

# Enterprise Town Advisory Board

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

March 11, 2020  
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 February 26, 2020 (For possible action)

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

IV. Approval of Agenda for March 11, 2020 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

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

VI. Planning & Zoning

1. **UC-20-0022-FORD PARTNERSHIP, LLC:**

**USE PERMIT** to allow a multiple family residential development.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase the allowed building height; 2) reduce setbacks; 3) eliminate landscaping adjacent to a freeway; 4) alternative driveway geometrics; and 5) non-standard improvements (landscaping in right-of-way).

**DESIGN REVIEW** for a proposed multiple family residential development on 4.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Ford Avenue and east and west sides of Ensworth Street within Enterprise. MN/sd/jd (For possible action) **03/03/20 PC**

2. **VS-20-0023-FORD PARTNERSHIP, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Parvin Street and I-15 and between Ford Avenue and Wigwam Avenue within Enterprise (description on file). MN/sd/jd (For possible action) **03/03/20 PC**

3. **VS-20-0081-KULAR, GULZAR SINGH:**

**VACATE AND ABANDON** an easement of interest to Clark County located between Blue Diamond Road and Agate Avenue (alignment) and between Rainbow Boulevard and Inspiration Drive (alignment) and a portion of right-of-way being Rainbow Boulevard located between Blue Diamond Road and Agate Avenue (alignment) and Agate Avenue (alignment) between Rainbow Boulevard and Inspiration Drive (alignment) within Enterprise (description on file). JJ/jor/ja (For possible action) **03/17/20 PC**

4. **WS-20-0080-KULAR GULZAR SINGH:**

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

**DESIGN REVIEW** for a convenience store with gasoline pumps, vehicle wash, smog check kiosk, and a restaurant with a drive-thru on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jor/ja (For possible action) **03/17/20 PC**

5. **NZC-20-0108-USA:**  
**ZONE CHANGE** to reclassify 15.7 acres 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 setbacks; 3) establish alternative yards for residential lots; and 4) alternative residential driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) single family residential development; 2) hammerhead street design; and 3) increase the finished grade. Generally located on the south side of Pebble Road (alignment) and the east side of Park Street within Enterprise (description on file). JJ/pb/jd (For possible action) **04/07/20 PC**
  
6. **TM-20-500030-USA:**  
**TENTATIVE MAP** consisting of 112 residential lots and common lots on 15.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road (alignment) and the east side of Park Street within Enterprise. JJ/pb/jd (For possible action) **04/07/20 PC**
  
7. **TM-20-500037-CAC-POL DEV, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 2.5 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Polaris Avenue and Cactus Avenue within Enterprise. JJ /al/jd (For possible action) **04/07/20 PC**
  
8. **TM-20-500040-LV CACTUS SCHIRLLS, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Cactus Avenue and Schirlls Street (alignment) within Enterprise. JJ/al/jd (For possible action) **04/07/20 PC**
  
9. **VS-20-0126-CAC-POL DEV, LLC:**  
**VACATE AND ABANDON** easement of interest to Clark County located between Rush Avenue (alignment) and Cactus Avenue, and between Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/al/jd (For possible action) **04/07/20 PC**
  
10. **VS-20-0128-LV CACTUS SCHIRLLS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Arville Street and Schirlls Street, and between Rush Avenue and Cactus Avenue, and a portion of a right-of-way being Cactus Avenue located between Arville Street and Schirlls Street within Enterprise (description on file). JJ/al/jd (For possible action) **04/07/20 PC**
  
11. **DR-20-0107-ARISTA WS ASSOCIATES LP:**  
**DESIGN REVIEWS** for the following: 1) proposed site lighting; and 2) proposed signage in conjunction with an approved multiple family residential development on 9.8 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the south side of Starr Avenue between Fairfield Avenue and Bermuda Road within Enterprise. MN/pb/jd (For possible action) **04/08/20 BCC**
  
12. **TM-20-500026-COUNTY OF CLARK (AVIATION):**  
**TENTATIVE MAP** consisting of 1 lot on 14.5 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Wigwam Avenue and the east side of Dean Martin Drive within Enterprise. JJ/md/jd (For possible action) **04/08/20 BCC**

13. **TM-20-500033-LH VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 38 lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Windmill Lane, 660 feet east of Buffalo Drive (alignment) within Enterprise. MN/al/jd (For possible action) **04/08/20 BCC**
14. **TM-20-500042-ZSKSAIZM FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 188 lots and common lots on 33.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Frias Avenue and the east side of Arville Street within Enterprise. JJ/pb/jd (For possible action) **04/08/20 BCC**
15. **VS-20-0090-COUNTY OF CLARK (AVIATION):**  
**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Dean Martin Drive and I-15; and a portion of a right-of-way being Dean Martin Drive located between Wigwam Avenue and Ford Avenue; and a portion of right-of-way being Wigwam Avenue located between Dean Martin Drive and I-15 within Enterprise (description on file). JJ/md/jd (For possible action) **04/08/20 BCC**
16. **VS-20-0119-LH VENTURES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pioneer Ranch Avenue and Windmill Lane, and between Buffalo Drive (alignment) and Mesquite Ranch Street within Enterprise (description on file). MN/al/jd (For possible action) **04/08/20 BCC**
17. **VS-20-0138-ZSKSAIZM FAMILY TRUST ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Frias Avenue and Pyle Avenue, and between Arville Street and Schuster Street and a portion of a right-of-way being Haleh Avenue located between Arville Street and Schuster Street within Enterprise (description on file). JJ/pb/jd (For possible action) **04/08/20 BCC**
18. **WC-20-400021 (NZN-18-0283)-RICHMOND LIMITED PARTNERSHIP:**  
**WAIVER OF CONDITIONS** of a zone change to provide an intense landscape buffer per Figure 30.64-12, adjacent to the existing single family residential development to the north and west of a previously approved shopping center on 6.2 acres in a C-2 (General Commercial) (AE-60 & AE-65) Zone. Generally located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise. MN/bb/jd (For possible action) **04/08/20 BCC**
19. **WS-20-0121-RICHMOND LIMITED PARTNERSHIP:**  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate landscaping coterminous with a drainage easement in conjunction with a commercial shopping center.  
**DESIGN REVIEWS** for the following: **1)** a shopping center; and **2)** a lighting plan on 6.2 acres in the C-2 (General Commercial) (AE-60 & AE-65) Zone. Generally located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise. MN/bb/jd (For possible action) **04/08/20 BCC**

20. **WS-20-0137-ZSKSAIZM FAMILY TRUST ET AL:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEWS** for the following: 1) a single family residential development; and 2) increased finished grade on 33.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Frias Avenue and the east side of Arville Street within Enterprise. JJ/pb/jd (For possible action) **04/08/20 BCC**
21. **ZC-20-0091-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE** to reclassify 14.5 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) Zone.  
**USE PERMITS** for the following: 1) offices as a principal use; and 2) retail as a principal use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate freeway buffer wall; and 2) allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) office/retail/warehouse complex; 2) alternative parking lot andscaping; and 3) increase finished grade on 14.5 acres. Generally located on the south side of Wigwam Avenue and the east side of Dean Martin Drive within Enterprise (description on file). JJ/md/xx (For possible action) **04/08/20 BCC**
22. **ZC-20-0105-AINSWORTH GAME TECHNOLOGY, INC:**  
**ZONE CHANGE** to reclassify 2.3 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District for future industrial development. Generally located on the west side of Westwind Road, 600 feet south of Sunset Road within Enterprise (description on file). MN/pb/jd (For possible action) **04/08/20 BCC**
23. **ZC-20-0118-LH VENTURES, LLC:**  
**ZONE CHANGE** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEWS** for the following: 1) a single family residential development; and 2) increased finished grade. Generally located on the north side of Windmill Lane, 660 feet east of Buffalo Drive (alignment) within Enterprise (description on file). MN/al/jd (For possible action) **04/08/20 BCC**
24. **ZC-20-0141-CLIFFSIDE HOLDINGS CO LP:**  
**ZONE CHANGE** to reclassify 1.3 acres from R-E (Rural Estates Residential) Zone to R-5 (Apartment Residential District) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced guest parking; 2) eliminate trash enclosure; 3) reduced approach distance; and 4) alternative driveway geometrics.  
**DESIGN REVIEW** for a multiple family residential development. Generally located on the northwest corner of Ford Avenue and Parvin Street within Enterprise (description on file). MN/jvm/jd (For possible action) **04/08/20 BCC**

VII. General Business

1. None

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

IX. Next Meeting Date: April 1, 2020 at 6:00p.m.

X. Adjournment

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

Windmill Library -7060 W. Windmill Lane

Einstein Bros Bagels- 3837 Blue Diamond Rd.

Enterprise Library- 25 E. Shelbourne Ave.

Whole Foods Market- 6689 Las Vegas Blvd

<https://notice.nv.gov/> |

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



# Enterprise Town Advisory Board

February 26, 2020

## MINUTES

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Board Members: Jenna Waltho, Chair - **PRESENT** Barris Kaiser, Vice Chair **PRESENT**  
Rachel Pinkston **PRESENT** David Chestnut **PRESENT**  
Kendal Weisenmiller **EXCUSED**

Secretary: Carmen Hayes 702-371-7991 [chaves70@yahoo.com](mailto:chaves70@yahoo.com) **PRESENT**

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

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I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions (see above)

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

Al Baird, Current Planning

II. Public Comment

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

None

III. Approval of February 12, 2020 Minutes (For possible action)

Motion by Jenna Waltho

Action: **APPROVE**

Motion **PASSED** (3-0) / Unanimous

IV. Approval of Agenda for February 26, 2020 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as amended.

Motion **PASSED** (3-0) / Unanimous

Applicant requested holds:

3. VS-20-0081-KULAR, GULZAR SINGH: Applicant requested a HOLD to the March 11,

- 2020, Enterprise Town Advisory Board meeting.
5. WS-20-0080-KULAR GULZAR SINGH: Applicant requested a HOLD to the March 11, 2020, Enterprise Town Advisory Board meeting.
  10. WS-20-0059-DECATUR COMMONS, LLC: Applicant requested a HOLD to the April 1, 2020, Enterprise Town Advisory Board meeting.

