet is required per Section 30.52.052 (a 19.2% reduction).

**DESIGN REVIEWS:**

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

**LAND USE PLAN:**

ENTERPRISE - PUBLIC FACILITIES

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 8951 West Ford Avenue
- Site Acreage: 10.6 (portion)
- Number of Lots: 80
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size (square feet): 3,500/6,797
- Project Type: Single family residential development
- Number of Stories: 1 & 2
- Building Height (feet): up to 28 feet
- Square Feet: 1,589 to 3,059
- Open Space Provided: 27,242 square feet

#### **Neighborhood Meeting Summary**

This request is for a nonconforming zone change to reclassify approximately 10.6 acres of a 155 acre site from an R-E zone to an R-2 zone for a single family residential development. The applicant conducted a neighborhood meeting at the offices for KB Home at 5795 Badura Avenue, Suite 180 on October 10, 2019 as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site and 6 of the neighbors attended the meeting. The concerns of the neighbors discussed at the meeting included building larger homes with a higher price point.

#### **Site Plans**

The plan depicts a single family residential development consisting of 80 lots on 10.6 acres with a density of 7.5 dwelling units per acre. Access to the development is provided from Ford Avenue by a 67 foot wide private street and none of the lots within the development will have direct access to Ford Avenue. The entry street consists of a 5 foot wide sidewalk on each side of the street with a 12 foot wide median strip dividing the ingress/egress lanes for the development. The plans indicate this will be a gated development with the gates set back approximately 90 feet from Ford Avenue and the call box set back approximately 60 feet. Access within the development is provided by 43 foot wide private streets, which includes a 5 foot wide sidewalk on one side of the streets. There are four, 27 foot wide stub streets located at the corners of the development and each of these stub streets provide access to 2 lots. The plans depict a 27,242 square foot open space across from the entrance to the development to be used as a private park for the residents. The open space is located in the central portion of the development with residential lots along 3 sides of the open space. The application includes a request to increase the finished grade and retaining wall heights for the project. The plans indicate this is necessary along the southern and eastern boundaries of the site.

#### **Landscaping**

The plans depict a 6 foot wide landscape area along Ford Avenue consisting of trees, shrubs and groundcover. The plans depict 15 foot wide landscape areas located on the east and west sides of the entrance to the development.

Elevations

The applicant submitted 5 separate home models for the development. The plans depict four, 2 story homes and a 1 story home with 3 building elevations for each model. Each home model has a pitched roof with concrete tile roofing material. The 1 story home has a height of approximately 14.5 feet and the 2 story homes have a maximum height of 28 feet. The exterior of the homes consists of a stucco finish painted in earth tone colors, stone veneer, various window treatments and other architectural features to enhance the structures

Floor Plans

The home models are between 1,589 square feet and 3,059 square feet in area. Each home will have a 2 car garage and 3 to 4 bedrooms

Applicant's Justification

The applicant indicates that the proposed development is consistent and compatible with the existing residential developments that abut the site. The proposed development is of equal density and intensity as the existing R-2 zoned developments that are adjacent to the site to the north and west. The increase to the finished grade for portions of the site is necessary due to the natural topography of the site in order to provide sewer service and proper drainage. The increase in the finished grade will require the increase in the heights of retaining walls for the proposed development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities, Residential Suburban (up to 8 du/ac) & Commercial Neighborhood	R-E & R-2	Single family residences and undeveloped parcels including portions of the same parcel
South & East	Public Facilities, Residential Suburban (up to 8 du/ac) & Residential High (from 8 to 18 du/ac)	C-1, R-E, R-1 & R-3	Single family residences, multiple family residential, developed, and undeveloped portion of the same parcel
West	Public Facilities & Residential Suburban (up to 8 du/ac) &	R-E & R-2	Single family residences & an electrical substation

This site and the abutting properties are located in the Public Facilities Needs Assessment Area (PFNA).

Related Applications

Application Number	Request
TM-19-500220	Tentative map for a single family residential development is a companion item on this agenda

**STANDARDS FOR APPROVAL:**

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

**Analysis**  
**Current Planning**  
Zone Change

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

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

This site is a 10.6 acre portion of a 155 acre parcel of public land that is designated Public Facilities in the Enterprise Land Use Plan. This 10.6 acre site was sold at auction by the Bureau of Land Management (BLM) when it was determined that the site was not needed for a public purpose, and the applicant was the successful bidder. There have been several similar zone boundary amendments in the Enterprise Planning Area where public land designated for Public Facilities has been sold to private owners which have reclassified the sites to R-2 zoning districts for single family residential developments. This request is following an established trend for the Enterprise Planning Area which makes the nonconforming zone boundary amendment appropriate.

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

The request is to reclassify the site to an R-2 zone which is the same zoning classification as existing single family residential developments adjacent to the site to the north and west. Therefore, the density and intensity of the proposed development are compatible with existing land uses in the surrounding area.

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

There has been no indication from service providers that the approval of this request will have a substantial adverse effect on public services and facilities in this area. However, the proposed increase in density for the site would create an increase in the number of students for schools in this area. Information provided by the Clark County School District (School District) indicates the schools that would serve this area are over capacity. The proposed development would also increase demand for parks within the Enterprise Planning Area. The increased demand for parks would be off-set by the proposed 27,242 square feet of open space at the entrance of the development that is being provided for the residents.

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



The proposed development complies with Goal 7 of the Comprehensive Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages and affordability levels. The project complies with Urban Specific Policy 4 of the Comprehensive Master Plan to preserve existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area. Staff finds the proposed development complies with other applicable goals and policies.

## **Summary**

### Zone Change

There is a trend within the Enterprise Planning Area to allow land that has been sold by the BLM that are designated for Public Facilities to be reclassified to zoning districts that allow for more residential development. The density and intensity of the proposed project are compatible with existing land uses in the surrounding area. There is no indication of this project having a substantial adverse effect on public facilities and services in the area. In addition, the project will comply with other goals and policies. Based on the criteria listed above, staff finds the applicant has satisfied the requirements for a Compelling Justification to warrant approval of the zone change.

### Waivers of Development Standards

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

#### Waiver of Development Standards #1

The applicant states that the increase in retaining wall height is necessary to retain the amount of fill that is needed to increase the finished grade of portions of the site to allow for sewer service and for proper drainage. The existing topography of the site can be a unique or special circumstance to warrant approval of the request to increase the height of the retaining walls. Plus, the existing development abutting this site can affect how drainage is provided for this site, which could require the increase in the retaining wall height. Given these factors, staff can support the increase in wall height.

#### Design Review #1

The proposed use of the property is consistent and compatible with existing and planned land uses on the abutting properties. The architectural design of the residences is consistent with existing single family homes in the area; therefore, staff supports the design review.

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

#### Waiver of Development Standards #2 and #3

Staff cannot support the reduction in the setback to the visitor call box or the street intersection off-set, since they are a self-imposed hardship that could be addressed with a site redesign.

### Design Review #2

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

### **Staff Recommendation**

Approval of the zone change, waiver of development standards #1 and the design reviews; and denial of waiver of development standards #2 and #3. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 8, 2020 at 9:00 a.m., unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Resolution of Intent to complete in 4 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Ford Avenue.
- Applicant is advised that a vacation application may be necessary once the Bureau of Land Management issues the patent, and 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 #0547-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KB HOME

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

DRAFT





# LAND USE APPLICATION 4A

## 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 checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>10/16/19</u> PLANNER ASSIGNED: <u>AL</u> ACCEPTED BY: <u>PAB</u> FEE: <u>3050.00</u> CHECK #: COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY:	APP. NUMBER: <u>N20-19-0820</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>11/13</u> TIME: <u>6:00</u> PC MEETING DATE: <u>12/13/19</u> BCC MEETING DATE: <u>1/8/20</u> ZONE / AE / RNP: <u>RE</u> PLANNED LAND USE: <u>PF</u> NOTIFICATION RADIUS: <u>150</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: COMMENCE/COMPLETE:
	PROPERTY OWNER	NAME: <u>USA</u> ADDRESS: CITY: STATE: ZIP: TELEPHONE: CELL: E-MAIL:	
	APPLICANT	NAME: <u>KB Home</u> ADDRESS: <u>5795 Badura Avenue, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8408</u> CELL: E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: <u>170212</u>	
	CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>	

ASSESSOR'S PARCEL NUMBER(S): portion of 176-17-801-023  
 PROPERTY ADDRESS and/or CROSS STREETS: W Ford Ave and S Durango Drive  
 PROJECT DESCRIPTION: Non-Conforming Zone Change from PF/R-E to R-2

(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.

Brian Kunec

Property Owner (Signature)\*  
 STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON October 16, 2019 (DATE)  
 By Brian Kunec  
 NOTARY PUBLIC: C. Bilbrey

**C. BILBREY**  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 02-29-2020  
 Certificate No: 99-56809-1

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



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August 28, 2019

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

**RE: Project Description and Compelling Justification Letter  
Ford and Durnago  
Non-Conforming Zone Change, Tentative Map, Design Review and Waiver**

On behalf of our client KB Home we have prepared the following project description and letter of justification in support of a non-conforming zone change, for the Ford and Durango Single Family Residential Development.

The landholding consists of a 10.56 acre portion of a 155 acre parcel, Assessor's Parcel number 176-17-801-023. The subject site is located on the on the south side of Ford Avenue approximately 300 feet west of Durango Drive. The subject area has a current Land Use of PF, Public Facilities, and a zoning classification of R-E, Rural Estate Residential. This request is for a non-conforming zone change from R-E to R-2, medium density residential.

The site is bound on the west by R-2 zoned Single Family Residential development, on the south and east by an undeveloped portion of the 155 acre overall parcel, across Pebble Road, and on the north across Ford Avenue by a mix of un-developed R-E zoned and developed R-2 zoned parcels.

#### **Tentative Map**

The proposed single-family residential development will consist of 80 single family residential units located on with a gross density of 7.58 dwelling units per acre.

The development will be accessed by a single median divided and gated entry off of Ford Avenue. Approximately 600 feet west of Durango Drive. Internal circulation will be by a private 43 foot wide street with a five (5) foot side sidewalk located along one side. The community will feature a central amenity located across of the project entry. Programming for this site has yet to be determined but the focus will be passive recreation.

#### **Design Review**

This project has a design review that can be split into three parts. 1) A proposed single family residential development with 80 residential lots and associated private street and common elements. 2) An architectural review for five homes, 3) Increased the finished grade for a single family residential development to 72 inches where 18 inches is the standard.

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

Five floor plans with three distinct elevation options, with a mixture of single and two story homes, are proposed for the subject development. The models will range in size from 1,589 square feet to 3,059 square feet. All five models will be in conformance with current Title 30 requirements for four sided architecture. The proposed homes will have a maximum building height is 27 feet 4 inches.

Also included in this Design Review is the request to allow relief from Section 30.32.040.a.9, which limits the elevation that a new pad can be elevated above an existing adjacent grade to 18 inches, to allow a maximum grade change of six feet (6'). Included with this submittal are sections showing the anticipated pad grades in comparison with the existing, adjacent undeveloped grade.

### Waiver of Development Standards

Three Waiver of Development Standards requests have been included with this application.

The first waiver is being requested for a reduced setback to the access control gate visitor call box. This request is to reduce the setback to 60 feet where 100 feet is required per Standard Drawing 222A. The standard of 100 feet is based upon developments ranging from 50 to 100 lots, with developments of less than 50 lots requiring a setback of 50 feet. With the proposed 80 lot development the required storage calculated will be 25 feet, well below the 60 feet being provided. This calculation is based upon a 70/30 split of resident versus visitor trips and a gate operation time of 30seconds. Based upon this the provided 60 feet will provide adequate storage for a development of this size.

The second request is for a reduction in the required setback between intersections. Per Title 30 street intersections shall be offset a minimum of 125 feet. We are requesting to waive the onsite intersection offset between Ford Avenue and Street "C", Along Street "E", the projects entry road. Since this condition is controlled by the access control gates at the projects entry it will not result in an adverse condition.

The third waiver of Development Standards is to allow a six foot (6') maximum retaining walls with six foot (6') maximum screen walls, for a total exposed wall height of twelve feet (12').

Relief from two code sections are being requested with this waiver. The first in Section 30.32.040.a.9. This section limits the elevation that a new pad can be elevated above an existing development to 18 inches. This request is to have that elevation adjusted to a maximum grade change of six feet (6').

The second section is 30.64.050. Per this section the maximum retaining wall allowed by application of Title is 3 feet.

This request is being made for all lots along the southern and eastern edge of the development. Based upon the natural topography which is defined by a well-defined wash along with a system of smaller braided washes grade will need to be raised more than allowed by strict application of

Title. It should be noted that with the final design all efforts will be made to minimize fill and retaining.