Related applications:

3. VS-20-0081-KULAR, GULZAR SINGH:
5. WS-20-0080-KULAR GULZAR SINGH:
  
6. TM-20-500025-L H VENTURES, LLC:
8. VS-20-0086-L H VENTURES, LLC:
14. ZC-20-0085-L H VENTURES, LLC:
  
7. VS-20-0069-SUNSET VIEW, LLC:
13. ZC-20-0068-SUNSET VIEW, LLC:
  
9. WC-20-400014 (ZC-0606-01) -JONES 215, LLC:
11. WS-20-0079-JONES 215, LLC:

Item # 1 is trailed to call of the chair

V. Informational Items

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

VI. Planning & Zoning

1. **NZC-20-0030- TESORI, LLC:**  
**ZONE CHANGE** to reclassify 3.2 acres from R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone to C-2 (General Commercial) Zone.  
**USE PERMIT** to reduce the separation from an on-premises consumption of alcohol establishment (tavern) to a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced driveway separation.  
**DESIGN REVIEWS** for the following: 1) 2 commercial centers; and 2) alternative landscaping. Generally located on the south side of Silverado Ranch Boulevard and the east and west sides of Schuster Street within Enterprise (description on file). JJ/pb/jd (For possible action) **03/03/20 PC**

Motion by David Chestnut

Action:

**APPROVE** Zone Change on the eastern parcel (APN:177-30-503-007).

**DENY** Zone Change on the western parcel (APN: 177-30-503-009).

**DENY** Use Permit.

**APPROVED** Waiver of Development Standards 1b.

**DENY** Waiver of Development Standards 1a.

**APPROVE** Design Reviews 1a and 2.

**DENY** Design Review 1b.

**ADD** Current Planning conditions:



- Design Review as a public hearing for significant changes to plans;
- Design Review as a public hearing for lighting and signage;
- Establish cross access and shared parking with properties to the south if compatible uses are established.

Per staff if approved conditions.

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

2. **SC-20-0097-MAJESTIC NV PPTY HOLDINGS, LLC:**  
**STREET NAME CHANGE** to name a private drive aisle Silverton Village Drive. Generally located on the south side of Blue Diamond Road, east of Dean Martin Drive within Enterprise. JJ/dm/ja (For possible action) **03/17/20 PC**

Motion by David Chestnut

Action: **APPROVE** Per staff conditions.

Motion **PASSED** (2-1) / Pinkston-Nay

3. **VS-20-0081-KULAR, GULZAR SINGH:**  
**VACATE AND ABANDON** an easement of interest to Clark County located between Blue Diamond Road and Agate Avenue (alignment) and between Rainbow Boulevard and Inspiration Drive (alignment) and a portion of right-of-way being Rainbow Boulevard located between Blue Diamond Road and Agate Avenue (alignment) and Agate Avenue (alignment) between Rainbow Boulevard and Inspiration Drive (alignment) within Enterprise (description on file). JJ/jor/ja (For possible action) **03/17/20 PC**

Applicant requested a **HOLD** to the March 11, 2020, Enterprise Town Advisory Board meeting.

4. **WS-20-0064-HERITAGE 2, INC.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the building height of a single family residence.  
**DESIGN REVIEW** for a single family residential development on 19.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Robindale Road and the east side of Duneville Street within Enterprise. MN/jor/ja (For possible action) **03/17/20 PC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous

5. **WS-20-0080-KULAR GULZAR SINGH:**  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEW** for a convenience store with gasoline pumps, vehicle wash, smog check kiosk, and a restaurant with a drive-thru on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jor/ja (For possible action) **03/17/20 PC**

Applicant requested a **HOLD** to the March 11, 2020, Enterprise Town Advisory Board meeting.

6. **TM-20-500025-L H VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 33 lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Jones Boulevard and the north side of Robindale Road within Enterprise (description on file). MN/lm/jd (For possible action) **03/18/20 BCC**

Motion by Jenna Waltho  
Action: **APPROVE** per staff if approved conditions.  
Motion **PASSED** (3-0) /Unanimous

7. **VS-20-0069-SUNSET VIEW, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Lindell Road and Westwind Road within Enterprise (description on file). MN/lm/ja (For possible action) **03/18/20 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (3-0) /Unanimous

8. **VS-20-0086-L H VENTURES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Rustic Galleon Street, and between Robindale Road and Walker Valley Court (alignment) within Enterprise (description on file). MN/lm/jd (For possible action) **03/18/20 BCC**

Motion by Jenna Waltho  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (3-0) /Unanimous

9. **WC-20-400014 (ZC-0606-01) JONES 215, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements if dealerships are individually owned and operated in conjunction with a previously approved zone change to reclassify 24.7 acres from R-E (Rural Estates Residential) (AE-65) Zone to C-2 (General Commercial) (AE-65) Zone for 2 automobile dealerships, future, and associated accessory service uses, and a use permit for automobile paint and body shops in the CMA Design Overlay District. Generally located between Maule Avenue and CC 215, the east and west sides of Torrey Pines Drive and approximately 350 feet west of El Camino Road within Enterprise. MN/md/ja (For possible action) **03/18/20 BCC**

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

10. **WS-20-0059-DECATUR COMMONS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow encroachment into airspace; **2)** increase sign height; **3)** increase animated (electronic message unit) sign area; **4)** allow a freestanding sign along a freeway; and **5)** increase the maximum sign area.  
**DESIGN REVIEWS** for the following: **1)** lighting; and **2)** signage in conjunction with a commercial center on 5.6 acres in an M-D (Design Manufacturing) (AE-60) Zone. Generally located on the east side of Decatur Boulevard and the north side of CC 215 within Enterprise. MN/jor/jd (For possible action) **03/18/20 BCC**

Applicant requested a **HOLD** to the April 1, 2020, Enterprise Town Advisory Board meeting.

11. **WS-20-0079-JONES 215, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking lot landscaping; **2)** eliminate cross access; **3)** waive applicable design standards per Table 30.56-2; **4)** modified CMA Design Overlay District standards; **5)** allow modified driveway design standards.  
**DESIGN REVIEW** for a vehicle sales (automobile) showroom facility with outside display areas and ancillary uses on a 4.0 acre portion of a 14.1 acre site in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Roy Horn Way, 650 feet east of Torrey Pines Drive within Enterprise. MN/md/jd (For possible action) **03/18/20 BCC**

Motion by Jenna Waltho

Action: **APPROVE**

**ADD** Current Planning conditions:

- Design Review as a public hearing for lighting and signage;
- Design Review as a public hearing for significant changes to plans.

Per staff if approved conditions.

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

12. **WS-20-0096-COUNTY OF CLARK (AVIATION) & NEVADA POWER COMPANY LEASE:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** street landscaping; and **2)** reduce parking lot landscaping.  
**DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; and **2)** expansion of parking lot including solar PV shade covers for a public utility distribution warehouse facility on 37.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road and the west side of Lindell Road within Enterprise. MN/lm/jd (For possible action) **03/18/20 BCC**

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions.

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

13. **ZC-20-0068-SUNSET VIEW, LLC:**  
**ZONE CHANGE** to reclassify 12.0 acres of a 14.3 acre site from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** increased finish grade; and **2)** distribution center on 14.3 acres in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the west side of Lindell Road within Enterprise (description on file). MN/lm/ja (For possible action) **03/18/20 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning conditions:

- Design Review as a public hearing for significant changes to plans;
- Design Review as a public hearing for lighting and signage.

Per staff conditions.

Motion **PASSED** (3-0) /Unanimous

14. **ZC-20-0085-L H VENTURES, LLC:**  
**ZONE CHANGE** to reclassify 5.0 acres 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)** increase building height; **3)** allow alternative street landscaping; and **4)** reduce street intersection off-set.  
**DESIGN REVIEW** for a single family residential development. Generally located on the west side of Jones Boulevard and the north side of Robindale Road within Enterprise (description on file). MN/lm/jd (For possible action) **03/18/20 BCC**

Motion by Jenna Waltho  
Action: **APPROVE** per staff conditions is approved.  
Motion **PASSED** (3-0) /Unanimous

15. **ZC-20-0101-LA BREA EQUITY VENTURE, LLC:**  
**ZONE CHANGE** to reclassify 13.1 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to H-1 (Limited Resort and Apartment) Zone.  
**USE PERMIT** for multiple family residential development.  
**WAIVER OF DEVELOPMENT STANDARDS** reduce throat depth for visitor call box.  
**DESIGN REVIEW** for a multiple family residential development. Generally located on the west side of Las Vegas Boulevard South, 470 feet south of Neal Avenue within Enterprise (description on file). MN/jt/jd (For possible action) **03/18/20 BCC**

Motion by Jenna Waltho  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (3-0) /Unanimous

VII. General Business:

1. Appoint one member as the Enterprise Town Advisory Board representative to be involved in the update of the county's Comprehensive Master Plan and Title 30 development code (For possible action)

Motion by Jenna Waltho

- To appoint David Chestnut as the TAB representative to the Comprehensive Master Plan and Title 30 development code update.

Action: **APPROVE**

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

VIII. Public Comment:

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

- Neighbor wanted answers and questions regarding zoning in his area.

IX. Next Meeting Date

The next regular meeting will be March 4, 2020 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho  
Adjourn meeting at 7:25 p.m.  
Motion **PASSED** (4-0) / Unanimous

DRAFT



03/03/20 PC AGENDA SHEET

1

MULTIPLE FAMILY RESIDENTIAL  
(TITLE 30)

ENSWORTH ST/FORD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-20-0022-FORD PARTNERSHIP, LLC:**

**USE PERMIT** to allow a multiple family residential development.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase the allowed building height; 2) reduce setbacks; 3) eliminate landscaping adjacent to a freeway; 4) alternative driveway geometrics; and 5) non-standard improvements (landscaping in right-of-way).

**DESIGN REVIEW** for a proposed multiple family residential development on 4.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the north side of Ford Avenue and east and west sides of Ensworth Street within Enterprise. MN/sd/jd (For possible action)

RELATED INFORMATION:

**APN:**

177-17-701-011 through 177-17-701-013

**USE PERMIT:**

Allow a multiple family residential development in an H-1 zone.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the maximum building height to 74 feet where a maximum height of 50 feet is allowed per Table 30.40-3 (a 38% increase).
2.
  - a. Reduce the interior street setbacks for Ensworth Street to 10 feet where 20 feet is required per Table 30.40-3 (a 50% reduction).
  - b. Reduce the rear setback to 3 feet where 20 feet is required per Table 30.40-3 (an 85% reduction).
3. Eliminate required landscaping area adjacent to a freeway where required per Figure 30.64-4.
4.
  - a. Reduce throat depth for a driveway to 12 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 91% reduction).
  - b. Reduce driveway width to 24 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 25% reduction).
5. Permit non-standard improvements (building, structures, and landscaping) within a future right-of-way (Ensworth Street) per Section 30.52.050.

**DESIGN REVIEW:**

For a proposed 150 unit multiple family residential development on 4.0 acres.

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.0
- Number of Lots/Units: 150
- Density (du/ac): 40
- Project Type: Multiple family residential development
- Number of Stories: 5
- Building Height (feet): 74
- Square Feet: 282,858
- Open Space Required/Provided (square feet): 15,000/16,727
- Parking Required/Provided: 249/259

Site Plans

Currently, the parcels are undeveloped and are located within an H-1 (Limited Resort and Apartment) zone. The plans submitted depict a proposed 150 unit multiple family residential development with a detached parking garage. Total acreage is approximately 4.0 acres and will incorporate all 3 parcels identified in the site plan. The detached garage will be located on the western parcel adjacent to the freeway, separated by Ensworth Street and will accommodate up to 201 cars.

Access to the development will include a driveway ingress/egress off of Ensworth Street to the garage and will include an established fire lane access from both Ford Avenue and Ensworth Street. Loading zones are located on Ensworth Street. Pedestrian access is shown on Ensworth Street. Detached sidewalks are shown on the plans on the east side of Ensworth Street and Ford Avenue with attached sidewalks along the west side of Ensworth Street. All setbacks are being met, with the exception of the interior street setbacks for Ensworth Street.

The residential development includes 150 units with 90, one bedroom units, 55, two bedroom units, and 5, three bedroom units. An internal courtyard for the overall development is shown on the plans. Some of the amenities that are provided with the development are a courtyard pool with fire pits, cabanas, bbq and lounge spaces, 3,000 square foot gym facility, roof top view deck facing the "Strip", outdoor basketball court, and theater space.

Landscaping

The plans depict a 12 foot wide landscape area 249 linear feet along the western portion of Ensworth Street with 11 medium/large trees and shrubs with 50 percent groundcover. The eastern portion of Ensworth Street depicts a landscaped area 8 feet wide behind the back of the



detached sidewalk, and in areas between loading zones that are also 8 feet wide with 10 medium/large trees and shrubs with 50 percent groundcover. A landscape area of 259 linear feet is shown along Ford Avenue located behind the sidewalk that will be 15 feet wide and will include 9 medium/large trees planted 30 feet on center with shrubs and 50 percent groundcover. Landscape areas are shown internal along the drive aisle and along the eastern property line and northern property line with trees planted 30 feet off center with shrubs and groundcover. In addition, landscaping of 20 feet wide and 135 linear feet is shown on the northern property line of the detached garage with 7 medium/large trees planted 20 feet on-center with shrubs and groundcover and 8 foot to 10 foot wide with 7 medium/large trees planted 20 feet off center with shrubs and groundcover.

#### Elevations

The plans depict a proposed 150 unit multiple family residential development 74 feet in height to top of parapet wall with 5 residential levels and a 3 story detached garage 38 feet in height. The residential portion of the development will be constructed of cement plaster with various color finishes, storefront glazing windows with clear finish, and architectural enhancements.

#### Floor Plans

The plans show units 90, one bedroom units, 55, two bedroom units, and 5, three bedroom units. Each have bedrooms, kitchen, and living room, with internal hallways within the residential building. Common areas include game rooms, party rooms, gym at various levels of the building, and a courtyard with outdoor pool, lounge, and associated amenities.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant states that the goal of this project is to create a well-designed apartment complex with numerous high end amenities targeted towards a younger demographic. The request required multiple waivers for height, setbacks, landscaping, and driveway geometric modifications along with a special use permit.

The waivers of development standards requested are in part due to meeting desired unit count. The increase in building height is needed to allow for a 5<sup>th</sup> floor and to hit a target number of units. Adjacent properties to the north and south are multiple family developments and with the proposed building setback from the northern and eastern property lines at least 45 feet will have minimal impact to those uses.

The reduction in setbacks along the western property line for the detached garage and the elimination of the requisite freeway landscaping is a result of there being an approximately 6 foot to 8 foot high berm with an 18 foot to 20 foot high concrete sound wall; therefore, a landscape buffer will be unnecessary. The encroachment of 17 feet and the elimination of landscaping in this area will not be visible from the freeway and do not feel the need to provide a buffer for a parking garage. In addition the proposed garage setback encroachment on the western portion of Ensworth Street to 10 feet where 20 feet is required to make use of the split parcel and meeting all requisite setbacks will make the parking structure unviable. The proposed

encroachment along the eastern portion of Ensworth Street is to allow for 2 loading zones within the 10 foot right-of-way and to maintain speeds of vehicular traffic.

Lastly, the applicant has stated the modified driveway geometrics, including the reduction in throat depth at the entrance of the parking garage off of Ensworth Street, will have minimal impact to vehicular traffic as residents can pull in and continue into the garage without pause, thus eliminating traffic stacking.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0813-05	Vacate and abandon 33 foot wide government patent easements - expired	Approved by RC	July 2005
TM-0302-05	Residential 72 condominium units - expired	Approved by PC	July 2005
ZC-0507-05	Zone change for 3.7 acres from R-E and H-2 zone to H-1 Zoning with use permit for residential condominiums, live-work home units, commercial uses and increase building height, waived setbacks, driveway widths, enclosed trash area, on-site parking and parking in right-of-way, with a design review for residential condominium	Approved by BCC	May 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	H-1	Undeveloped/
East	Commercial Tourist	H-1	Undeveloped
South	Business and Design/Research Park	H-1	Condominium development
West	Business and Design/Research Park & I-15	H-2	Wholesale/nursery

**Related Applications**

Application Number	Request
VS-20-0023	A vacation and abandonment of government patent easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**  
**Current Planning**  
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.

Multiple family residential developments require the approval of a use permit in the H-1 zone in order to establish that the project is appropriate for the location. The existing multiple family development to the east has been approved for 368 condominium units on 19 acres, which was developed at a lower density rate of approximately 17.5 units per acre. The proposed multi-family development application for this project has a density of approximately 40 units per acre and is proposed to be built upon approximately 4 acres.

Much of the existing adjacent development of residential uses, including the multiple family residential use to the east, has been developed with lower densities on a larger sized parcel and was sectioned into 8 units per building sections. The proposed bulk (one long building along street frontage) and density of the proposed development is not consistent with adjacent land uses, and is not appropriate for this location.

In addition, the plans show residents having to cross Ensworth Street, which is a collector street by the County's Transportation Element of the Comprehensive Master Plan and could present a safety hazard to those residents when crossing the street to the residential building from the garage located on a separate parcel.

Staff finds that the use permit request for this multiple family residential development is not appropriate for the area; therefore, staff does not support this request.

Waiver of Development Standards

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

Waiver of Development Standards #1:

The proposed height increase to 74 feet where 50 feet is allowed does not represent a minimal request and will have an adverse impact to the area. The existing multiple family development to the east is 2 stories with a maximum height of 35 feet. The increase in height is not consistent with the existing development within the immediate area for multiple family residential uses with regards to scale and bulk. The tallest approved building in the immediate area is 40 feet, which is less than the 50 feet allowed for this project. This proposed request does not conform to Urban Land Use Policy 10 of the Comprehensive Master Plan, which encourages site designs to be compatible with adjacent land uses; therefore, staff does not support this request.

Waiver of Development Standards #2:

The reduction in the interior street setback to 10 feet where 20 feet is required and a reduction to the rear setback of 3 feet where 20 feet is required is not in harmony with Title 20 and the immediate area. Setbacks help preserve the appeal and integrity of a neighborhood as well as moderate adverse visual impacts associated with development. In addition, the site does not have unique circumstances or topographical features to justify both the interior street setback reduction and the rear yard setback for the garage. These requests are a self-imposed hardship; therefore, staff does not support these requests.

Waiver of Development Standards #3:

The intent of freeway (street) landscaping is to enhance the perimeter of the site. There does not appear to be any easements in this location that would prevent installation of street landscaping of any sort. Urban Specific Policy 97 of the Comprehensive Master Plan encourages landscaping adjacent to public rights-of-way on the perimeter of developments to improve visual quality; therefore, staff recommends denial.

Design Review

Staff believes the buildings and overall project are not in harmony with the planned and approved land uses with regard to scale and bulk. In addition, the design review is contingent upon approval of the use permit and associated waivers, which staff does not support. Staff is concerned with the amount of waivers being requested as they relate to this project; therefore, staff does not support the design review as proposed.

**Public Works - Development Review**

Waiver of Development Standards #4a

Staff finds the reduced throat depth for the garage driveway on the west side of Ensworth Street will create traffic hazards. In this area, Ensworth Street only exists from Wigwam Avenue on the north to a cul-de-sac approximately 500 feet south of Ford Avenue. Although Ensworth Street does not currently see much vehicular traffic, it is designated to be a frontage road from the 215 Beltway south to St. Rose Parkway, and once the frontage road is complete traffic volumes will increase substantially. With only 12 feet of driveway throat, the potential of vehicles stacking into the street is likely and creates a dangerous situation. Therefore, staff cannot support this request.