**Non-Conforming Zone Change**

The subject application is for a non-conforming zone change from R-E (Rural Estate Residential) to R-2 (Residential Urban District) for a landholding with a planned land use of PF. Since Clark County does not identify R-2 as an allowable zoning district for property with a PF land use designation a non-conforming zone change will be required for the site to accept the proposed single family residential development.

Following is Clark County compelling justification criteria with the projects relevance identified:

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

This project is in accordance with development trends within this portion of the Enterprise Township over the past years, most notably the recently approved R-2 zoning for the adjacent, across Ford Avenue.

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

The density and intensity proposed with the non-conforming zone change is in conformance with the adjacent residential developments to the north and west.

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

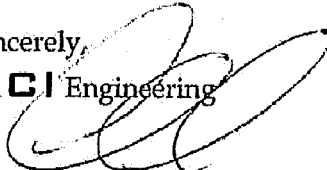
Due to the relative small size of the development and it location, within 300 feet of an arterial roadway and between the arterial and existing like development the impacts to infrastructure will be limited.

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

The proposed non-conforming zone change conforms to the policies of the Enterprise Land Use Plan.

Sincerely,

**RCI** Engineering



Chris Thompson, P.E.  
Principal



12/03/19 PC AGENDA SHEET

SEMI-TRUCK AND TRAILER  
PARKING YARD  
(TITLE 30)

REDWOOD ST/RICHMAR AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**NZC-19-0835-TRAJAN HOLDINGS LLC:**

**ZONE CHANGE** to reclassify a 7.4 acre portion of a 25.0 acre parcel from R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive screening and buffering requirements; 2) reduce setbacks for a proposed structure (security fence); 3) reduce setbacks from rights-of-way for a proposed structure (security fence); and 4) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

**DESIGN REVIEW** for the expansion of an approved semi-truck and trailer parking facility with employee parking lot.

Generally located on the north side of Richmar Avenue (alignment), 340 feet west of Redwood Street within Enterprise (description on file). JJ/a/jd. (For possible action)

RELATED INFORMATION:

**APN:**  
176-23-301-020 pm

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Waive street landscaping along Richmar Avenue where required to be in compliance with Figure 30.64-13.
- b. Waive parking lot landscaping where required to be in compliance with Figure 30.64-14.
2. Reduce the side street (corner) yard setback (Richmar Avenue) for a proposed structure (security fence) to zero feet where 20 feet is required per Table 30.40-5 (a 100% reduction).
3. Reduce the setback from the right-of-way (Richmar Avenue) for a proposed structure (security fence) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
4. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Richmar Avenue where required per Section 30.52.040.

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

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: N/A
- Site Acreage: 7.4 (portion)
- Project Type: Expansion of a semi-truck, trailer, and employee parking facility
- Trailer Parking: 137
- Semi-Truck Parking: 90
- Standard Vehicle Parking: 66

#### **Neighborhood Meeting Summary**

This request is for a nonconforming zone change to reclassify approximately 7.4 acres of a 25 acre parcel from an R-E zone to an M-1 zone for the expansion of an approved semi-truck trailer and employee parking facility to the east, with additional area for future expansion/development. The applicant conducted a neighborhood meeting at the offices for the Truline Company at 9390 Redwood Street on August 28, 2019 as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site and 2 of the neighbors attended the meeting. There were no issues or concerns brought up by the neighbors.

#### History and Site Plan

The eastern 6.5 acre portion of this 25 acre parcel was approved by NZC-0312-17 to be reclassified to an M-1 zone for the development of a semi-truck, trailer, and employee parking area. No buildings were proposed with the request and the entire site consisted of a paved parking area with 2 gated access points from Redwood Street and a chain-link security fence enclosing the entire site. The request included waivers for street landscaping and setbacks to allow the security fence to be located along the property line of the entire 6.5 acre project site. The security fence also has pedestrian access gates for employee parking. The main business offices, existing business, and truck parking operations are directly across the street to the east. This request was filed to reclassify 7.4 acres to the west of the previously approved 6.5 acre site to allow for the expansion of the facility by approximately 25 additional feet, and to also allow an approximately 300 foot wide area for future expansion/development. This application includes similar waivers of development standards for the subject 7.4 acres that were approved for the eastern 6.5 acres of the parcel to allow the parking facility to have a uniform appearance.

#### Landscaping

No landscaping is provided since there is a request to waive all street and parking lot landscaping.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates that the site is surrounded by M-1 zoned developments and that this request is an expansion of a previously approved nonconforming zone change to the east of this site. According to the applicant, the lower intensity industrial uses planned along Rainbow

Boulevard, west of the project site, will provide a future transitional development buffer from this development.

The waivers of development standards for landscaping are appropriate since there are no existing water and sewer main lines in the vicinity of this portion of the site and there are no buildings proposed for the site development. Accordingly, numerous off-site improvement deferrals have been granted for similar industrial sites in the immediate area. Additionally, similar waivers of development standards were approved for the eastern 6.7 acre portion of the parcel. Therefore, the requested waivers of off-site improvements are in line with existing area development, and not expected to have adverse effects.

Finally, the applicant indicates this request is consistent with the current plans, goals, and policies of the Comprehensive Master Plan and is appropriate and consistent with the surrounding zoning.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0312-17	Reclassified the eastern 6.5 acres of the parcel to M-1 zoning for a semi-truck and trailer parking facility with employee parking lot	Approved by BCC	July 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E, C-2 & M-1	Undeveloped
South	Business and Design/Research Park & Industrial	R-E & M-1	Undeveloped & storage yards
East	Business and Design/Research Park & Industrial	M-1	A 6.7 acre portion of the subject parcel approved for a semi-truck and trailer parking facility with employee parking lot and storage yards
West	Business and Design/Research Park	R-E	Undeveloped including a 10.9 acre portion of the subject parcel

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**  
**Current Planning**  
**Zone Change**

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

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

The area has changed since the most recent adoption of the area land use plan. The request is to reclassify this 7.4 acre portion of the parcel to allow for the expansion of a previously approved nonconforming zone change on the eastern 6.7 acres of the parcel, which is adjacent to this site. The site is located in an area that has developed with industrial uses. Immediately to the north, south, and east of the parcel across Redwood Street are M-1 zoned developments and planned Industrial land use designations which allow for M-1 zoning. Furthermore, the area is predominantly zoned M-1 with very few M-D zoned properties and the project site is approximately 600 feet east of Rainbow Boulevard. The area between the project site and Rainbow Boulevard still affords the opportunity for less intense zoning that could serve as a transitional land use. Therefore, staff finds that the proposed use and development conforms to the character of the area and zoning.

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

The site is located in an area that is predominantly zoned M-1. The area north, east, and south are zoned M-1 and planned for Industrial uses. Additionally, this request is in part an expansion of a previously approved nonconforming zone change located on the eastern (adjacent) 6.7 acres of this parcel. Therefore, the land use and intensity proposed with this application are consistent and compatible with the existing nearby land use designations.

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

Various Clark County service departments have reviewed this development proposal and based on the information submitted by the applicant, and comments received from those service providers, the project is not anticipated to have substantial adverse effects on services and facilities. Where there might be a lack of available utilities or sufficient public services may not exist in the immediate area, the site is in the Public Facilities Needs Assessment (PFNA) area and a standard development agreement will be necessary prior to issuance of any building permits to overcome any short falls in needed public facilities.

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

The zoning request is appropriate because the area is surrounded by existing industrial developments. The proposed project complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages, in part, site designs to be compatible with adjacent land uses and off-site circulation patterns. The request is also compliant with Urban Specific Policy 101 which encourages, in part, ensuring that industrial developments are complementary with abutting uses through site planning. Finally, staff finds the project is compliant with other applicable policies for industrial developments contained within the Comprehensive Master Plan.

**Summary**

Zone Change

The area is predominantly zoned M-1 with commensurate uses. Staff finds the proposed development is one of the more less intense uses allowed within the M-1 zone and more closely aligns with the existing M-D and M-1 zoned uses to the north, east, and south.

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

However, staff is concerned with the potential for the site to transition into an outside storage yard with corresponding visual impacts. With a condition for proper screening should the site transition into a storage yard, staff can support the zone change.

Waivers of Development Standards

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

Waivers of Development Standards #1, #2 & #3

Similar waivers of development standards were approved for the adjacent 6.7 acre portion of the site. Staff can support the request to eliminate parking lot landscaping and street landscaping temporarily since most properties within the Arden industrial area currently do not have street landscaping and/or have had a waiver approved. However, staff can only support the request in conjunction with the proposed parking facility. Any future development or redevelopment of the site should comply with the development standards or apply for relief from these standards based on the merits of the project with a new land use application. Additionally, as this area develops in the future and more services become available, landscaping may be necessary to improve the appearance of the area, and a review period should be placed on this request to determine if landscaping would be appropriate for the facility at a future date.

Design Review

The proposed facility is similar to past approvals for other portions of this parcel and is consistent with existing developments in this area; therefore, staff can support the design review.

**Public Works - Development Review**

Waiver of Development Standards #4

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

**Staff Recommendation**

Approval of the zone change, waivers of development standards #1, #2 and #3 and the design review; denial of waiver of development standards #4. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 8, 2020 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Resolution of Intent to complete in 3 years;
- 5 years to review waivers of development standards #1, #2 and #3;
- 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 application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 60 feet for Rainbow Boulevard, 30 feet for Richmar Avenue, 30 feet for Redwood Street, and associated spandrel;
- Provide paved legal access to Rainbow Boulevard along Richmar Avenue.

- Applicant is advised that VS-17-0756 must be kept active, or a new vacation must be approved, to vacate the easements and right-of-way grants on the subject parcels.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CIVILWORKS, INC

**CONTACT:** CIVILWORKS, INC, 4945 W PATRICK LANE, LAS VEGAS, NV 89118

**RICK LANE, LAS VEGAS, NV 89118**

**DRAFT**







# LAND USE APPLICATION 5A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<p><u>Neel 1,470<sup>00</sup></u></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE</p> <p style="margin-left: 20px;"><input type="checkbox"/> CONFORMING (ZC) <u>1770<sup>00</sup></u></p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> NONCONFORMING (N2C)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475<sup>00</sup></u></p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675<sup>00</sup></u></p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="margin-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="margin-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="margin-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>DATE FILED: <u>10-17-19</u></p> <p>PLANNER ASSIGNED: <u>A</u></p> <p>ACCEPTED BY: <u>AT</u></p> <p>FEE: <u>\$ 2920<sup>00</sup></u></p> <p>CHECK #: <u>82066</u></p> <p>COMMISSIONER: <u>JJ</u></p> <p>OVERLAY(S)? <u>NB</u></p> <p>PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p> <p>TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p> <p>APPROVAL/DENIAL BY: _____</p>	<p>APP. NUMBER: <u>N2C-19-0835</u></p> <p>TAB/CAC: <u>Enterprise</u></p> <p>TAB/CAC MTG DATE: <u>11-13</u> TIME: <u>6P</u></p> <p>PC MEETING DATE: <u>12-3</u> <u>7P</u></p> <p>BCC MEETING DATE: <u>1-8-20</u> <u>9A</u></p> <p>ZONE / AE / RNP: <u>M-1/RE No 6B</u></p> <p>PLANNED LAND USE: <u>BDRP</u></p> <p>NOTIFICATION RADIUS: <u>150</u> SIGN? <input checked="" type="checkbox"/> N</p> <p>LETTER DUE DATE: _____</p> <p>COMMENCE/COMPLETE: _____</p>
	PROPERTY OWNER	<p>NAME: <u>TRAJAN HOLDINGS LLC</u></p> <p>ADDRESS: <u>9390 Redwood Street</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u></p> <p>TELEPHONE: <u>702 362 7495</u> CELL: _____</p> <p>E-MAIL: <u>ptruman@trulinecorp.com</u></p>	
	APPLICANT	<p>NAME: <u>CIVILWORKS INC</u></p> <p>ADDRESS: <u>4945 W Patrick Lane</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702 534 1835</u> CELL: <u>N/A</u></p> <p>E-MAIL: <u>apm@civilworksonline.com</u> REF CONTACT ID #: _____</p>	
	CORRESPONDENT	<p>NAME: <u>TYLER JOHNSON</u></p> <p>ADDRESS: <u>4945 W Patrick Lane</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702 534 1811</u> CELL: <u>N/A</u></p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>	

ASSESSOR'S PARCEL NUMBER(S): 176-23-301-020

PROPERTY ADDRESS and/or CROSS STREETS: Redwood & Richmar

PROJECT DESCRIPTION: Parking Lot

(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.