Waiver of Development Standards #4b

Staff has no objection to the reduced driveway width for the driveway on Ford Avenue and the driveway on the east side of Ensworth Street as the driveways will only be used for trash collection and emergency access.

Waiver of Development Standards #5

Staff can support the non-standard improvements within Ensworth Street since the street is not being developed to the full width at this time.

### **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:

- 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 25.5 feet to the back of sidewalk on the west side of Ensworth Street with a 4.5 foot roadway easement, 20.5 feet to the back of curb on the east side of Ensworth Street with a 9.5 foot roadway easement and a 5 foot pedestrian access easement, all other necessary easements, and associated spandrels;
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

#### **Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no

longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0030-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** FORD PARTNERSHIP LLC  
**CONTACT:** RAD STUDIO LLC, 197 E. CALIFORNIA STREET SUITE 300, LAS VEGAS, NV 89104

DRAFT



# LAND USE APPLICATION 1A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input 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>1/9/20</u> PLANNER ASSIGNED: <u>swd</u> ACCEPTED BY: <u>swd</u> FEE: <u>1,825</u> CHECK #: <u>0.124</u> COMMISSIONER: <u>W-N</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-20-0022</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>2/12</u> TIME: <u>6pm</u> PC MEETING DATE: <u>3/3/20</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>C-T</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Ford Partnership LLC - Brock Metzka</u> ADDRESS: <u>197 E. California St. Suite #300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702.665.6989</u> CELL: _____ E-MAIL: <u>bmetzka@yahoo.com</u>	
	<b>APPLICANT</b>	NAME: <u>Ford Partnership LLC - Brock Metzka</u> ADDRESS: <u>197 E. California St Suite #300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702.665.6989</u> CELL: _____ E-MAIL: <u>bmetzka@yahoo.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Ryan Allord</u> ADDRESS: <u>197 E. California St. Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702.340.6180</u> CELL: _____ E-MAIL: <u>Ryan@RADstudiolv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-17-701-011, -012, -013

PROPERTY ADDRESS and/or CROSS STREETS: Ensworth St / W. Ford Avenue

PROJECT DESCRIPTION: 150 unit multifamily apartment building with 2 story detached garage structure

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

Brock Metzka  
 Property Owner (Signature)\*

Brock Metzka  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 19, 2019 (DATE)  
 By Brock Metzka

NOTARY PUBLIC: Sierra Heckman



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.

December 30, 2019



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

UP-20-0022

**Re:** Justification Letter  
Application for Use Permit and Design Review with request for Waivers of Development Standards / & Vacation application  
Parcel #177-17-701-011, -012, -013  
Address: Ensworth St & West Ford Avenue

To Whom It May Concern:

On behalf of the applicant, we respectfully request your review and approval of this application for a 5 story, 150 unit, 182,000 s.f. apartment building with a 3 story 110,000 s.f. parking garage located on parcels listed above which are currently zoned H-1 (Limited resort and Apartment district) with a CT (commercial tourist) planned land use. Total acreage for the 3 parcels is 3.75 total acres with a vacation & abandonment requirement for a designated right of way with the continuation of Ensworth south to W Ford and W Ford from centerline of street, east to west of the southern property line. This vacation of Ensworth essentially divides the proposed development in two, separating the garage component from the apartment component. This we feel creates an undue hardship as the land was acquired with the understanding that County Public Works was going to abandon Ensworth for a new 60' right of way easement to the western edge of parcel which abuts interstate 15. This was to be designated by the county as a new future frontage road. Due to a county reversal we were left to develop the property with Ensworth dividing the proposed project. We are proposing a skybridge to connect the two components and have had discussion with Erik Denman in PW in regards to this as well as an encroachment into the ROW with the formation of an L & M agreement. These emails are attached to this justification letter and represented on the submitted plans.

Under Title 30 Table 30.40-7 a residential use within an H-1 district is a special use permit request and the project must conform to the R-5 development standards on table 30.40-3.

The goals of this project are to create a well-designed apartment rental product with numerous high-end amenities targeted toward a younger demographic. The product closely aligns with other adjacent developments, specifically Loft5 and recently completed Kaktus Life apartments. All of which, our proposal included, are a loft type product were residents access units from a central corridor verses the more common exterior access apartment product type. This design approach is similar to more dense urban environments and we feel creates a more luxurious aesthetic that resembles a resort/hospitality property. Some of the amenities that are provide are a luxurious courtyard pool, with fire pits, cabanas, bbq and lounge spaces, 3,000 s.f. gym facility, residence party room, roof top view deck facing the strip, outdoor basketball court and interior lounge and theater space.

The waivers to development standards that we are requesting are in some part due to the aforementioned hardship and other requests are needed to hit target unit counts to make the project financially viable.

**RADstudio LLC**  
197 E. California St Suite 300  
Las Vegas, NV 89104  
e: [Ryan@RADstudiolv.com](mailto:Ryan@RADstudiolv.com)  
p: 702.340.6180



- 1) Building Height per R-5 standards allow for 50' where we are requesting 74'. This would be needed to allow for the 5<sup>th</sup> story and hit target unit counts.  
Justification: adjacent properties to the north and south are apartment complexes where carports or parking spaces abut the shared property lines, so setback of all surrounding buildings exceed zoning minimums. The increase we feel is minimal and will not have an adverse effect on these adjacent properties. Similarly our setbacks at these locations are well beyond the requirement for R-5 creating a significant buffer between properties. Lastly under Title 30 Table 30.40-7 a typical H-1 zoned property is allowed 100' in height for a resort use property so it is possible that the property could have been developed in a height greater than we are proposing
- 2) Setbacks for garage / Freeway buffer and Front Setback. Figure 30.64-4 Freeway buffer and setback requirements per R-5 rear setback requirements (table 30.40-3) requires 20' with landscape freeway buffer. We request to have the rear setback reduced to 3' and remove the requirement for the landscape buffer. Currently between the proposed setback and the freeway there is an approximate 6-8' high berm which raises up to an assumed 18-20' concrete sound wall. (see attached photos) We feel a landscape buffer would be unnecessary as it would not be visible from the freeway, nor do we feel there is need to provide a buffer for a parking garage to a freeway. The reduction in rear setback also aligns with the structures use as a parking garage, where we feel the proximity to the freeway is appropriate for the utilitarian function. Similarly the front setback where 20' is required we are proposing 10'. In order to make this project viable and the split parcel usable this parking structure is critical and with front and rear setback requirements it would not be possible. PW is requesting of our property only a 30' dedication from centerline of Ensworth, this exceeds dedications on parcels to the north and south of our property (20' and 25' dedications). If we were held to the same dedication standard, we would be meeting the front 20' setback requirement, so we would appreciate the reduction be permitted. Because the street section is only 20' not 30' we have 20' of separation from back of curb to garage, so we will have sufficient space for landscaping and an attached sidewalk.
- 3) Encroachment of Ensworth Street ROW of 10' on the east side of the street. In discussions with Public Works (emails attached) regarding the frontage road easement and reversal to maintain the Ensworth right of way. We requested the encroachment for 2 reasons, one is an effort to reduce the speeds of vehicular traffic so residents can more safely cross the street for building access and two to provide loading zones within this 10' for easier accessibility of moving trucks and also to allow for quicker drop off/pick up access to residents where crossing the street with items such as groceries could be an encumbrance. In discussions with PW they found this to be acceptable given an L&M agreement would be in place.
- 4) Per CCAUSD 222.1, throat depth requirement. At the garage per aforementioned table a parking structure of over 201 vehicles requires a throat depth of 150' minimum. Given the shallow depth of the lot this would not be attainable. Our justification for the removal of this requirement is we would not be providing restricted access into the garage. So no mechanical gates, closers or obstructions. Vehicles can pull in and continue into the garage without pause. So we don't believe there will be any backlog of vehicles entering the parking structure to halt traffic on Ensworth.



We feel this project will be a great contribution and variety to the existing adjacent surrounding apartment uses in the area and will provide a new and unique service to the community and we would appreciate the acceptance of our proposal.

Sincerely,



Ryan Allard, RA NCARB

**RADstudio LLC**  
197 E. California St Suite 300  
Las Vegas, NV 89104  
e: [Ryan@RADstudio.com](mailto:Ryan@RADstudio.com)  
p: 702.340.6180

EASEMENTS  
(TITLE 30)

ENSWORTH ST/FORD AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-20-0023-FORD PARTNERSHIP, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Parvin Street and I-15 and between Ford Avenue and Wigwam Avenue within Enterprise (description on file). MN/sd/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
177-17-701-011 through 177-17-701-013

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

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

The plans depict the vacation and abandonment of 33 foot wide government patent easements located on 3 separate parcels associated with the development of a multiple family residential development. The patent easements are as follows:

APN: 177-17-701-011; Vacate and abandon 33 foot wide government patent easements located on the north, west and south property lines of the subject parcel.

APN: 177-17-701-012; Vacate and abandon 33 foot wide government patent easements located on the north and east property lines of the subject parcel and 3 foot wide government patent easements along the west and south property lines of subject parcel.

APN: 177-17-701-013; Vacate and abandon 33 foot wide government patent easements located on the north, west and east property lines of the subject parcel.

The applicant states that these easements are no longer needed for future development of these parcels and approval of this application will allow for their development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0813-05	Vacate and abandon 33 foot wide government patent easements - expired	Approved by PC	July 2005
TM-0302-05	Residential 72 condominium unit - expired	Approved by PC	July 2005
ZC-0507-05	Reclassified 3.7 acres from R-E and H-2 zoning to H-1 zoning with a use permit for residential condominiums, live-work home units, commercial uses and increase building height; waived standards for setbacks, driveway widths, enclosed trash area, on-site parking and parking in right-of-way with a design review for residential condominium	Approved by BCC	May 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	H-1	Undeveloped/
East	Commercial Tourist	H-1	Undeveloped
South	Business and Design/Research Park	H-1	Condominium development
West	Business and Design/Research Park & I-15	H-2	Wholesale/nursery

**Related Applications**

Application Number	Request
UC-20-0022	Use permit and design review for multiple family residential in an H-1 zone with waivers for increase building height, reduced setbacks, eliminate freeway landscaping and modified driveway standards, 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.

**Public Works - Development Review**

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

**Staff Recommendation  
Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 25.5 feet to the back of sidewalk on the west side of Ensworth Street with a 4.5 foot roadway easement, 20.5 feet to the back of curb on the east side of Ensworth Street with a 9.5 foot roadway easement and a 5 foot pedestrian access easement, all other necessary easements, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

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

**APPLICANT: FORD PARTNERSHIP LLC  
CONTACT: RAD STUDIO LLC, 197 E. CALIFORNIA STREET SUITE 300, LAS VEGAS,  
NV 89104**





# VACATION APPLICATION

# 2A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>1/9/20</u>	APP. NUMBER: <u>VS-20-0023</u>
		PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC: <u>Enterprise</u>
		ACCEPTED BY: <u>SWD</u>	TAB/CAC DATE: <u>2/12</u> TIME: <u>6PM</u>
		FEE: <u>875</u> CHECK #: <u>0123</u>	PC MEETING DATE: <u>3/3/20</u>
		COMMISSIONER: <u>M-N</u>	BCC MTG DATE: _____
		OVERLAY(S)? _____	ZONE / AE / RNP: <u>H-1</u>
		TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	PLANNED LAND USE: <u>C-T</u>

PROPERTY OWNER	NAME: <u>Ford Partnership LLC - Brock Metzka</u>
	ADDRESS: <u>197 E. California Ave Suite 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u>
	TELEPHONE: <u>702.665.6989</u> CELL: _____
	E-MAIL: <u>bmetzka@yahoo.com</u>

APPLICANT	NAME: <u>Ford Partnership LLC - Brock Metzka</u>
	ADDRESS: <u>197 E. California Ave Suite 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u>
	TELEPHONE: <u>702.665.6989</u> CELL: _____
	E-MAIL: <u>bmetzka@yahoo.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>RAD studio LLC - Ryan Allord</u>
	ADDRESS: <u>197 E. California Ave Suite 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u>
	TELEPHONE: <u>702.340.6180</u> CELL: _____
	E-MAIL: <u>ryan@RADstudiolv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-17-701-001,-012,-013

PROPERTY ADDRESS and/or CROSS STREETS: Ensworth St. / W. Ford Avenue  
Patent easements

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.

Brock Metzka  
 Property Owner (Signature)\*

Brock Metzka  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 12-30-19 (DATE)  
 By Brock Metzka  
 NOTARY PUBLIC: [Signature]



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

December 30, 2019



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

**Re:** Justification Letter  
Application for Use Permit and Design Review with request for Waivers of Development Standards / & Vacation application  
Parcel #177-17-701-011, -012, -013  
Address: Ensworth St & West Ford Avenue

To Whom it May Concern:

On behalf of the applicant, we respectfully request your review and approval of this application for a 5 story, 150 unit, 182,000 s.f. apartment building with a 3 story 110,000 s.f. parking garage located on parcels listed above which are currently zoned H-1 (Limited resort and Apartment district) with a CT (commercial tourist) planned land use. Total acreage for the 3 parcels is 3.75 total acres with a vacation & abandonment requirement for a designated right of way with the continuation of Ensworth south to W Ford and W Ford from centerline of street, east to west of the southern property line. This vacation of Ensworth essentially divides the proposed development in two, separating the garage component from the apartment component. This we feel creates an undue hardship as the land was acquired with the understanding that County Public Works was going to abandon Ensworth for a new 60' right of way easement to the western edge of parcel which abuts interstate 15. This was to be designated by the county as a new future frontage road. Due to a county reversal we were left to develop the property with Ensworth dividing the proposed project. We are proposing a skybridge to connect the two components and have had discussion with Erik Denman in PW in regards to this as well as an encroachment into the ROW with the formation of an L & M agreement. These emails are attached to this justification letter and represented on the submitted plans.

Under Title 30 Table 30.40-7 a residential use within an H-1 district is a special use permit request and the project must conform to the R-5 development standards on table 30.40-3.

The goals of this project are to create a well-designed apartment rental product with numerous high-end amenities targeted toward a younger demographic. The product closely aligns with other adjacent developments, specifically Loft5 and recently completed Kaktus Life apartments. All of which, our proposal included, are a loft type product where residents access units from a central corridor versus the more common exterior access apartment product type. This design approach is similar to more dense urban environments and we feel creates a more luxurious aesthetic that resembles a resort/hospitality property. Some of the amenities that are provided are a luxurious courtyard pool, with fire pits, cabanas, bbq and lounge spaces, 3,000 s.f. gym facility, residence party room, roof top view deck facing the strip, outdoor basketball court and interior lounge and theater space.

The waivers to development standards that we are requesting are in some part due to the aforementioned hardship and other requests are needed to hit target unit counts to make the project financially viable.

**RADstudio LLC**  
197 E. California St Suite 300  
Las Vegas, NV 89104  
e: [Ryan@RADstudiolv.com](mailto:Ryan@RADstudiolv.com)  
p: 702.340.6180



- 1) Building Height per R-5 standards allow for 50' where we are requesting 74'. This would be needed to allow for the 5<sup>th</sup> story and hit target unit counts.  
Justification: adjacent properties to the north and south are apartment complexes where carports or parking spaces abut the shared property lines, so setback of all surrounding buildings exceed zoning minimums. The increase we feel is minimal and will not have an adverse effect on these adjacent properties. Similarly our setbacks at these locations are well beyond the requirement for R-5 creating a significant buffer between properties. Lastly under Title 30 Table 30.40-7 a typical H-1 zoned property is allowed 100' in height for a resort use property so it is possible that the property could have been developed in a height greater than we are proposing
- 2) Setbacks for garage / Freeway buffer and Front Setback. Figure 30.64-4 Freeway buffer and setback requirements per R-5 rear setback requirements (table 30.40-3) requires 20' with landscape freeway buffer. We request to have the rear setback reduced to 3' and remove the requirement for the landscape buffer. Currently between the proposed setback and the freeway there is an approximate 6-8' high berm which raises up to an assumed 18-20' concrete sound wall. (see attached photos) We feel a landscape buffer would be unnecessary as it would not be visible from the freeway, nor do we feel there is need to provide a buffer for a parking garage to a freeway. The reduction in rear setback also aligns with the structures use as a parking garage, where we feel the proximity to the freeway is appropriate for the utilitarian function. Similarly the front setback where 20' is required we are proposing 10'. In order to make this project viable and the split parcel usable this parking structure is critical and with front and rear setback requirements it would not be possible. PW is requesting of our property only a 30' dedication from centerline of Ensworth, this exceeds dedications on parcels to the north and south of our property (20' and 25' dedications). If we were held to the same dedication standard, we would be meeting the front 20' setback requirement, so we would appreciate the reduction be permitted. Because the street section is only 20' not 30' we have 20' of separation from back of curb to garage, so we will have sufficient space for landscaping and an attached sidewalk.
- 3) Encroachment of Ensworth Street ROW of 10' on the east side of the street. In discussions with Public Works (emails attached) regarding the frontage road easement and reversal to maintain the Ensworth right of way. We requested the encroachment for 2 reasons, one is an effort to reduce the speeds of vehicular traffic so residents can more safely cross the street for building access and two to provide loading zones within this 10' for easier accessibility of moving trucks and also to allow for quicker drop off/pick up access to residents where crossing the street with items such as groceries could be an encumbrance. In discussions with PW they found this to be acceptable given an L&M agreement would be in place.
- 4) Per CCAUSD 222.1, throat depth requirement. At the garage per aforementioned table a parking structure of over 201 vehicles requires a throat depth of 150' minimum. Given the shallow depth of the lot this would not be attainable. Our justification for the removal of this requirement is we would not be providing restricted access into the garage. So no mechanical gates, closers or obstructions. Vehicles can pull in and continue into the garage without pause. So we don't believe there will be any backlog of vehicles entering the parking structure to halt traffic on Ensworth.



We feel this project will be a great contribution and variety to the existing adjacent surrounding apartment uses in the area and will provide a new and unique service to the community and we would appreciate the acceptance of our proposal.

Sincerely,

Ryan Aford, RA NCARB

**RADstudio LLC**  
197 E. California St Suite 300  
Las Vegas, NV 89104  
e: [Ryan@RADstudio.lv.com](mailto:Ryan@RADstudio.lv.com)  
p: 702.340.6180

EASEMENT/RIGHTS-OF-WAY  
(TITLE 30)

BLUE DIAMOND RD/RAINBOW BLVD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0081-KULAR, GULZAR SINGH:**

**VACATE AND ABANDON** an easement of interest to Clark County located between Blue Diamond Road and Agate Avenue (alignment) and between Rainbow Boulevard and Inspiration Drive (alignment) and a portion of right-of-way being Rainbow Boulevard located between Blue Diamond Road and Agate Avenue (alignment) and Agate Avenue (alignment) between Rainbow Boulevard and Inspiration Drive (alignment) within Enterprise (description on file). M/jor/ja  
(For possible action)

**RELATED INFORMATION:**

**APN:**

176-23-201-016; 176-23-201-017

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL.