Paul A. Truman  
Property Owner (Signature)\*

Paul A. Truman  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 12<sup>TH</sup> OF SEPT. 2019 (DATE)

By PAUL A. TRUMAN

NOTARY PUBLIC: Mary Grace Auteri



\*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 13, 2019

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

## CIVIL ENGINEERING

RE: Compelling Justification Letter requesting a Non-Conforming Zone Change (NZC)

To Whom It May Concern;

Civilworks Inc. requests your consideration and approval of an application for a non-conforming zone change on APN: 176-23-301-020 from Rural Estates Residential (R-E) to Light Manufacturing (M-1). The subject site is bound by Rainbow Boulevard on the west, Richmar Avenue on the south, Redwood Street on the east and undeveloped parcels on the north. The site lies within the Enterprise planned land use area. The current planned land use for the project site is "Business Design Research Park" (BDRP).

Clark County approved a non-conforming zone change in July 2018, This (NZC-0312-17) submittal is requesting a modification to increase the portion of this property an additional 25 feet to the western.

The subject site is approximately 25 acres and has frontage on both Rainbow Boulevard and Redwood Street. Although the current zoning is R-E, the planned BDRP land use indicates that the intended use of the properties along Rainbow Boulevard will be designed manufacturing, light industrial or light warehouse commercial development. This type of land use will provide a future transitional development buffer between the existing low-density residential properties on the west side of Rainbow Boulevard and the Industrial properties east of Redwood Street. This non-conforming zone change is only being requested for a 7.41-acre portion of the east end of the 25-acre parcel with frontage along Redwood Avenue. The remainder of the 25-acre parcel would remain as Rural Residential (R-E) zoning with potential for a future conforming zone change to light industrial. If approved for M-1 zoning the new portion would be developed as a fenced-in parking storage area for trucking vehicles used by the Truline Corporation. Truline's business office and current truck parking is located directly across Redwood Avenue, so this would be an extension of their existing business and truck parking/storage operations.

We present the following compelling justifications for approval of the requested zone change:

1. Redwood Street is the implied boundary for the transition between light and heavy industrial according to the current land use boundary. All of the parcels on the east side of Redwood Avenue are currently zoned as M-1 from Serene Avenue to Richmar Avenue. Additionally, one parcel immediately north and one parcel immediately south of the subject site, on the west side of Redwood Street, are also zoned M-1. Allowing the eastern portion of the site to be zoned as M-1 would fall within the implied buffer and is appropriate and consistent with the surrounding existing zoning.

**CivilWorks Inc**  
Engineering with "sensible" solutions tailored to your "specific" needs.

4945 W. Patrick Blvd. Suite 200 • Las Vegas, NV 89118  
Office: 702.876.3474 • Facsimile: 702.876.1323

2. The M-1 zoning is considered light industrial with storage. All of the existing properties on the east side of Redwood Avenue are currently being used for light industrial storage. This non-conforming zone change is compatible with the existing land uses in the immediate vicinity.
3. A site plan has been prepared which shows the east portion of the subject site being developed for outdoor truck parking. The layout of the site includes asphalt with concrete parking strips surrounded by proposed chain link fencing. There will be two proposed ingress/egress gates for access to the site. There are no existing water or sewer mains in the vicinity of this portion of the site and there are no buildings proposed for the site development. Therefore, the project is requesting a waiver of the landscape buffering requirements.

Offsite and onsite drainage runoff will be conveyed through, or around the site following the historic flow patterns and water quality features have been proposed to prevent adverse downstream drainage impacts. Truck traffic in and out of the proposed parking/storage facility will be routed to Serene Avenue and Torrey Pines for access to Blue Diamond Road. Traffic on Rainbow Boulevard will not be increased by this development. Additionally, the parking area will be an extension of the existing operations of the Truline Corporation and are not anticipated to increase significantly from the current operation/storage at their existing facility on the east side of Redwood Avenue.

Overall, the use of this portion of the site as outside parking/storage development will not have substantial adverse effects on surrounding properties in regard to drainage, traffic flow, adjacent facilities, etc.

4. The use of approximately 7.41 - acres in the eastern portion of the 25-acre site as a parking/storage facility will provide a light industrial transition buffer between the heavy industrial developments to the east of Redwood Avenue and the Design Industrial uses planned along the frontage of Rainbow Boulevard. This non-conforming use is consistent with the current plans, goals and policies of Clark County and the Enterprise planned land use area.

We trust that the information provided herein is sufficient for allowing consideration and approval of a proposed non-conforming zone change from Rural Residential (R-E) to Light Manufacturing (M-1). Should you have any questions, or need any additional information, please do not hesitate to call me at 702-683-5172 or email me at [bap@civilworksonline.com](mailto:bap@civilworksonline.com). Thank you for your consideration.

Respectfully,



Brandon A Potts  
Principal Engineer  
[bap@civilworksonline.com](mailto:bap@civilworksonline.com)  
702-534-1816

**CivilWorks Inc**  
Engineering with "sensible" solutions tailored to your "specific" needs.



FORD AND DURANGO  
(TITLE 30)

FORD AVE/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500220-USA:**

**TENTATIVE MAP** consisting of 80 single family residential lots and common lots on 10.6 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Ford Avenue, 350 feet west of Durango Drive within Enterprise. JJ/al /jd (For possible action)

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RELATED INFORMATION:

APN:  
176-17-801-023

LAND USE PLAN:  
ENTERPRISE - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: 8951 W. Ford Avenue
- Site Acreage: 10.6
- Number of Lots: 80
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size (square feet): 3,500/6,797
- Project Type: Single family residential development

Site Plans

The plan depicts a single family residential development consisting of 80 lots on 10.6 acres with a density of 7.5 dwelling units per acre. Access to the development is provided from Ford Avenue by a 67 foot wide private street and none of the lots within the development will have direct access to Ford Avenue. The entry street consists of a 5 foot wide sidewalk on each side of the street with a 12 foot wide median strip dividing the ingress/egress lanes for the development. The plans indicate this will be a gated development with the gates set back approximately 90 feet from Ford Avenue and the call box set back approximately 60 feet. Access within the development is provided by 43 foot wide private streets, which includes a 5 foot wide sidewalk on 1 side of the streets. There are four, 27 foot wide stub streets located at the corners of the development and each of these stub streets provide access to 2 lots. The plans depict a 27,242 square foot open space across from the entrance to the development to be used as a private park for the residents.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Facilities, Residential Suburban (up to 8 du/ac) & Commercial Neighborhood	R-E & R-2	Single family residences and undeveloped parcels including portions of the same parcel
South & East	Public Facilities, Residential Suburban (up to 8 du/ac) & Residential High (from 8 to 18 du/ac)	C-1, R-E, R-1 & R-3	Single family residences, multiple family residential, developed, and undeveloped portion of the same parcel
West	Public Facilities & residential Suburban (up to 8 du/ac) &	R-E & R-2	Single family residences & an electrical substation

This site and the abutting properties are located in the Public Facilities Needs Assessment Area (PFNA).

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-19-0820	A non-conforming zone change reclassify the site to an R-2 zone is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 8, 2020 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;

- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Ford Avenue.
- Applicant is advised that a vacation application may be necessary once the Bureau of Land Management issues the patent, and 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 shall have approved street names.

**Building Department - Fire Prevention**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0547-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KB HOME

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







# TENTATIVE MAP APPLICATION 6A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>10/16/19</u> PLANNER ASSIGNED: <u>AL</u> ACCEPTED BY: <u>Phh</u> FEE: <u>\$ 750.00</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>NA</u> TRAILS? Y <u>(u)</u> PFNA? <u>(u)</u> IN	APP. NUMBER: <u>TM-19-500220</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>11/13</u> TIME: <u>6:00p</u> PC MEETING DATE: <u>12/13/19</u> BCC MEETING DATE: <u>1/18/19</u> ZONE / AE / RNP: <u>RE</u> PLANNED LAND USE: <u>PF</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>USA</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>KB Home</u> ADDRESS: <u>5795 Badura Avenue, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>78117</u> TELEPHONE: <u>702-266-8408</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>
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ASSESSOR'S PARCEL NUMBER(S): portion of 176-17-801-023

PROPERTY ADDRESS and/or CROSS STREETS: W Ford Ave and S Durango Drive

TENTATIVE MAP NAME: Ford and Durango

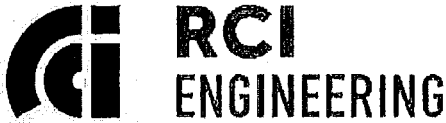
NUMBER OF LOTS: 80 GROSS/NET ACREAGE 10.56 GROSS/NET DENSITY 7.58

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

 Property Owner (Signature)*	<u>Brian Kunec</u> Property Owner (Print)
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>October 16, 2019</u> (DATE)	
By <u>Brian Kunec</u>	
NOTARY PUBLIC: <u>C. Bilbrey</u>	

**C. BILBREY**  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 02-29-2020  
 Certificate No: 99-56809-1

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



October 15, 2019

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

TM-19-500220

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

On behalf of our client, KB Home, we have prepared the following letter agreeing to an extension of the time limit for action upon a tentative map as outlined within NRS 278.350. This Tentative Map application has an accompanying the Non-Conforming Zone Change and Design Review. We agree to have the subject tentative map heard concurrently with the accompanying items.

Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

**RCI** Engineering

A handwritten signature in black ink, appearing to read 'Chris Thompson', is written over the 'RCI Engineering' text.

Chris Thompson, P.E.  
Principal

ACCESSORY STRUCTURES  
(TITLE 30)

MERANTO AVE/MONTE CRISTO WAY

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0812-PETRILLO DAVID:**

**USE PERMITS** for the following: **1)** allow accessory structures not architecturally compatible with the principal building (single family residence); **2)** waive all applicable design standards for a proposed accessory structure and existing accessory structure; and **3)** increase the area of a proposed accessory structure in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Monte Cristo Way and 170 feet north of Meranto Avenue within Enterprise. JJ/md/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-22-301-009

**USE PERMITS:**

1. Allow an existing accessory structure (shipping container) and a proposed accessory structure (metal storage building) not architecturally compatible with the principal building (single family residence) where required per Table 30.44-1.
2. Waive design standards on all elevations for an existing accessory structure (shipping container) and proposed accessory structure (metal storage building) where required per Table 30.56-2A.
3. Increase the area of a proposed accessory structure (metal storage building) to 1,620 square feet where a maximum area of 1,077 square feet (50% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 50.4% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9375 S. Monte Cristo Way
- Site Acreage: 1.1
- Project Type: Accessory structures (shipping container and metal storage building)
- Number of Stories: 1 (single family residence and shipping container, metal storage building)

- Building Height (feet): 22 (metal storage building)/9.5 (shipping container)
- Square Feet: 1,620 (metal storage building)/320 (shipping container)/2,155 (single family residence)/100 (well house)

#### Site Plans

An existing 1 story single family residence measuring 2,155 square feet is centrally located within the project site. The plans depict a proposed 1,620 square foot metal storage building located at the northwest corner of the project site. The storage building will be set back 6 feet from the rear (west) and interior side (north) property lines. The proposed structure will also be set back over 240 feet from the front (east) property line along Monte Cristo Way. An existing 320 square foot metal shipping container, with a setback over 200 feet from the front (east property line), is currently located at the northwest corner of the single family residential lot. The existing shipping container is set back 21 feet from the rear (west) and 6 feet from the interior side (north) property lines. The shipping container will be relocated 30 feet east from the metal storage building upon completion of the structure and will maintain a 6 foot interior side yard setback upon relocation. The shipping container, according to the applicant, will be removed from the project site within 2 months from the completion of construction of the storage building. Access to the site is granted via an existing residential driveway located adjacent to Monte Cristo Way. A second driveway is located along the rear (west) property line adjacent to a paved access route.

#### Landscaping

All site landscaping exists and no additional landscaping is provided or required.

#### Elevations

The elevations depict a 1 story, 22 foot high metal structure with vertical metal siding and roofing that will be painted to match the existing single family residence. The vertical metal siding does not contain any decorative features. The metal structure consists of a non-decorative, pitched metal roof. There are 2 overhead roll-up doors on the east elevation oriented towards Monte Cristo Way.

The existing 1 story shipping container with an overall height of 9.5 feet consists of vertical metal siding. The shipping container is painted in neutral, earth tone colors.

#### Floor Plans

The plans depict a 1,620 square foot metal storage building with an open floor plan. The shipping container consists of 320 square feet.

#### Applicant's Justification

The applicant states the proposed structure will be a pre-manufactured metal building that will be ordered white with brick red trim and a grayish-brown roof to match as closely as possible the horizontal vinyl white siding and brick red trim of the existing residence. The storage building will be used to protect the applicant's recreational vehicles and to perform home improvement projects without exposure to the harsh weather. The shipping container will be removed within 2 months from the completion of construction of the accessory building. The use permit requests are justified due to the small size of the primary residence and the large size of the lot.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the project site from R-E to an R-E (RNP-I) zoning	Approved by BCC	October 2005
VS-1134-02	Vacated and abandoned government patent easements - recorded	Approved by PC	September 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project – Mountain’s Edge Office Professional and General Commercial	C-2	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residence
East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**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.

**Use Permits #1 and #2**

Staff does not object to the requests to waive the architectural compatibility and design standard requirements for the proposed metal storage building and the existing shipping container. The storage building will be painted to match the existing single family residence and is set back over 240 feet from the front (east) property line along Monte Cristo Way and 100 feet from the property line to the south. The applicant states the shipping container will be removed from the subject property within 2 months upon completion of the storage building. The parcels of land immediately to the north of the project site have been approved for a shopping center. The mature landscaping and block wall located along the north property line of the adjacent parcel to the south will also provide screening from the proposed metal building. Staff finds design of the proposed metal storage building is compatible with the existing single family residence and should have minimal to no impact on the surrounding land uses and properties; therefore, recommends approval.

### Use Permit #3

Staff finds there are multiple accessory structures within the surrounding area ranging between 1,900 square feet to 2,300 square feet that have been constructed in conjunction with single family residences. The area of the proposed metal storage building is almost 300 square feet less than the smallest accessory structure within the immediate area. The size of the metal storage building should have minimal to no impact on the surrounding land uses and properties; therefore, staff recommends approval.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Metal storage building painted to match single family residence;
- Shipping container to be removed within 2 months after construction of metal storage building;
- 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 to coordinate with the Bureau of Land Management (BLM) to legalize the accessory road adjacent to the west property line.

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

- No comment.

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

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

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

- No comment.

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

**APPLICANT: DAVID PETRILLO**  
**CONTACT: DAVID MASON, 9730 S. MONTE CRISTO WAY, LAS VEGAS, NV 89178**

**DRAFT**







2  
**JUSIFICATION LETTER**

October 13, 2019

RE: Application # UC-19-0812

Applicant : David Petrillo

Address: 9375 S. Monte Cristo Way, Las Vegas, NV, 89178

To Whom It May Concern,

Applicant is applying for a waiver of development standards to allow for the construction of a detached accessory structure that is more than half the size of the primary residence.

The subject property is a 1.03 acre parcel in an existing RNP zoned neighborhood where accessory structures are common.

The primary residence is 2,155 sq including 340 sq ft for the 1 1/2 car garage.

The proposed accessory building will be 1,620 sq ft which exceeds the county standard of not exceeding the footprint of the primary residence by more than half.

The accessory structure will be tucked away in the far Northwest corner of the property and will meet all county setback requirements.

The property to the North is currently planned for commercial use and has a flood channel running between it the subject property.

The subject property has mature landscaping throughout (20 years +) excepting the western border which has a limestone shelf running approximatly 6" below the surface which does not allow for root growth.

The proposed structure will be a premanufactured metal building that will be painted to match the existing residence and used to protect recreational vehicles and do home improvement projects without having to deal with harsh weather.

Due to the small size of the primary residence and the large size of the lot, we feel that the request for waiver is justified.

Respectfully,

\_\_\_\_\_  
David Petrillo                      Date

*REVISED 5/14 FORTHCOMING*

**PLANNER  
COPY**

EASEMENTS/RIGHT OF WAY  
(TITLE 30)

LAS VEGAS BLVD S/CACTUS AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0828-CACTUS VILLAGE LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street, and between Rush Avenue (alignment) and Cactus Avenue and a portion of a right-of-way being Giles Street located between Cactus Avenue and Rush Avenue (alignment) within Enterprise (description on file), MN/tk/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-28-410-005

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

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon the 5 feet of Giles Street right-of-way to bring the property line to back of curb. The applicant is also requesting to vacate and abandon the approximate 349 square feet of pedestrian driveway access easement located at the northeast portion of the subject property, along with the 3 foot wide street light and traffic control device easement, which is located behind where the detached sidewalk would be located. These requests are necessary to continue with the construction on this subject parcel.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0238-17	Reclassified the site from H-1 to C-2 zoning for a shopping center	Approved by BCC	June 2017
TM-0117-16	Commercial subdivision	Approved by PC	November 2016
RS-0118-16	Record of Survey	Reviewed by staff	July 2016
RS-0038-11	Record of Survey	Reviewed by staff	May 2011
VS-0197-11	Vacated and abandoned patent easements	Approved by PC	July 2011

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1241-04 (ET-0252-07)	First extension of time for a mixed-use development – expired	Approved by BCC	September 2007
UC-0680-06	Resort condominiums and residential condominium units in an high rise tower with kitchens located on the southern portion of the subject site – expired	Approved by PC	June 2006
ZC-1241-04	Mixed-use development located on the northern portion of the subject site – expired	Approved by BCC	August 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial Tourist	H-1	Undeveloped
South	Commercial Tourist & Commercial General	C-2	Shopping center
East	Commercial Tourist	H-1 & R-4	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to vacating 5 feet of right-of-way to accommodate detached sidewalks on Giles Street. Additionally, since detached sidewalks will be provided, the existing 3 foot wide streetlight and traffic control device easement is no longer needed as it will become part of the detached sidewalk easements. Finally, since the applicant no longer intends to have driveways on Giles Street at the locations previously shown, those easements should also be vacated as the applicant requested.

**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.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- No objection.

**TAB/CAC:**

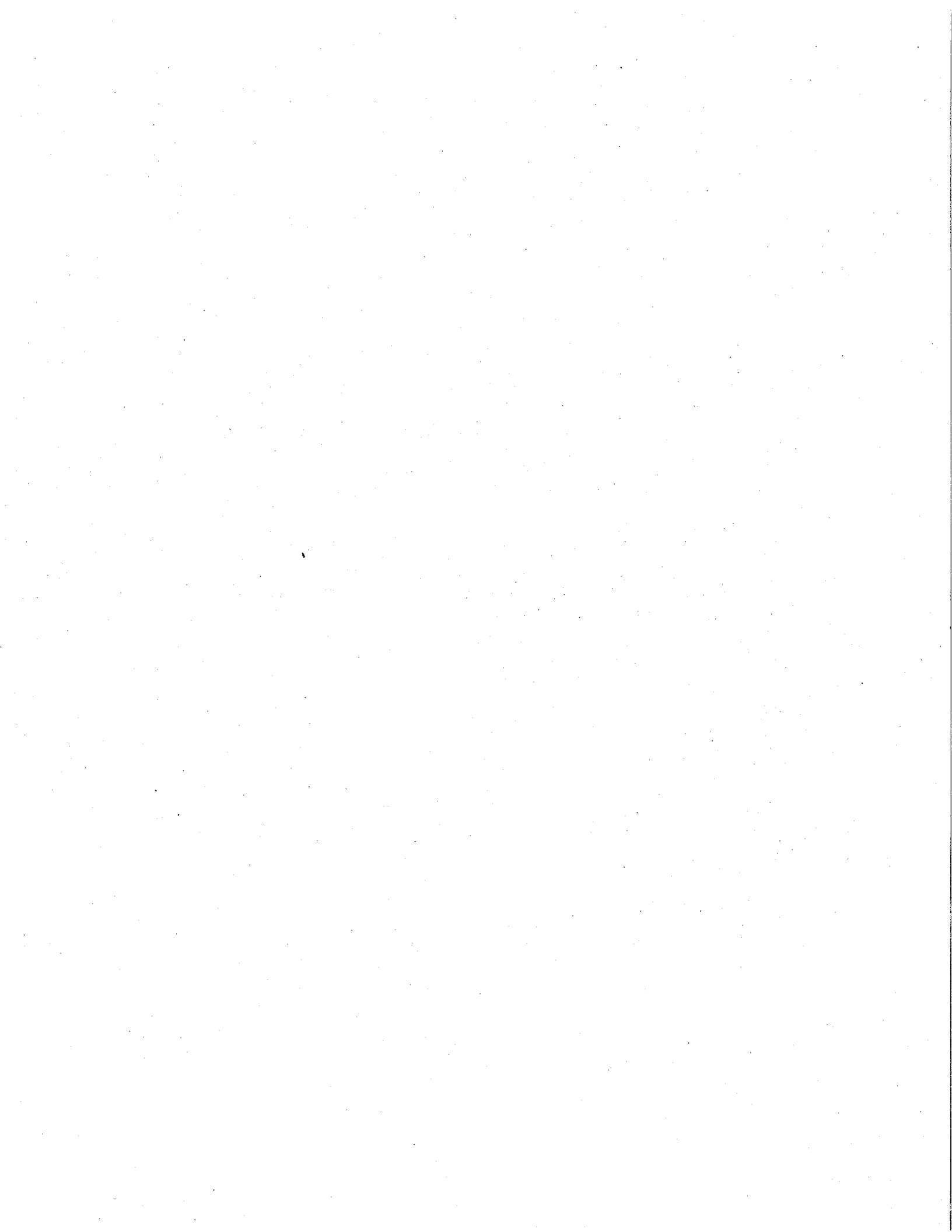
**APPROVALS:**

**PROTESTS:**

**APPLICANT: TREASEA WOLF**

**CONTACT: TREASEA WOLF, KIMLEY-HORN, 6671 S. LAS VEGAS BOULEVARD  
#320, LAS VEGAS, NV 89119**

**DRAFT**





# VACATION APPLICATION 8A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>	<b>STAFF</b>	DATE FILED: <u>10-17-19</u>	APP. NUMBER: <u>VS 19-0828</u>
<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: <u>TRC</u> ACCEPTED BY: <u>TRC</u> FEE: <u>875</u> CHECK #: <u>2160</u> COMMISSIONER: <u>MWJ</u> OVERLAY(S)? <u>MUDI</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	TAB/CAC <u>ENTERPRISE</u> TAB/CAC DATE: <u>11/13</u> TIME: <u>6PM</u> PC MEETING DATE: <u>12/3</u> <u>9PM</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>C2</u> PLANNED LAND USE: <u>ENT CT</u>

<b>PROPERTY OWNER</b>	NAME: <u>CACTUS VILLAGE LLC</u> ADDRESS: <u>10655 PARK RUN DRIVE, STE 160</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702.220.4500</u> CELL: _____ E-MAIL: <u>hgordon@laurichproperties.com</u>
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<b>APPLICANT</b>	NAME: <u>TREASEA WOLF C/O 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>702.786.1830</u> CELL: <u>N/A</u> E-MAIL: <u>treasea.wolf@kimley-horn.com</u> REF CONTACT ID #: <u>125007</u>
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<b>CORRESPONDENT</b>	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): 177-28-410-005

PROPERTY ADDRESS and/or CROSS STREETS: NWC GILES & CACTUS

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.

Hank Gordon, MANAGER

HANK GORDON

Property Owner (Signature)\*

Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK



SUBSCRIBED AND SWORN BEFORE ME ON OCTOBER 1, 2019 (DATE)

By Denise Meeker  
NOTARY PUBLIC: Denise Meeker

\*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.

# Kimley»»Horn

October 16, 2019  
WE Project No. 61162.50

Via Hand Delivery

Clark County  
Current Planning  
500 S. Grand Central Pkwy.  
Las Vegas, Nevada 89155

## RE: JUSTIFICATION FOR RIGHT-OF-WAY AND EASEMENT VACATIONS ALONG GILES

To Whom It May Concern:

This letter is to provide justification, for the request by Cactus Village LLC, for the following vacations on the proposed commercial development (APN: 177-28-410-005):

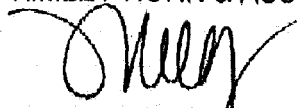
- 5' Right-of-Way Vacation
- (2) Driveway Pedestrian Access Easements
- 3' Street Light & Traffic Control Device Easement

Due to existing wooden power and telephone poles along the west half of Giles adjacent to this project being located right behind the curb, Owner would like to provide detached sidewalk along Giles. With the detached sidewalk, we are requesting to vacate 5' of Right-of-Way so that the property line will be at the back of curb. We will also be dedicating the necessary easements that go with the detached sidewalk and that is the reason for the request to vacate the current 3' Street Light and Traffic Control Device easement that is currently located behind where the attached sidewalk would be located.

We are also requesting to vacate the current driveway pedestrian access easements since there are existing poles that are in conflict and since there isn't a proposed on-site development adjacent to Giles, the Owner will install curb, gutter and detached sidewalk at this time.