**BACKGROUND:**

**Project Description**

The plans depict a request to vacate and abandon a drainage easement (Document No. 20030805:00860) located along the west property line of Assessor's Parcel Number (APN): 176-23-201-017. The applicant is also requesting to vacate the following portions of rights-of-way along Rainbow Boulevard and Agate Avenue (alignment) to be vacated: BLM Grant N-74332, BLM Grant N-75198, and the recorded portion of right-of-way via Document No. 901-723758. Vacating these rights-of-way and drainage easement is necessary for development of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-18-0877	Vacated easements	Approved by BCC	December 2018
WC-18-40241 (ZC-0532-04)	Waived a condition of a zone change requiring the recordation of perpetual cross access, ingress/egress, and parking easements, if the properties are subdivided or developed independently	Approved by BCC	December 2018

Application Number	Request	Action	Date
ZC-0532-04	Reclassified 7.5 acres from H-2 and C-1 zoning to C-2 zoning	Approved by BCC	May 2004

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Retail store under construction
South	Business and Design/Research Park	C-2	Undeveloped
East	Commercial General	H-2	Undeveloped
West	Commercial General	C-2	Convenience store with gasoline pumps and undeveloped parcel

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

### 3 Related Applications

Application Number	Request
WS-20-0080	A waiver of development standards and design review for a convenience store, gasoline pumps, vehicle wash, restaurant with a drive-thru, and smog check kiosk is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

#### Public Works – Development Review

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

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

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

the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include a minimum of 55 feet to the back of curb for Rainbow Boulevard and the associated spandrel;
- Applicant shall coordinate with Public Works - Traffic Management to clarify the extent of the vacation and the necessary dedication for Rainbow Boulevard;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Fire Prevention**

- No Comments

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

- The Clark County Water Reclamation District (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-0081-20; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/right-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

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

**APPLICANT: GULZAR SINGH KULAR  
CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074**





# VACATION APPLICATION 3A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>	<b>STAFF</b>	DATE FILED: <u>1/30/20</u>	APP. NUMBER: <u>VS-20-0081</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS)		PLANNER ASSIGNED: <u>JOR</u>	TAB/CAC <u>Enterprise</u>
<input checked="" type="checkbox"/> EASEMENT(S)	ACCEPTED BY: _____	TAB/CAC DATE: <u>2/20</u> TIME: <u>6pm</u>	PC MEETING DATE: <u>3/17/20</u>
<input checked="" type="checkbox"/> RIGHT(S)-OF-WAY	FEE: <u>875</u> CHECK #: <u>105</u>	COMMISSIONER: <u>JJ</u>	BCC MTG DATE: _____
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	OVERLAY(S)? <u>MMR</u>	OVERLAY(S)? <u>MMR</u>	ZONE / AE / RNP: <u>C2 C6</u>
	TRAILS? <input checked="" type="checkbox"/> YN	PFNAT? <input checked="" type="checkbox"/> YN	PLANNED LAND USE: <u>C6</u>

<b>PROPERTY OWNER</b>	NAME: <u>Gulzar Singh Kular</u>
	ADDRESS: <u>955 Temple View Dr.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u>
	TELEPHONE: <u>702-306-7872</u> CELL: <u>702-306-7872</u>
	E-MAIL: <u>kularg91@gmail.com</u>

<b>APPLICANT</b>	NAME: <u>Gulzar Kular</u>
	ADDRESS: <u>955 Temple View Dr.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u>
	TELEPHONE: <u>702-306-7872</u> CELL: <u>702-306-7872</u>
	E-MAIL: <u>kularg91@gmail.com</u> REF CONTACT ID #: <u>199090</u>

<b>CORRESPONDENT</b>	NAME: <u>JOHN VORNSAND</u>
	ADDRESS: <u>62 SWAN CIRCLE</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>702-869-2932</u> CELL: _____
	E-MAIL: <u>LANDUSEPLANNING@EMBARQMAIL.COM</u> REF CONTACT ID #: <u>165449</u>

ASSESSOR'S PARCEL NUMBER(S): 176-23-201-017 X016

PROPERTY ADDRESS and/or CROSS STREETS: NEC Blue Diamond and Rainbow

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

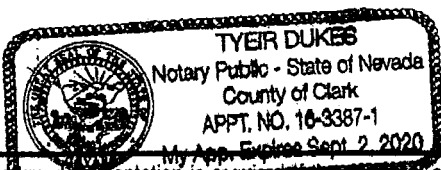
Gulzar Singh Kular  
 \_\_\_\_\_  
 Property Owner (Signature)\*

GULZAR SINGH KULAR  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 1-15-2020 (DATE)  
 By Gulzar Singh Kular

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



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

1/29/20

**Gulzar Kular**

955 Temple View Dr.  
Las Vegas, NV 89110  
702-306-7872  
[kular91@gmail.com](mailto:kular91@gmail.com)

VS-20-0081

Re: Justification Letter for Vacation of Easements and Patents NEC Blue Diamond and Rainbow

Applicant is requesting to vacate:

Drainage Easement 20030805:860  
Public Right of Way 901:723758  
Public Right of Way 20011221:805  
Public Right of Way 20030805:860  
Public Right of Way 20020918:510

Vacations be completed per the request of Clark County Public Works.

Sincerely,  
Gulzar Kular



CONVENIENCE STORE  
(TITLE 30)

BLUE DIAMOND RD/RAINBOW BLVD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-20-0080-KULAR GULZAR SINGH:**

**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEW** for a convenience store with gasoline pumps, vehicle wash, smog check kiosk, and a restaurant with a drive-thru on 2.2 acres in a C-2 (General Commercial) Zone.

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

**RELATED INFORMATION:**

**APN:**

176-23-201-016; 176-23-201-017

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce the driveway throat depth to 8 feet, 6 inches where 25 feet is the standard per Clark County Uniform Standard Drawing 222.1 (a 68% decrease).
- b. Reduce the driveway departure distance to 162 feet, 4 inches where 190 feet is the standard per Clark County Uniform Standard Drawing 222.1 (a 15% decrease).

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.2
- Project Type: Convenience store with gasoline pumps, vehicle wash, smog check kiosk, restaurant with a drive-thru
- Number of Stories: 1
- Building Height (feet): 24 (maximum)
- Square Feet: 5,210 (Convenience store)/2,500 (Restaurant)/2,400 (vehicle wash)/5,117 (Gasoline pump fuel canopy)/80 (smog check kiosk)
- Parking Required/Provided: 46/48

### Site Plan

The site plan depicts a commercial development on the northeast corner of Rainbow Boulevard and Blue Diamond Road. The applicant is proposing the following structures on the site: a convenience store with gasoline pumps, a vehicle wash, a smog check kiosk, and a restaurant lease space with a drive-thru. Per the site plan, access to the site is via commercial driveways along Blue Diamond Road (southeast corner of the site), and on the northwest corner of the site (along Rainbow Boulevard). The proposed vehicle wash building is located along the north property line. The vehicle wash building is rectangular in shape and is oriented east to west. Vehicles will enter the car wash building on the east side, and exit on the west side of the building. Parking spaces are also available for customers on the south side of the car wash building.

The proposed convenience store is centrally located on the site. The design of the convenience store includes the restaurant lease space on the west side of the building, and the drive-thru is on the north side of the rectangular shaped convenience store structure. The gasoline pumps are south of the convenience store, and a smog check kiosk is located on the southwest corner of the site. Parking spaces are located on the south side of the convenience store and along the west property line. The site also include a trash enclosure along the east property line, pedestrian walkways, and 48 parking spaces where 46 parking spaces are required.

### Landscaping

Per the landscaping plan, 24 inch box trees and 5 gallon shrubs will be planted along the east, south, and north property lines. The applicant also provides landscape finger islands within the parking areas, and south of the vehicle wash building. The vehicle wash building is screened from Rainbow Boulevard by the landscape planter.

### Elevations

Per the plans, the design of the buildings include the following: stucco finish, stucco reveals and pop-outs, decorative foam trim with a stucco finish, a parapet roof, and aluminum door and window systems. The convenience store building has an overall height of 24 feet. The smog check kiosk has an overall height of 14 feet, and the vehicle wash building has an overall height of 20 feet. The fuel canopy has an overall height of 21 feet and is constructed of an aluminum composite material. The applicant is proposing subdued neutral tones for the exterior paint selection as well as stone veneer to add some architectural interest.

### Floor Plans

Per the floor plans, the car wash building includes the vehicle wash tunnel and an equipment room and has an overall area of 2,400 square feet. The convenience store portion of the building includes the retail area, storage rooms, cooler areas, restrooms, gaming area, and a cashier station. The convenience store has an overall area of 5,210 square feet. The restaurant lease space has an area of 2,500 square feet and is a blank canvas for any future tenants. The smog check building has an overall area of 80 square feet.

### Signage

Signage is not a part of this request.

**Applicant's Justification**

The proposed development is a great addition to the surrounding neighborhood since the project offers a convenience store, vehicle wash, gasoline pumps, a potential restaurant, and a smog check kiosk. The design of the project is compatible and should not pose any negative impacts to the immediate area. The waivers of development standards are imperative in order to accommodate the variety of structures/uses on-site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-18-0877	Vacated easements	Approved by BCC	December 2018
WC-18-400241 (ZC-0532-04)	Waived a condition of a zone change requiring the recordation of perpetual cross access, ingress/egress, and parking easements, if the properties are subdivided or developed independently	Approved by BCC	December 2018
ZC-0532-04	Reclassified 7.5 acres from H-2 and C-1 zoning to C-2 zoning	Approved by BCC	May 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Retail store under construction
South	Business and Design/Research Park	C-2	Undeveloped
East	Commercial General	H-2	Undeveloped
West	Commercial General	C-2	Convenience store with gasoline pumps and undeveloped parcel

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

**Related Applications**

Application Number	Request
VS-20-0081	A vacation and abandonment request for an easement and rights-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

**Waivers of Development Standards**

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a

substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

#### Design Review

The proposed development is compatible with the surrounding land use and commercial development within the area. The overall design, site layout, and architectural features of the convenience store, gasoline pumps, vehicle wash, restaurant with a drive-thru, and smog check kiosk are harmonious and should not pose any negative effects. The proposed project supports Goal #67 of the Clark County Comprehensive Master Plan which in part, states the following: appropriate buffers, setbacks, drought-tolerant landscaping, building height and materials should be considered and integrated into commercial developments. Staff has no objection to the design review.

#### **Public Works – Development Review** Waiver of Development Standards #1a

The reduction in the throat depth on Rainbow Boulevard is a self-imposed hardship that would create a safety hazard. The traffic movements into the site come to immediate conflicts with the exiting movements of both the car wash and the drive-thru restaurant. Therefore, staff cannot support this request.

#### Waiver of Development Standards #1b

A site redesign would allow the commercial driveway to meet the minimum departure distance standard, therefore staff cannot support this self-imposed hardship.

#### **Staff Recommendation**

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

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

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

##### **Current Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- All smog related activities, including vehicles waiting for services, shall only take place within designated parking spaces.

- 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 a minimum of 55 feet to the back of curb for Rainbow Boulevard and the associated spandrel;
- Applicant shall coordinate with Public Works - Traffic Management to clarify the extent of the vacation and the necessary dedication for Rainbow Boulevard;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Fire Prevention**

- No Comments

**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 #0063-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: GUIZAR SINGH KULAR**

**CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074**





# LAND USE APPLICATION 4A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

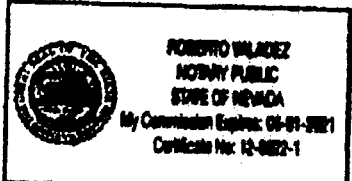
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>1/30/20</u> PLANNER ASSIGNED: <u>JR</u> ACCEPTED BY: _____ FEE: <u>\$1,150</u> CHECK #: <u>103</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-20-0080</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>2/26</u> TIME: <u>6pm</u> PC MEETING DATE: <u>3/17/20</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C2</u> PLANNED LAND USE: <u>UG</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y (N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Gulzar Singh Kular</u> ADDRESS: <u>955 Temple View Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>(702) 306-7872</u> CELL: _____ E-MAIL: <u>kularg91@gmail.com</u>	
	<b>APPLICANT</b>	NAME: <u>Gulzar Singh Kular</u> ADDRESS: <u>955 Temple View Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>(702) 306-7872</u> CELL: _____ E-MAIL: <u>kularg91@gmail.com</u> REF CONTACT ID #: <u>199690</u>	
	<b>CORRESPONDENT</b>	NAME: <u>John Vornsand, AICP</u> ADDRESS: <u>62 Swan Circle</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 896-2932</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>165449</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-23-201-016 & 017

PROPERTY ADDRESS and/or CROSS STREETS: NEC Blue Diamond/Rainbow

PROJECT DESCRIPTION: Convenience Store, Gasoline Station, Vehicle Wash, Retail Store, Smog Check

(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.

<p><u>Gulzar K</u>          Property Owner (Signature)*</p> <p>STATE OF <u>Nevada</u>          COUNTY OF <u>Clark</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>January 13<sup>th</sup>, 2020</u> (DATE)          By <u>Gulzar Singh Kular</u></p> <p>NOTARY PUBLIC: _____</p>	<p><u>GULZAR S. KULAR</u>          Property Owner (Print)</p>	
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JOHN VORNSAND, AICP  
Planning & Zoning Entitlements  
62 SWAN CIRCLE  
HENDERSON, NEVADA 89074  
Phone (702) 896-2932  
Email: landuseplanning@embarqmail.com

WS-20-0080

January 16, 2020

RE: Justification Letter - NEC Blue Diamond/Rainbow

A Design Review and Waiver of Development Standards is requested for a 5,210 square foot convenience market, gasoline station, vehicle wash, 2,500 square foot restaurant/retail with drive-thru and smog check kiosk in a C-2.(General Commercial) Zone The adjacent property to the North is zoned C-2 and approved for a retail store presently under construction To the East is vacant property zoned H-2 and designated as Commercial General on the Enterprise Land Use Guide.

The convenience market and restaurant buildings are at a height of 24' to the top of the decorative parapet. The vehicle wash is located on the North side of the property at a height of 20'. A smog check kiosk is located at the Southwestern portion of the site. All buildings are painted stucco construction. Landscaping is provided on both frontages per Title 30 requirements. The sidewalk on Blue Diamond Road is existing and attached and a detached sidewalk is proposed on Rainbow Boulevard. Parking is in excess of Title 30 requirements and bicycle parking is also provided.

A Waiver of Development Standards is requested for modified driveway geometrics. The driveway on Rainbow Boulevard has a throat depth of 8'6" where 25' is required and the driveway on Blue Diamond Road has a throat depth of 16'6" where 25' is required. Also, to reduce the departure separation for the driveway on Rainbow Boulevard from Blue Diamond Road to 162'6" where 190 feet is required. A 190 foot separation would place the driveway at the extreme Northern end of the property in a location where the minimum driveway widths could not then be accommodated.

SINCERELY

  
John Vornsand, AICP



SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

PEBBLE RD/PARK ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-20-0108-USA:**

**ZONE CHANGE** to reclassify 15.7 acres 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 setbacks; 3) establish alternative yards for residential lots; and 4) alternative residential driveway geometrics.

**DESIGN REVIEWS** for the following: 1) single family residential development; 2) hammerhead street design; and 3) increase the finished grade.

Generally located on the south side of Pebble Road (alignment) and the east side of Park Street within Enterprise (description on file). M/pb/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

176-19-501-029

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase block wall height to 12 feet (up to 6 foot retaining with a 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with a 6 foot screen wall) is permitted per Section 30.64.050 (a 33.3% increase).
2. Reduce the rear setback to 6 feet where 15 feet is required per Table 30.40-2 (a 60% reduction).
3. Establish alternative yards for 7 lots in a proposed single family residence where yards are established per Chapter 30.56.
4. Reduce the separation for a driveway to the back of curb radius for a street intersection to 6 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 50% reduction).

**DESIGN REVIEWS**

1. A proposed single family residential development.
2. Allow streets terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawings is preferred per Section 30.56.080
3. Increase finished grade up to 72 inches above the grade of an adjacent residential use where 18 inches is the standard per Section 30.32.040 (a 300% increase).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 15.7
- Number of Lots: 112
- Density (du/ac): 7.13
- Minimum/Maximum Lot Size (square feet): 3,325/15,701
- Project Type: Single family residential
- Number of Stories: 1 & 2
- Building Height (feet): Up to 26
- Square Feet: 1,735 to 2,754

**Neighborhood Meeting Summary**

This request is for a nonconforming zone change to reclassify approximately 15.7 acres from an R-E zone to an R-2 zone and includes waivers of development standards and design reviews for a single family residential development. The applicant conducted a neighborhood meeting at the Hampton Inn and Suites on December 5, 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 10 neighbors attended the meeting. The property owners were supportive but expressed concerns about traffic and lot sizes and orientation near existing development.

**Site Plans**

The plans depict a residential development totaling 112 single family lots and 5 common area lots on 15.7 acres. The density of the residential subdivision is 7.13 dwelling units per acre. The lots range in size from a minimum of 3,325 square feet to a maximum of 15,701 square feet. The lots will have 2 points of access from Pebble Road and 1 point of access from Raven Avenue via 49 foot wide internal public streets with attached sidewalks. Two of the streets terminate in a hammerhead design, one in the center of the development perpendicular to Pebble Road, another in the southern portion parallel to Raven Avenue. There are 3 lots on the western portion of the site with frontage and access on Park Street. There are 7 lots on the southern portion of the site with alternative yards that will access Raven Avenue. Those lots will be side loaded and oriented east to west with 5 foot setbacks from the south (front) property line and the north (rear) property line and 20 foot setbacks from the east and west (side) property lines. Lots 8 thru 10 (southeast corner of the site) will have rear yard setbacks of 10 feet and lots 39, 40, 41, and 72 adjacent to the hammerhead designs will have rear yard setbacks of 6 feet. The reduced separation for a driveway to the back of curb radius for a street intersection is required for lots 8, 13, 31, 49, 66, and 99 which are corner lots internal to the subdivision. The separation applies to lot 22 adjacent to Pebble Road and lot 102 adjacent to Raven Avenue. The increased wall height is for perimeter walls of the site. The plans also depict a proposed increase in finished grade to 72 inches for lots within the development. There are 5 common element lots for landscape areas.

**Landscaping**

The plans depict a 15 foot wide landscape area with a detached sidewalk along the north property line adjacent to Pebble Road and a 6 foot wide landscape area adjacent to an attached sidewalk along Raven Avenue to the south.

**Elevations**

The plans depict 3, single story model homes and four, 2 story model homes with 4 different elevations. The proposed models consist of a stucco exterior including a concrete tile roof with a pitched roof. The plans depict different options on the elevations such as varying rooflines and accents such as stone veneer and window trims.

**Floor Plans**

The floor plans depict single story homes ranging in size from 2,300 square feet to 2,754 square feet and 2 story model homes ranging in size from 1,735 square feet to 2,035 square feet. The model homes have options for multiple bedrooms, family room, great room, and includes 2 car garages.

**Applicant's Justification**

The applicant indicates the proposed zoning and design of the project are appropriate because they are consistent with the surrounding improvements in the area which are single family residential developments and the project will not have a substantial adverse effect of public facilities and services in the area. The hammerhead cul-de-sacs are needed due to the irregular shape of the property. The increased finished grade and wall height are required due to the topography of the site. The reduced rear yard setbacks are required for certain models with a 3 foot overhang and the side loaded lots will match the design of the existing development on the south side of Raven Avenue.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Rural Neighborhood Preservation (up to 2 du/ac), Residential Low (up to 3.5 du/ac), Public Facilities, & Commercial General	R-E	Undeveloped
South	Residential Low (up to 3.5 du/ac) & Residential Medium (3 du/ac to 14 du/ac)	R-2	Single family residential
East	Commercial General	R-E & C-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Single family residential & undeveloped

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

## Related Applications

Application Number	Request
TM-20-500030	A tentative map consisting of 112 single family residential lots is a companion item on this agenda.
LUP-20-700089	A request to redesignate the existing land use categories on the subject site and other adjacent parcels from RNP (Rural Neighborhood Preservation), CG (Commercial General), and PF (Public Facilities) to RS (Residential Suburban) is a related item on the April 14, 2020 PC 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 15.7 acre parcel of public land that is designated Public Facilities in the Enterprise Land Use Plan. This 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 County 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 which are compatible to the abutting developments. This request is following an established trend for public lands sold at auction for development 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 development adjacent to the site to the south. The property to the west is a mixture of developed and undeveloped single family residential lots in an R-E (RNP-I) zone. The properties to the east are designated Commercial General in the land use plan; therefore, the density and intensity of the proposed development are compatible with existing and planned land uses in the surrounding area and will act as a buffer between the R-E (RNP-I) zoned property to the west and the more intense uses proposed to the east.

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.

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 the applicable goals and policies.