We look forward to working with Clark County on this vacation and moving forward with the development in this area. Please do not hesitate to contact me if you should have any questions.

Sincerely,  
KIMLEY-HORN & ASSOCIATES



Treasea Wolf, P.E.



RESIDENTIAL DEVELOPMENT  
(TITLE 30)

PYLE AVE/JONES BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0830-P N II INC:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase building height.  
**DESIGN REVIEW** for additional home models in conjunction with a single family residential development on 12.7 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Jones Boulevard between Jo Rae Avenue and Pyle Avenue within Enterprise. JJ/al/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-25-212-001 through 176-25-212-076; 176-25-213-001 through 176-25-213-022

**WAIVER OF DEVELOPMENT STANDARDS:**  
Increase building height to 38 feet where 35 feet is the standard per Table 30-40-1 (an 8.6% increase) and where 37 feet was approved previously.

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

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

**General Summary**

- Site Address: Various on file
- Site Acreage: 12.7
- Number of Lots: 98
- Density (du/ac): 7.7
- Project Type: Additional home models within a single family residential development
- Number of Stories: 2 & 3
- Building Height (feet): up to 38
- Square Feet: 2,033 to 2,995

**Request and Site Plans**

This request is to add 6 additional home model options for the single family residential subdivision currently under development. The plans show a single family residential subdivision consisting of 98 lots on approximately 12.7 gross acres at a density of 7.7 dwelling units per acre. No changes

are being proposed to the existing design of the subdivision. The lots within the subdivision are served by 37 foot wide internal private streets with no sidewalk.

**Landscaping**

Existing landscape areas are located along the public streets and no changes are proposed or required to these landscape areas by this request.

**Elevations**

Six different model home plans with separate elevations per plans are offered by the developer. Of these 6 plans, two are 2 stories while the remaining plans are 3 story models. The building materials consist of concrete tile roofs, stone veneer, and stucco finished walls with decorative pop-outs, wrought iron railing, and fenestration on windows and doors on all sides of the residential models.

**Floor Plans**

The plans consist of 6 floor models that include 2 car front loaded garages and range in size from 2,033 square feet to 2,995 square feet.

**Applicant's Justification**

The applicant states that the increased building height for the proposed models is to provide a 9 foot high ceiling in all levels of their 3 story products. Similar heights have been requested and approved in different American West Developments within the Valley.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0833	Reclassified portions of this site to an R-2 zoning with waivers to increase wall and building height (up to 37 feet)	Approved by BCC	December 2018
WS-18-0184	Increase wall heights and finished graded for a single family development of portions of the site	Approved by BCC	April 2018
VS-17-1117	Vacate and abandon patent easements	Approved by BCC	February 2018
WS-17-1116	Increase wall height and building heights (up to 37 feet) with a design review for a single family residential development	Approved by BCC	February 2018
ZC-1623-06	Reclassified portions of the site to R-2 zoning for future development	Approved by BCC	January 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residences & undeveloped
South	Residential High (form 8 to 18 du/ac)	R-2, R-E & R-3	Undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Public Facilities	P-F	Tarkanian Elementary School
West	Public Facilities & Commercial Neighborhood	C-1 & P-F	Field Operations Center for Clark County Public Works & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waiver of Development Standards and Design Review

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

The proposed models have varying roof pitches and high ceilings which increases the building height by approximately 3 feet; however, staff finds that the increase in building height is minimal, and will not have an adverse impact on the surrounding land uses. Similar waivers have been approved for other developments in the County, and waivers to allow homes with a building height of 37 feet have previously been approved for this development (ZC-18-0833 & WS-17-1116). Staff finds that the proposed building elevations comply with Urban Land Use Policy 43 of the Comprehensive Master Plan by providing a variety of elevations; therefore, staff can support this request.

**Department of Aviation**

The property lies just outside the A1-60 (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**

- No comment.

**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)**

- No comment.

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

**APPLICANT: PNJL, INC  
CONTACT: ALYSHA HARRIS, SLATER HANIFAN GROUP, 5740 ARVILLE STREET,  
SUITE 216, LAS VEGAS, NV 89108**





October 17, 2019

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

RE: **Highlands Ranch Unit 24 – Phase 1 & 2**  
**SHG Project No. AWD1709-000 & AWD 1709-002**  
**Justification Letter for Waiver of Development Standards and Design Review**

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

The project sites associated with the subject application are approximately 12.95± gross acres and covers APN's 176-25-212-001 through 076 and 176-25-213-001 through 022. This development is located in a portion of Section 25, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. The proposed community has been designated to complement the surrounding Highlands Ranch subdivisions. American West Development feels that the proposed project will blend well with the surrounding developments and blend nicely with the single-family subdivisions to north, south and east of this site.

This application will introduce an additional 3-story product to be constructed in the development. This model blends well with the previous approved models, as it has similar architecture and size.

### **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 30.40-2 – Property Development Standards Bulk Matrix**

**Standard:** 35-foot building height for principal structures

**Request:** Allow 38-foot building height for principal structures

**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. A similar waiver has already been approved for this development



SLATER  
HANIFAN  
GROUP

a Woodward team

THE BENCHMARK OF OUR PROFESSION

for 37-feet, however, it has been determined that the additional height is necessary for this 3-story home.

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





RECREATIONAL FACILITY  
(TITLE 30)

LAS VEGAS BLVD S/SUNSET RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-19-400137 (UC-0877-16)-URBAN INVESTMENTS, LLC & ALL-AMERICAN SPORTPARK LEASE:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) a proposed High Impact Project; 2) expand/enlarge the Gaming Enterprise District; 3) a proposed resort hotel; 4) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structure; 5) associated accessory and incidental commercial uses, buildings, and structures; 6) a recreational facility (a multi-function recreational water and extreme sports park) and incidental uses; 7) increased building and structure heights; 8) retail sales and service; 9) restaurants; 10) on-premises consumption of alcohol; 11) alcohol sales, beer & wine – packaged only; 12) alcohol sales, liquor – packaged only; 13) outdoor live entertainment with incidental uses; 14) personal services (salon and spa); 15) a recreational facility (concerts and festivals); 16) photography; 17) sporting goods; 18) convenience store; 19) kiosks/information (outdoor); 20) offices; 21) convention space; 22) outside dining, drinking and cooking; 23) water features; and 24) deviations from development standards per plans on file.

**DEVIATIONS** for the following: 1) reduce on-site parking requirements; 2) alternative landscaping; 3) encroachment into air space; and 4) all other deviations as shown per plans on file.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced on-site parking; 2) waive the required parking lot landscaping; 3) reduced setbacks; 4) permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; 5) off-site improvements (curb, gutter, sidewalk, streetlights, partial paving); 6) modified driveway design standards; 7) non-standard improvements (parking, fences, planters, and landscaping) within the existing right-of-way (Las Vegas Boulevard South); and 8) encroachment into air space.

**DESIGN REVIEWS** for the following: 1) a resort hotel and all associated and accessory uses; 2) hotel tower and associated high-rise, mid-rise, and low-rise buildings and structures; 3) a recreational facility (a multi-function recreational water and extreme sports park) with ancillary uses and structures and overall site design; 4) water features (manmade lakes and decorative water features); and 5) all other accessory and incidental buildings and structures on 130.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) (AE-65) (AE-70) (AE-75) (AE-RPZ) Zone.

Generally located between Las Vegas Boulevard South, and Gillespie Street, and between Sunset Road, and Hidden Well Road within Enterprise. MN/tk/jd (For possible action)

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RELATED INFORMATION:

**APN:**

177-04-101-008; 177-04-101-009; 177-04-201-005

**USE PERMITS:**

1. Allow a High Impact Project.
2. Expand/enlarge the Gaming Enterprise District.
3. Permit a resort hotel consisting of 640 rooms.
4. Permit public areas including all casino areas, showrooms, live entertainment, retail center, indoor and outdoor dining, offices, meeting/convention areas, back-of-house areas, and parking structure.
5. Permit associated accessory and incidental commercial uses, buildings, and structures.
6. Allow a recreational facility (a multi-function recreational water and extreme sports park) and incidental uses.
7. Increase building and structure heights up to 220 feet where 100 feet is permitted (a 120% increase).
8. Allow retail sales and service.
9. Allow restaurants.
10. Allow on-premises consumption of alcohol.
11. Allow alcohol sales, beer & wine – packaged only.
12. Allow alcohol sales, liquor – packaged only.
13. Allow outdoor live entertainment with incidental uses.
14. Allow personal services (salon and spa).
15. Allow a recreational facility (concerts and festivals).
16. Allow photography.
17. Allow sporting goods.
18. Allow a convenience store.
19. Allow kiosks/information (outdoor).
20. Allow offices.
21. Allow convention space.
22. Allow outside dining, drinking, and cooking.
23. Permit water features.
24. Allow all deviations from development standards per plans on file.

**DEVIATIONS:**

- a. Reduce on-site parking for the recreational facility (a multi-function recreational water and extreme sports park) to 5,245 spaces where 7,493 spaces are required (a 30% reduction).
- b. Reduce on-site parking for the resort hotel to 1,242 spaces where 1,773 spaces are required (a 30% reduction).
2. Permit modified landscaping areas along Las Vegas Boulevard South and Sunset Road where landscaping per Figure 30.64-17 is required.
3. Allow encroachment into air space.
4. Permit all deviations as shown per plans on file.

### WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce on-site parking for the recreational facility (a multi-function recreational water and extreme sports park) to 1,178 spaces where 7,493 spaces are provided (an 84.2% reduction).
2. Waive required parking lot landscaping for parking lots where landscaping per Figure 30.64-14 is required.
3. Reduce the height setback ratio for a proposed 83 foot high building adjacent to an arterial street (Sunset Road) to 10 feet where 26 feet is the standard for a portion of the building (a 62% reduction).
4. Permit a variety of outdoor commercial/retail uses not within a permanent enclosed building when required to be within a permanent enclosed building.
5.
  - a. Waive off-site improvements (curb, gutter, sidewalk, streetlights, partial paving) along a portion of Gilespe Street.
  - b. Waive off-site improvements (curb, gutter, sidewalk, streetlights, partial paving) along a portion of Hidden Well Road.
6. Allow 28 foot and 30 foot wide existing driveways on Sunset Road where 32 foot wide commercial driveways are required per Uniform Standard Drawings.
7. Allow non-standard improvements (parking, fences, planters, and landscaping) within the existing right-of-way (Las Vegas Boulevard South) where not permitted.
8. Allow encroachment into air space.

### LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

### BACKGROUND:

#### Project Description

#### General Summary

- Site Address: 6730 Las Vegas Boulevard South and various
- Site Acreage: 130
- Project Type: Recreational facility (a multi-function recreational water and extreme sports park with concerts and festivals), resort hotel, retail establishments including food and beverage
- Number of Stories: 16 (hotel tower)
- Building & Structure Heights: 220 feet (hotel)/43 feet (parking structure)/various heights on all other buildings and structures for the recreational facility ranging from 24 feet (cabanas & island building) to 83 feet (north amenities building)/35 feet (support structures for wakeboarding system cables)/198 feet (zip coaster platform heights vary to a maximum height of 198 feet)/200 feet (sports activity structure)/90 feet (high mast lighting structures)
- Square Feet/Hotel Rooms: 782,599 square feet (resort hotel)/640 room resort hotel/14,646 square foot (west amenities building)/25,271 square foot (central amenities building)/69,936 square feet (retail buildings)/96,201 square foot (All-American Sports Park to be reused as the amenities and administration building)/85,602 square foot (north amenities building)
- Parking Required/Provided (Recreational Facility): 7,493/1,178
- Parking Required/Provided (Resort Hotel): 1,773/1,242

### GED Request

The development site is on a total of 130 acres. A 41.4 acre portion of the site is within the Las Vegas Boulevard Gaming Corridor and within the Gaming Enterprise District (GED). The original request was to expand/enlarge the current boundary of the Gaming Enterprise District (GED) to cover the remaining 88.6 acres. A portion of the 88.6 acres is also within the Las Vegas Boulevard Gaming Corridor. The applicant has provided a survey of the vicinity, per the requirements of Title 30, indicating that there are no existing developed residential districts within a 500 foot radius, no places of worship or educational uses within a 1,500 foot radius, and no residential developments, places of worship, or educational facilities adversely affected within the 2,500 foot radius of the site. The freestanding resort hotel is proposed at the southeast corner of the site.

### Site Plans & Project Scope

The approved uses on the site include a resort hotel, a number of extreme sports amusement attractions with a concert and festival venue, accessory restaurant and retail uses, commercial, entertainment, including all incidental and recreation facilities, on premises consumption of alcohol, packaged beer, wine and liquor, photography, sporting goods, convenience store, gift shops, outdoor live entertainment with incidental uses, concerts, festivals, convention space, valet parking, water features, retail booths/kiosks and any other incidental and accessory uses associated with a resort hotel and recreation facility.

The overall development site which includes the sports park and resort hotel depicts 2 primary ingress and egress points along Las Vegas Boulevard South and 2 primary ingress and egress points depicted along Sunset Road. There are 2 ingress and egress points along Gillespie Street and 2 access points to the proposed resort hotel from Hidden Well Road.

### Resort Hotel and Accessory Uses

The resort hotel is depicted on the southeast corner of the site near the intersection of Gillespie Street and Hidden Well Road. The resort hotel includes 640 guest rooms, a casino, convention space, restaurants and 2 rooftop swimming pools for a total of 782,599 square feet. The proposed hotel is 15 stories and 220 feet in height. The entrance to the hotel is from a one-way entrance off Gillespie Street that will lead into a semi-circle driveway at the front entrance and porte-cochere of the hotel. The one-way semi-circle driveway continues onto Hidden Well Road. On the corner of Gillespie Street and Hidden Well Road are 2 proposed water features with landscaping and a pedestrian realm. There is a proposed parking garage located to the east of the hotel and the garage and hotel are connected via a sky bridge.

### Extreme Sports Attractions & Buildings with areas

The sports attractions and water recreation facilities will be located along the northern portion of the site adjacent to Sunset Road where the TaylorMade nine-hole par 3 course and All-American Sports Park currently exists. The sports attractions and water recreation facilities are also proposed along the western portion of the site along Las Vegas Boulevard, a southern portion of the site along Hidden Well Road, and an eastern portion along Gillespie Street.

The existing 14,646 square foot TaylorMade golf building will be reused as the West Amenities building and will contain a check-in desk, retail space and a restaurant. The West Amenities

building will utilize the existing parking lot and is accessible from Las Vegas Boulevard South. Directly north of the West Amenities Building, near the corner of Sunset Road and Las Vegas Boulevard South is the existing nine hole/par 3 golf course. The golf course will remain as this portion of the site is located within the AE-70, AE-75, and AE-RPZ zones. Because of the restricted uses within the airport environs, the plans do not depict any changes to this portion of the site.

Between the West Amenities building and the golf course, the plans depict a manmade white water rapids lake. In addition to the white water rapids lake are 3 proposed cable wakeboarding lakes. The 3 lakes will include a cable wakeboarding attraction on the manmade lake area. Each cable wakeboarding lake will be an island of usable land area and a smaller lake, consisting of a smaller cable wakeboarding attraction on manmade lake area. A limited number of people will be allowed in the cable wakeboarding attraction due to the nature of the attraction. The white water rapids lake will feature white water rapids attraction, an inflatable activity island, and area for other possible water recreation uses. As with the cable wakeboard attraction, a limited number of people will be allowed on the white water rapids lake due to the nature of the attractions. A new swimming pool will be adjacent to the white water rapids lake and the West Amenities building.

Located east of the West Amenities building is a proposed 25,271 square foot, 4 stories Central Amenities building. The Central Amenities building is also adjacent to the white water rapids lake and will include restaurant and viewing/observation spaces.

Located south the West Amenities building along Las Vegas Boulevard South, towards the intersection of Las Vegas Boulevard South and Hidden Well Road are 4 proposed single story retail buildings consisting of a total of 69,936 square feet. Access to the retail buildings is from a second driveway entrance off of Las Vegas Boulevard South with an additional parking lot area.

The existing 96,201 square foot All-American Sports Park building will be reused as the Amenities and Administration building and will contain a check-in desk, restaurants, retail, an indoor mountain biking track, office and loading space, including a new covered loading area. A 24,959 square foot addition to the Amenities and Administration building will include an indoor skydiving attraction. North of the Amenities and Administration building is a proposed 85,602 square foot North Amenities building. The North Amenities building will contain additional food service spaces as well as outdoor viewing decks for viewing of the surf lake; a manmade lake for use as a surfing attraction. Additionally, adjacent to the Amenities and Administration building and the North Amenities building is a swimming pool with water slides and dunk tank towers. A smaller manmade surf lake and 2 cabana buildings, for viewing of the swimming pool and a surf lake are proposed in this area. A sports activity tower will include attractions such as rock climbing and bungee jumping.

A system of zip coaster attractions will circulate throughout the park, connecting to station points between attractions. The plans depict the lighting will be properly shielded at all locations. Existing lighting, which is limited in height, will be re-used in the northwest golf area, which is the most restricted portion of the site relative to the airport environs.

### Use Permits

This project is a High Impact Project that is considered through a special use permit in the H-1 zone. Additionally, the hotel and various structures are proposed up to a height of 220 feet which exceeds the permitted 100 foot height for buildings.

Since a shopping center is not a specific land use under Table 30.44-1, the application includes a request for specific land uses within the areas that will contain the recreational facilities (sports park).

### Water Feature & Water Attractions/Facilities

The plans depict 2 proposed water features in front of the hotel entrance. The features total approximately 1,000 square feet of surface area. The decorative water features provide for an enhanced entry way.

As part of the sports attraction rides, the plans depict the construction of multiple manmade lakes and water features. The water attractions are as follows: 1) 3 cable lakes totaling 870,294 square feet of surface area; 2) 1 white water rapids lake totaling 290,508 square feet of surface area; 3) 1 surf lake totaling 154,992 square feet of surface area; and 4) a second surf lake totaling 8,288 square feet of surface area.

The total surface area for the 2 water features and 6 water attractions is 1,325,082 square feet or approximately 30.4 acres.

### Site Phasing

The project will be completed in 2 phases. The first phase is the sports/amusement and water park areas. This initial phase encompasses approximately 103 acres of the site and generally includes all the amusement, sports, and water rides and activities described above.

The second phase includes the balance of the site (27 acres), which is mainly the 640 room resort hotel and associated uses including but not limited to the convention center, pool area, parking garage, and other associated uses. The second phase also includes the following: 1) remaining sidewalk and wall along Hidden Well Road; 2) driveway addition on Hidden Well Road; 3) remaining half street improvements (pavement, curb & gutter, sidewalk, landscaping) along Gillespie Street; and 4) driveway addition on Gillespie Street.

### Waivers of Development Standards

#### Off-Site Improvements for Resort Hotel

The applicant is requesting to defer any and all improvements related to the resort hotel until this portion of the project commences. The improvements may include additional paving, curb, gutter, sidewalk, and streetlights along Gillespie Street. Major portions of Hidden Well Road and Gillespie Street currently have full off-site improvements. The request also includes pavement, curb, gutter, and sidewalk associated with the exclusive right-turn lane into the driveway on Hidden Well Road. As referenced in the phasing plan, the construction of the resort hotel is Phase 2.

### Landscaping Requirements

The plans depict the use of the existing parking lot located on Sunset Road. The streetscape along Sunset Road will utilize the existing attached sidewalk and a 15 foot wide landscape area. Per Title 30, additional parking lot landscape islands are required. However, since the parking lot exists, the request includes a waiver for parking lot landscaping.

The streetscape along Gilespie Street is depicted with a 15 foot wide landscape area with a detached sidewalk. The streetscape along Hidden Well Road is shown as an existing 5 foot wide sidewalk with a 10 foot wide landscape area.

The pedestrian realm along Las Vegas Boulevard South varies with 7 foot to 16 foot wide landscape areas with a detached sidewalk that varies in width from 11 feet to 18 feet. Additionally, the western edge of the pedestrian realm along Las Vegas Boulevard South, portions of which are within the existing right-of-way, include landscaping, planters, and fencing.

### Reduce Driveway Widths

The plans depict the utilization of 2 existing curb cuts for driveways on Sunset Road that are 28 feet and 30 feet in width. Rather than reconstructing the driveways that are serviceable, the request is to use the existing infrastructure.

### Pedestrian Circulation Plan and Landscaping

The pedestrian circulation plan that depicts clear, continuous, and unobstructed pedestrian use areas with pedestrian connections throughout the entire site. The connections include, but are not limited to, sidewalks and walkways. Clear and unobstructed connections are also depicted between the site and Las Vegas Boulevard South. Along Las Vegas Boulevard South is a minimum 15 foot wide sidewalk pedestrian realm with a 3 foot shy distance. There is a portion of the sidewalk between the 2 main access points to the site with only an 11 foot wide sidewalk. The western edge of the pedestrian realm, portions of which are within the right-of-way, include the sidewalk and landscaping.

### Elevations

The plans depict a variety of building and structure elevations with plans on file. Most of the buildings will consist of a variety of materials including stucco siding, decorative metal panels, glass railings, aluminum storefronts, and fiber cement panels. The applicant has submitted to the FAA for the determination of the heights for the proposed buildings and structures.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-0877-16:

#### Current Planning

- Pedestrian access easement/sidewalk to be paved in a distinctive color or pattern that is different from the surrounding hardscape;

- Ziplines are not included in this approval and must receive separate approval if proposed;
- If proposed number of resort rooms or height changes, applicant to return to analyze parking with staff;
- Enter into a Development Agreement as agreed upon by the applicant to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- Allow the following permits prior to the adoption of the Development Agreement: all grading, including excavation and underground utilities;
- Bond or other security is acceptable to Clark County for excavation prior to Development Agreement or decommissioning plan;
- Submit a security performance bond acceptable to the County in an amount sufficient to provide a screen wall and/or restore the site including removal of construction materials, site stabilization and revegetation as necessary should construction of the project be discontinued or abandoned;
- Provide a Decommissioning Plan prior to permits for unfinished construction, including the removal of building materials should construction of the project be discontinued with said plan to be submitted and approved prior to building permits for the resort hotel;
- Except for the area along Las Vegas Boulevard South between the 2 main access points, maintain a minimum 15 foot wide pedestrian access easement/sidewalk with a minimum 3 foot wide shy distance limiting the encroachment of any structures to the pedestrian access easement/sidewalk;
- Along western edge of pedestrian realm along Las Vegas Boulevard South include pedestrian containment barriers/fence to preclude pedestrians from accessing the public right-of-way from the pedestrian area and potentially conflict with vehicular movements;
- Final design of the pedestrian access easement/sidewalk along Las Vegas Boulevard South to be reviewed and approved by staff;
- Design review as a public hearing on substantial changes;
- Provide breaks (gates) in fencing along Las Vegas Boulevard South for emergency services use with design to be coordinated with the Fire Department;
- The white water rapids lake to be designed to include a physical separation and/or barrier at the AE-RPZ boundary to ensure that prohibited uses do not occur within the AE-RPZ boundary;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the project shall comply with requirements of Title 30.64.060 (Water Features), approval of this use permit only approves any relaxed standards that depart from the development and improvement standards required by Title 30 provided such relaxed standards completely comply with the approved plans on file or as may be amended by future land use applications; applicant must arrange at their expense for a court reporter to be present at the Board of County Commissioners' meeting to record the proceeding of the public hearing; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permits, licenses, or approvals; 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;
- Maintain the required width of all public access walkway segments along Las Vegas Boulevard South so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Execute a restrictive covenant agreement (deed restrictions);
- Execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

#### Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA;
- No buildings, structures (including signage), or above-ground transmission lines allowed within the RPZ;
- No outdoor motor vehicle race tracks and related uses allowed within the RPZ;
- No outdoor entertainment assembly allowed within the AE-70 and AE-75;
- Recording of a Commercial Noise Disclosure Statement required for outside dining located in the AE-70;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for each use for each noise contour;
- Unlimited outdoor commercial event sales are not permitted in the AE-70 without appropriate sound attenuation;
- FAA Advisory Circular 150/5200-33B, title Hazardous Wildlife Attractants On or Near Airports, states that birds have caused major damage and have affected flight operations at airports, and therefore can be a hazard to air navigation. For airports like LAS, the advisory circular recommends that hazardous wildlife attractants be five miles from the nearest air operations area. Applicant is advised to review potential mitigation measures addressed in AC 150/5200-33B;
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; the FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after

October 1, 1998, and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

#### Building/Fire Prevention

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

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

- Developer is required to meet with CCWRD to discuss point of connection, project phasing at build-out, and existing 12 inch public sanitary sewer with easement located on the northwest side of the property; applicant is advised that adjacent sewer does not have capacity to accept the full flow from this project; the Point of Connection (POC) determined for full build out is at manhole #668-24, near the intersection of Eastern and Sunset, via a parallel line (POC tracking number 000066-2016); existing sewer may have capacity for initial phases, and the CCWRD will provide further information once the applicant submits estimated wastewater flow contributions for the phases; flow contributions shall also include the dewater rate of the water features; provide estimated vendor wastewater flow rates from the water features and include type of water features (pool, fountain, splash pad, etc.), volume and frequency of discharge of water (filter backwash amount, equipment vault sump pump rate and frequency, discharge force main size, fountain basin overflow discharge amount, total anticipated monthly discharge volume); a narrative of normal operation/maintenance activities during a typical month is required; submittal of required data does not guarantee capacity in the CCWRD collection system; full engineering review and evaluation including an estimate of complete water feature dewater flow rate is required; for the existing public 12 inch sanitary sewer line on the northwest side of the property; the applicant is required to confirm the existence of the easements, provide any new easements where missing, and to confirm that the applicant's improvements do not encumber the sewer easement(s). The CCWRD must have 24 hour access to maintain public sewer lines; all onsite sewers shall be private; public sewers shall only be allowed in the public streets; if the applicant desires to relocate the existing public 12 inch sanitary sewer, civil improvement plans shall be submitted for CCWRD review and approval during the appropriate phase; all new public sewers must meet CCWRD design standards and have adequate capacity as determined by CCWRD; re-routed sewers must have capacity at least equal to the existing sewer plus any net additional flows resulting from the proposed project; vacation of the existing easement(s) shall not occur until all re-routed or replacement sewers are constructed, inspected, and accepted by CCWRD and any needed new easements are executed and recorded; and that active odor control treatment of wastewater liquid and vapor will be required as part of this project in a future phase after phase 1.

#### Las Vegas Valley Water District (LVVWD) and Southern Nevada Water Authority (SNWA)

- The proposed VESP is projected to require approximately 475 acre-feet of water each year to support its activities. This includes water to support indoor plumbing fixtures and the amount needed to fill and maintain the proposed manmade lakes. Other uses, including sanitation, food service, dust control, facility cooling and other operations have not yet been sufficiently described and will impact total annual water use;

- Title 30 requires projects that include Manmade Lakes to demonstrate to the satisfaction of the water purveyor that the proposed body of water will have no significant impact on water resources or water peak demand delivery capacity, which can be achieved through the use of alternative water resources and/or a contribution to an exterior water efficiency retrofit program and the approval of a Water Efficiency Plan. Similarly proposed projects in the vicinity have funded community-wide conservation initiatives to significantly off-set the water consumption of the proposed project by as much as 10 times the amount of water projected to be consumed;
- Southern Nevada Water Authority (SNWA) staff has worked with similar projects to develop Water Efficiency Plans, which provide the opportunity for developers and SNWA to evaluate opportunities for water efficiencies within business operations. These plans outline the terms and conditions for the project to participate in Southern Nevada's regional conservation activities;
- As a condition of zoning approval, SNWA recommends that the applicant comply with the provisions of Title 30 and contribute to an exterior water efficiency program approved by the water purveyor and obtain approval of a Water Efficiency Plan prior to building permit issuance;
- The applicant and SNWA would enter into a Conservation Program Contribution Agreement to outline the terms under which the applicant will meet the provisions set forth in Title 30.
- The applicant is advised that water service for the proposed project must be obtained through satisfaction of the water commitment process as outlined in the LVVWD Service Rules; there is currently a 36 inch water transmission line located within an existing utility easement located on the western portion of the parcel adjacent to Las Vegas Boulevard; and that if development is proposed in the easement area the location of the transmission line and the existing easement would need to be addressed by the applicant with LVVWD.

#### Regional Transportation Commission

- Install a bus turnout and shelter pad per the standard drawings at the existing bus stop on east bound Sunset Road just east of Las Vegas Boulevard South;
- Install a bus turnout and shelter pad per the standard drawings adjacent to the parking garage along Gilesbic Street.
- Applicant is advised that the federal security guidelines for transit terminal will not permit the proposed zip line over the South Strip Transfer Terminal; and to please contact the Regional Transportation Commission Safety and Security Coordinator at (702) 676-1563 if you require additional information.

#### Applicant's Justification

The applicant is requesting this extension of time due to the project being delayed with the discovery of soil fissures and faults on the property, which have required remediation and mitigation efforts.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADET-19-900603 (UC-0877-16)	Administrative extension of time for a use permit on a recreational facility, water park, resort hotel and gaming enterprise expansion	Denied by ZA	October 2019
UC-0877-16	Recreational facility, water park, resort hotel and gaming enterprise expansion	Approved by BCC	September 2017
UC-0667-14	Reestablished a recreational facility including golf course, driving range, sports fields, restaurants, and related structures and activities on 65 acres	Approved by PC	September 2014
UC-0258-11	Recreational facility to include a racetrack with reduced parking on 65 acres - expired	Approved by PC	August 2011
ZC-0499-06	Reclassified the entire site, including the existing golf course and driving range and special events center, to H-1 zoning for a future use	Approved by BCC	May 2006

There have been multiple land use applications on various portions of the overall site for off-premises signs and establishing recreational facilities for the existing driving range and other existing uses.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	P-F	McCarran International Airport & RTC transit facility
East	Business and Design/Research Park and Public Facility	C-2, M-D, & P-F	RTC transit facility, office & office/warehouse development, & undeveloped
South	215 Beltway	215 Beltway	215 Beltway

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial Tourist	C-2 & H-1	Retail uses & regional shopping center with outdoor amusement & recreational facility (Town Square)

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant has filed for a Record of Survey which is currently in review by County staff. Since the original approval, the applicant has not submitted any of the required studies or applied for any building permits. Since the applicant has not been diligent in pursuing construction of this project, staff cannot support this extension of time.

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

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

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Until March 6, 2021 to commence.
- 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**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: VEGAS EXTREME PARK, LLC**  
**CONTACT: URBAN LAND OF NEVADA, LLC, 3271 SOUTH HIGHLAND DRIVE #704,**  
**LAS VEGAS, NV 89109**

**DRAFT**



# LAND USE APPLICATION 10A

## 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)
  - UC-0877-16
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - (ORIGINAL APPLICATION #)

<b>STAFF</b>	DATE FILED: <u>10-10-19</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>JLK</u> FEE: <u>900</u> CHECK #: <u>1021</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>Y/N</u> TRAILS? Y/N      PFNA? Y/N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ET 19-400137</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>11/13</u> TIME: <u>6PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/4 9AM</u> ZONE / AE / RNP: _____ PLANNED LAND USE: <u>ENT CT</u> NOTIFICATION RADIUS: _____ SIGN? Y/N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>Urban Land of Nevada, LLC &amp;/or Urban Investments, LLC</u> ADDRESS: <u>3271 S. Highland Drive Suite 704</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>(702) 369-9595</u> CELL: <u>(702) 296-2081 Kathy PM</u> E-MAIL: <u>urbanlandofnevada@gmail.com</u>	
<b>APPLICANT</b>	NAME: <u>Vegas Extreme Park, LLC</u> ADDRESS: <u>1138 Rolling Winds Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____ CELL: <u>(310) 739-7674</u> E-MAIL: <u>josh@vegasextremepark.com</u> REF CONTACT ID #: <u>196430</u>	
<b>CORRESPONDENT</b>	NAME: <u>Urban Land of Nevada, LLC &amp;/or Urban Investments, LLC</u> ADDRESS: <u>3271 S. Highland Drive Suite 704</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>(702) 369-9595</u> CELL: <u>(702) 296-2081 Kathy PM</u> E-MAIL: <u>urbanlandofnevada@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-04-101-008 & 009; 177-04-201-005

PROPERTY ADDRESS and/or CROSS STREETS: Sunset Road & Las Vegas Blvd.

PROJECT DESCRIPTION: Expansion of a GED, use permits for water facility and a resort hotel

(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.

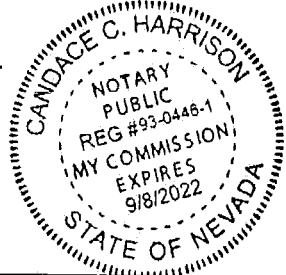
\_\_\_\_\_  
 Property Owner (Signature)\*

Ernest Lee  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON October 9, 2019 (DATE)  
 By ERNEST LEE

NOTARY PUBLIC: Candace C. Harrison



\*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.

Urban Investments, LLC  
Urban Land of Nevada, LLC  
3271 S. Highland Drive, Suite 704; Las Vegas, Nevada 89109  
Phone (702) 369-9595 Fax (702) 369-2776  
Email: urbanlandofnevada@gmail.com

ET-19-400137

October 9, 2019

Clark County  
Department of Comprehensive Planning  
500 S. Grand Central Parkway  
PO Box 551741  
Las Vegas, NV 89119-1741


Subject: ADET-19-900603 (UC-0877-16)  
Appeal of Administrative Denial for Extension of Time  
Vegas Extreme Park - Request for Extension of Time

Zoning Administrator:

We received the attached Notice of Administrative Decision, ADET-19-900603 (UC-0877-16), which DENIED administrative approval of the Request for Extension of Time related to UC-0877-16. We appeal the Administrative Decision related to this item and request that this Request for Extension of Time be referred to the Clark County Board of County Commissioners (BCC) for consideration.

We request that the appeal be scheduled to be heard on the first available BCC meeting date. Please advise if any additional steps, applications, actions or fees will be required to support this request for appeal. If you have any questions or concerns associated with this appeal request, please contact me directly at your convenience.

Sincerely,



---

Ernest Lee

1 of 2



NOTARY PAGE

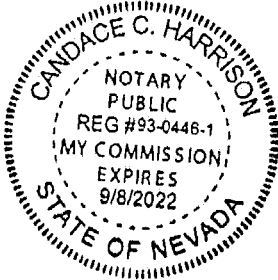
State of NEVADA

County of CLARK

On OCTOBER 9, 2019 before me, CANDACE C. HARRISON  
DATE NAME, TITLE OF OFFICER, E.G., NOTARY PUBLIC"

Personally appeared ERNEST LEE  
NAME(S) OF SIGNER(S)

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



WITNESS my hand and official seal.

Candace C. Harrison  
SIGNATURE OF NOTARY

DESCRIPTION OF ATTACHED DOCUMENT

Appeal to ADT-19-900603  
(UC-0877-16)



LIGHTING AND SIGNAGE  
(TITLE 30)

CACTUS AVE/DEAN MARTIN DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0805-PICERNE DEAN MARTIN, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase sign area  
**DESIGN REVIEWS** for the following: 1) signage; and 2) lighting in conjunction with an existing multiple family residential development on 18.1 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the south side of Cactus Avenue between Valley View Boulevard and Dean Martin Drive within Enterprise. JJ/md/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
177-32-101-025

**WAIVER OF DEVELOPMENT STANDARDS:**  
Increase the area of a directional sign to 21 feet where a maximum area of 4 feet is permitted per Table 30.72-1 (a 425% increase).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3663 W. Cactus Avenue
- Site Acreage: 18.1
- Project Type: Lighting and signage
- Sign Height (feet): 6 (directional sign and project identification signs)
- Square Feet (sign): 21 feet (directional sign)/54 feet (project identification signs)

**Site Plan and History**

The existing multiple family residential development was previously approved by the Board of County Commissioners in April 2017 via NZC-0752-16. A condition of the nonconforming zone boundary amendment was a design review as a public hearing for lighting and signage. The approved plans depict a multiple family (apartment) development consisting of 320 units distributed among 29 buildings on 18.1 acres with Polaris Street bisecting the overall project. The buildings are of varying sizes depending on the number of dwelling units contained within

each building. Overall, there are 10 building types that house multiple units per building. The buildings are oriented in varying directions to one another with some buildings having a north/south orientation and others having an east/west orientation. The plans depict 1 main access from Cactus Avenue and secondary access points from Valley View Boulevard, Polaris Street, and Dean Martin Drive. The access points from Polaris Street are depicted as emergency exit and entry. The development requires 592 parking spaces where 598 parking spaces are provided.

#### Landscaping

The previously approved plans depict a project site with enhanced landscaping that ranges between 10 foot to 30 foot wide landscape and open space buffers along all property lines. A total of 33 feet of landscaping is depicted along Dean Martin Drive with a proposed detached sidewalk. The streetscape along Cactus Avenue will range from 20 feet to 30 feet of landscaping with a proposed detached sidewalk. The streetscape along Valley View Boulevard is enhanced and a minimum of 20 feet with a proposed detached sidewalk. Parking lot landscaping complies with Title 30 and is equitably distributed throughout the site. All property lines adjacent to either existing or planned residential uses depict minimum 10 foot wide intense landscape buffers consistent with Figure 30.64-12. The plans also depict 76,754 square feet of open space where 63,400 square feet of open space is required.

#### Signage

The plans depict 2 project identification signs located at the entrance to the multiple family residential development with a minimum setback of 10 feet from Cactus Avenue. The face of the signs are oriented in an east/west direction facing away from the residential and commercial uses to north. The area of each project identification sign measures 54 square feet with an overall height of 6 feet. The face of the identification sign is constructed of aluminum and the base of the sign is constructed of ledgerstone, matching the exterior materials of the residential units. The identification sign features halo lit van channel letters. The sign features neutral, earth tone colors matching the existing multiple family residential development.

The directional sign is also located at the entrance to the residential development and is set back a minimum of 90 feet from Cactus Avenue. The sign measures 21 square feet with a maximum height of 6 feet. The sign is internally illuminated and will be painted with neutral, earth tone colors to match the existing development.

#### Lighting

The plans depict the type of lighting (wall pack), approximate heights of lighting fixtures, and a photometric plan demonstrating compliance with the Development Code. The height at which the lighting fixtures are installed on the exterior walls, as depicted on the elevations, ranges between 12.5 feet to 19 feet. All exterior building lighting fixtures are full cut-off and similar in terms of design, materials, finish, color, and color of light.

#### Applicant's Justification

The directory sign is at the main entrance off of Cactus Avenue to assist visitors and more importantly assist first responders when on the site. The sign is not visible from any of the nearby residential uses. As demonstrated by the photometric plan, the lighting is down shielded

so as to mitigate any light pollution leaving the site, complying with the requirements of the Development Code.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0706-17	Vacated and abandoned various easements and a portion of right-of-way being Procyon Street	Approved by PC	October 2017
VS-0269-17	Vacated and abandoned a portion of right-of-way being Polaris Avenue	Approved by PC	June 2017
NZC-0752-16	Reclassified 18 acres from R-E to R-3 zoning with a waiver to increase building height and a design review for a multiple family residential development	Approved by BCC	April 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
South	Residential High (8 to 18 du/ac) and Residential Suburban (up to 8 du/ac)	R-3, R-2, & R-E	Multiple family residential development, single family residential development, & single family residences
West	Residential Suburban (up to 8 du/ac)	R-E & R-2	Single family residences & single family residential development

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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.

The increase in sign area will assist visitors and first responders in identifying the building number and address of multiple family units within the complex. The directional sign is set back a minimum of 90 feet from Cactus Avenue, will not be visible from any residential uses, and will not have any impact on the existing residential and commercial development to the north. Therefore, staff recommends approval.

Design Review #1

Staff finds the proposed signage is compatible with the surrounding area and is similar to previously approved signage for multiple family residential developments within unincorporated

Clark County. The project identification signs and directional sign are compatible with the development in terms of design, materials, color and finish. Urban Specific Policy 20 of the Comprehensive Master Plan encourages signage to be compatible with the surrounding development. The proposed signage should have no impact on the surrounding properties and land uses; therefore, staff recommends approval.

Design Review #2

The plans indicate that all of the lighting fixtures will be shielded and/or directed away from the abutting residential uses. The photometric calculations submitted for the lighting indicate the on-site lighting will not have a negative impact on the abutting developments. Staff finds the lighting plan complies with Urban Specific Policy 15 of the Comprehensive Master Plan which states that lighting design should be sensitive to off-site residential uses. This policy also encourages all light sources to be shielded to direct light away from residential uses. Therefore, staff can support this 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 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:** PICERNE DEAN MARTIN, LLC

**CONTACT:** ANTHONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135



# LAND USE APPLICATION 11A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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>10/19/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$1,475.00</u> CHECK #: COMMISSIONER: <u>JONES</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>165-19-0805</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>11/13/19</u> TIME: <u>6:00 PM</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>12/4/19 9:00 AM</u> ZONE / AE / RNP: <u>R-3/NONE/NONE</u> PLANNED LAND USE: <u>ENTRS</u> NOTIFICATION RADIUS: <u>1,500</u> SIGN? Y / N LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	<b>PROPERTY OWNER</b>	NAME: <u>Picerne Dean Martin, LLC</u> ADDRESS: <u>4518 N. 32nd Street</u> CITY: <u>Phoenix</u> STATE: <u>AZ</u> ZIP: <u>85018</u> TELEPHONE: <u>602-279-8484</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>	
	<b>APPLICANT</b>	NAME: <u>Picerne Dean Martin, LLC</u> ADDRESS: <u>4518 N. 32nd Street</u> CITY: <u>Phoenix</u> STATE: <u>AZ</u> ZIP: <u>85018</u> TELEPHONE: <u>602-279-8484</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>	
	<b>CORRESPONDENT</b>	NAME: <u>Kaempfer Crowell - Tony Celeste</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>ajc@konvllaw.com</u> REF CONTACT ID #: <u>175451</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-32-101-025  
 PROPERTY ADDRESS and/or CROSS STREETS: Dean Martin & Cactus  
 PROJECT DESCRIPTION: Signage and Lighting

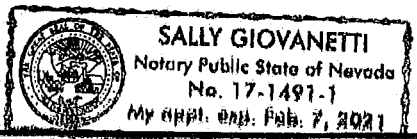
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 9/30/19 (DATE)  
 By SALLY GIOVANETTI

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.

**KAEMPFER  
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

[aceleste@kcnvlaw.com](mailto:aceleste@kcnvlaw.com)  
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Reno, NV 89501  
Tel: 775.852.3900  
Fax: 775.327.2011

CARSON CITY OFFICE  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

October 9, 2019

**VIA HAND DELIVERY**

CLARK COUNTY DEPARTMENT OF  
COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89106

**PLANNER  
COPY**

**Re: *Justification Letter – Picerne Development  
Design Review for Signage and Lighting and Waiver of Development  
Standards to Increase Square Footage of Directory Sign  
APN: 177-32-101-025***

To Whom It May Concern:

Please be advised our office represents Picerne Development (the "Applicant"). The Applicant is the owner of real property located at the southwest corner of Cactus Avenue and Valley View Boulevard, more particularly described as APN: 177-32-101-025 (the "Site"). By way of background, on April 5, 2017 the Board of County Commissioners approved, via NZC-0752-16, a zone change reclassifying the Site to R-3 and a design review for a multi-family development consisting of 317 units. One of the conditions of approval requires a "design review as a public hearing for future signage and lighting." In order to satisfy this condition of approval, the Applicant is now requesting a design review for signage and lighting on the Site.

**Signage & Waiver**

The Applicant is proposing monument and directory signs at the main entrance located on Cactus Avenue. In addition to the monument and directory signs, the each building will have a sign on it identifying the building number and address. The directory sign is approximately 4' feet by 3' and about 21 square feet where only 4 square feet of directory sign space is allowed. The directory is at the main entrance off of Cactus to assist visitors with locations. The sign is not visible from any the residential uses. Otherwise, the proposed signage complies with Title 30 sign code.

**Lighting**

The Applicant is requesting a lighting plan for the entire Site which includes building lighting, parking lot lighting, and signage lighting. In addition to the public hearing design review condition, another condition of approval requires "all lighting within the development to be shielded to prevent lights from shining on the adjacent existing residential properties to the south and west." As demonstrated by the photometric plan, the lighting is down shielded so as to

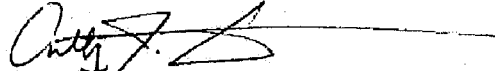


mitigate any light pollution leaving the Site. All the proposed lighting complies with Title 30 requirements.

We thank you in advance for your time and consideration.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/mao



TAVERN  
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0816-STONEGATE PROPERTY HOLDINGS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following. 1) reduced driveway separation; and 2) reduce throat depth for a driveway.

**DESIGN REVIEW** for a proposed on-premises consumption of alcohol (tavern) on 0.8 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/lm/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-19-801-020

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the departure distance from the driveway to the intersection to 176.5 feet where 190 feet is required along Arville Street per Uniform Standard Drawing 222.1 (a 7.1% reduction).
2. Reduce throat depth for a driveway to 7 feet 11 inches where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 68% reduction).

**LAND USE PLAN:**

ENTERPRISE -- BUSINESS DESIGN AND RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.8
- Project Type: Tavern
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 4,600
- Parking Required/Provided: 46/49

Site Plans

The plans depict a tavern building located near the south portion of the property at the corner of Silverado Ranch Boulevard and Arville Street. Access to the site is provided by 1 driveway on Arville Street. Parking for the tavern is located on the northerly portion of the parcel with a future cross access easement provided along the east side of the parcel. The building is set back 35 feet from Silverado Ranch Boulevard and 12 feet 6 inches from Arville Street. This request also includes waivers to reduce the driveway departure distance from the intersection and a reduction to throat depth.

Landscaping

Street landscaping consists of an approximate 15 foot wide landscape area with a detached sidewalk along both Arville Street and Silverado Ranch Boulevard. A 10 foot wide landscape area consisting of trees and groundcover is located along the north and east property lines. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprint. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The building is 1 story, up to 24 feet high, consisting of colored stucco, decorative cornice molding, and aluminum storefront window system. The height of the building varies slightly from 20 feet to 24 feet and has been designed to break-up the roofline and enhance the overall look of the building.

Floor Plans

The tavern has an area of 4,600 square feet consisting of a bar, dining area, separate seating area, kitchen, offices, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they have provided all requirements from the original zone change. Only 1 driveway for the site has been provided on the far northerly portion of the parcel along Arville Street without adversely affecting the parking scheme. All required parking has been provided along with 3 additional spaces that may be removed when future cross access is provided to the parcel to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0339-08	Reclassified 0.9 acres from R-E to C-2 zoning for future commercial development	Approved by BCC	May 2008

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business and Design/Research Park	R-E	Undeveloped
South	Residential High (up to 18 du/ac) & Public Facility (flood control detention basin with monitoring station)	R-E & P-F	Undeveloped
West	Commercial Neighborhood	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

##### Waivers of Development Standards

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

##### Design Review

The design of the building, with the variations in building height, complies with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages varying building heights and breaking-up the mass of a building. The proposed landscaping also complies with Urban Specific Policy 73, which encourages perimeter and interior parking lot trees for shade and visual relief. The project complies with the requirements of Title 30 and Comprehensive Master Plan policies. Therefore, staff supports the design review.

#### Public Works - Development Review

##### Waiver of Development Standards #1

Staff can support the reduction in the departure distance because of the limited frontage of the site.

##### Waiver of Development Standards #2

Staff cannot support the reduce throat depth due to it being a self-imposed hardship.

#### Staff Recommendation

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

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 5 feet for Silverado Ranch Boulevard for a right turn lane;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- 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.

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

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0613-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: STONEGATE PROPERTY HOLDINGS, LLC**  
**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,**  
**BLD 3 STE 577, LAS VEGAS, NV 89134**

**DRAFT**





<b>REVENUES</b>	(1)	(2)	(3) (4) BUDGET YEAR ENDING 06/30/2020	
	ACTUAL PRIOR YEAR ENDING 06/30/2018	ESTIMATED CURRENT YEAR ENDING 06/30/2019	TENTATIVE APPROVED	FINAL APPROVED
<b>Taxes</b>				
Property Tax	13,835,580	14,883,373	16,093,143	16,093,143
<b>Licenses &amp; Permits</b>				
Business Licenses & Permits				
County Gaming Licenses	682,865	683,794	680,000	680,000
<b>Intergovernmental Revenues</b>				
State Shared Revenues				
Consolidated Tax	5,298,016	5,483,447	5,647,950	5,647,950
<b>Miscellaneous</b>				
Other	252,715			
Subtotal Revenues	20,069,176	21,030,614	22,421,093	22,421,093
<b>OTHER FINANCING SOURCES (specify)</b>				
Operating Transfers In (Schedule T)				
<b>BEGINNING FUND BALANCE</b>	7,171,785	8,887,981	10,280,865	10,280,865
Prior Period Adjustments				
Residual Equity Transfers				
<b>TOTAL BEGINNING FUND BALANCE</b>	7,171,785	8,887,981	10,280,865	10,280,865
<b>TOTAL AVAILABLE RESOURCES</b>	27,240,961	29,918,575	32,701,958	32,701,958
<b>EXPENDITURES</b>				
Subtotal Expenditures	0	0	0	0
<b>OTHER USES</b>				
Contingency (not to exceed 3% of Total Expenditures)				
Operating Transfers Out (Schedule T) To Fund 1010 (General Fund)	18,353,000	19,637,710	23,667,413	23,667,413
<b>ENDING FUND BALANCE</b>	8,887,961	10,280,865	9,034,545	9,034,545
<b>TOTAL FUND COMMITMENTS AND FUND BALANCE</b>	27,240,961	29,918,575	32,701,958	32,701,958

Clark County  
(Local Government)

SCHEDULE B

Fund 2710  
Enterprise Town