#### **Summary**

##### **Zone Change**

There is a trend within the County to allow locations that have been sold by the BLM that are designated for Public Facilities to be reclassified to zoning districts that allow for more residential developments that are compatible with abutting developments. 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 of the Comprehensive Master Plan. 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**

Staff finds that the difference in grade between the northwestern and southeastern portions of the proposed single family residential development necessitates the installation of the requested retaining walls. Additionally, the proposed walls are decorative and in conformance with Urban Specific Policy 16 of the Comprehensive Master Plan which states, in part, that all new perimeter walls and fences should be decorative.

### Waiver of Development Standards #2

Staff finds this request is a self-imposed hardship since the setback reduction is only necessary due to the design and size of the proposed home models. The applicant has not provided any information to show unique issues on the lots such as easements or topographic features that would justify the setback reduction. The home models as designed are too big to fit on the lots within current Code requirements. The applicant has not proposed any mitigation for the reduced setback. The request does not comply with Urban Specific Policy 39 of the Comprehensive Master Plan which encourages appropriate buffers and setbacks with single family residential developments; therefore, staff cannot support this request.

### Waiver of Development Standards #3

Staff can support the waiver of development standards as requested since the alternative proposed by the applicant mitigates any potential impact of the relaxed standard. The request is for the lots on the southern portion of the site and matches the design on the south side of Raven Avenue which are side loaded lots. Similar requests have been approved with no known adverse impacts to the adjacent properties.

### Design Review #1

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that include varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. However, the design of the lot and street layouts are contingent upon approval of design review #2 and waiver of development standards #4, which staff does not support.

### Design Review #2

Title 30 restricts the use of the hammerhead design for the termination of streets with a radius cul-de-sac as the preferred design. Staff finds that since the development and adjacent lots are of sufficient area, with no known encumbrances or constraints, the County preferred design of a radius cul-de-sac could and should be accommodated. As with previous requests, staff is concerned that once designed with the building placement and driveway locations, the functional circulation will be impacted with cars that may be parked on the street. Staff finds the applicant has not provided a sufficient justification to allow the hammerhead design; and therefore, cannot support the request.

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

#### Waiver of Development Standards #4

Staff finds the request to reduce the distance from the back of curb radius (BCR) to the driveway to be a self-imposed hardship. Since the lots are adjacent to Pebble Road, which is an 80 foot wide collector street and Raven Avenue, which serves as a minor residential collector street compliance with the standard is of utmost importance. This will ensure that those wishing to gain access to the driveways can do so safely without impacting other drivers that are entering or exiting the subdivision. Staff cannot support this request.

### Design Review #3

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. Although staff does not have a practical problem with this request, staff recommends denial since the overall site design is not being supported.

### **Staff Recommendation**

Approval of the zone change, waivers of development standards #1 and #3; denial of waiver of development standards #2 and #4, and the design reviews. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 6, 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;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- 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 35 feet to the back of curb for Pebble Road, 30 feet for Raven Avenue, 30 feet for Park Street, and associated spandrels;
- Applicant shall apply for a Bureau of Land Management (BLM) grant necessary for paving on Bureau of Land Management (BLM) property;
- Applicant shall coordinate with Public Works for paving on any Clark County Public Works owned property.

- 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; R curb or roll curb must be used for any lots fronting a street with attached sidewalk, including, but limited to, Raven Avenue; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0629-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: ANN & 215, LLC**

**CONTACT: MARIA MORGAN, TRITON ENGINEERING, 6757 W. CHARLESTON BOULEVARD, SUITE B, LAS VEGAS, NV 89146**

**DRAFT**





# LAND USE APPLICATION 5A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input 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 #)	<b>STAFF</b>	DATE FILED: <u>2/6/20</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$3340.00</u> CHECK #: _____ COMMISSIONER: <u>JS</u> OVERLAY(S)? <u>MU13</u> PUBLIC HEARING? <input checked="" type="radio"/> Y <input type="radio"/> N TRAILS? Y / N _____ PFNA? <input checked="" type="radio"/> Y <input type="radio"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>N20-20-0108</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/11</u> TIME: <u>6:00p</u> PC MEETING DATE: <u>4/7/20</u> BCC MEETING DATE: <u>5/6/20</u> ZONE / AE / RNP: <u>REINA</u> PLANNED LAND USE: <u>RF</u> NOTIFICATION RADIUS: <u>1500</u> SIGN <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>ANN &amp; 215, LLC.</u> ADDRESS: <u>1081 WHITNEY RANCH DR., SUITE #141</u> CITY: <u>HENDERSON</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.com</u>	
	<b>APPLICANT</b>	NAME: <u>ANN &amp; 215, LLC.</u> ADDRESS: <u>1081 WHITNEY RANCH DR., SUITE #141</u> CITY: <u>HENDERSON</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.co</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>TRITON ENGINEERING</u> ADDRESS: <u>6757 W. CHARLESTON BLVD., SUITE B</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): Portion of 176-19-501-029

PROPERTY ADDRESS and/or CROSS STREETS: W. PEBBLE RD. btwn S. PARKS RD. & S. FT. APACHE RD

PROJECT DESCRIPTION: BLM 13 RAVEN & FT. APACHE

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

[Signature] Property Owner (Signature)\*  
David Jennings Property Owner (Print)

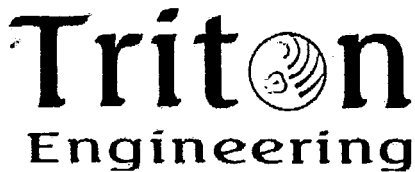
STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 20, 2019 (DATE)

By David Jennings  
 NOTARY PUBLIC: [Signature]



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



February 6, 2020

Phil Blount, Principal Planner  
Clark County Nevada  
Department of Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

*NZC-20-1008*

Subject: **BLM 13 RAVEN & FT. APACHE PROJECT DESCRIPTION & COMPELLING JUSTIFICATION LETTER REGARDING NON-CONFORMING ZONE CHANGE, WAIVERS, DESIGN REVIEWS ALONG WITH A TENTATIVE MAP**  
APN#: 176-19-501-029

As representatives of DR Horton, Inc., we respectfully request your consideration of the attached requests for a Non-Conforming Zone Change, Waivers, Design Reviews, and Tentative Map. The subject property is located within incorporated Clark County. The proposed site is situated between S. Park Avenue and S. Ft. Apache Road with W. Pebble Road bordering the North side of the property and Raven Avenue lining the South. This development is located within Section 19, Township 22, Range 60.

**Project Description**

DR Horton, Inc. is proposing to develop 112 single family detached residences on approximately 15.71 acres. This proposed 112 lot, single-family, detached residential development is consistent with the surrounding development in the area including the existing development to the south which is Medium Density R-2 and Rural Estates Residential to the West. The property to the North is zoned RE; Land Use Public Facility. The property to the East is designated for General Commercial.

**Non-Conforming Zone Change**

DR Horton, Inc. is requesting a non-conforming zone change from existing R-E zoning to R-2. Parcel 176-19-501-029 is currently PF (Public Facilities). We are requesting Land Use to be changed from P-F to R-S (Residential Suburban).

**Compelling Justification for Non-Conforming Zone Change**

1. The proposed NCZC boundary amendment is appropriate because it is consistent with the surrounding improvements in the area. Single-story detached homes are being proposed on Park Street and Raven Avenue which are consistent with the neighbors on the east and south borders. The remainder of the site are two-story detached single family homes which is consistent with the surrounding area and the development trends of housing.
2. Response is integrated into response above.
3. This approximately 16 acre development will not have a substantial adverse effect on the public facilities and services in the area as a result of this proposed non-conforming zone change.
4. The surrounding neighborhood and communities previously approved are residential and similar to this application.

Attached is an email from Michael Shannon on behalf of Commissioner Jones regarding the non-conforming zone change request.

### **Design Review for Single Family Residences**

DR Horton, Inc. is proposing a development that contains 112 lots on 15.71 acres, for a combined density of 7.13 per gross acre

The production models are 2,300, 2,538 and 2,754 and correspond with the square footages of the detached homes. These are two story homes with 4 bedrooms, 2 ½ baths and a bonus room to 5 bedrooms, 3 baths with a den. DR Horton is offering 3 different models with 4 elevations each and two car garages. These units will be single story. The height of these homes' ranges from 17' & 3 ¾" to 17' & 7" with concrete roofing. They feature one-coat stucco, decorative foam for trim and accents and some of the models have decorative stone veneer.

Additionally, the Bay (Blue Nile) Models 1735, 1835, 1935, 2035 with four different elevations to choose from and square footages corresponding to the model. These homes are two story and have 3 to 4 bedrooms with a great room or loft, 2.5 baths and a two-car garage. The height of these models is 25' & ¾". These homes are also designed with concrete roofing, stucco, foam for decorative features and some of the elevations available contain stonework.

All homes require a minimum lot size of 3,300 SF with the smallest being 3,325 SF, the largest 15,701 SF and an average of 4,399 SF. The largest lots are along Park Street and Raven Avenue and are being used as buffer's against the existing subdivisions. This development has public streets.

### **Design Review for 18" elevation**

We are also requesting a Design Review to be considered so we may increase the finished grade over the 18 inches as is required by Clark County Code, Title 30.32.4. The differential on the cross section over the entire site will not exceed the 6' and will not cause more than a 6' retaining wall. We will be requesting a waiver for the overage. The overall change from the existing elevation to the highest proposed elevation

### **Design Review for a Hammerhead**

We are designing hammerhead cul-de-sacs to maximize the efficiency due to the irregular shape of the property. Also to be compatible with the properties to west and south. The neighbors requested front facing lots similar to theirs on Raven Avenue.

### **Parking Analysis**

The Site Plan and Parking Analysis shows all homes contain two car garages. Therefore, the development has 112 units with a total of 396 parking provided, where 246 parking spaces are required. All units have a minimum of a two-car garage and a 20' driveway. This provides 3 parking spaces per unit.



RAVEN & FORT APACHE  
(TITLE 30)

PEBBLE RD/PARK ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-20-500030-USA:**

**TENTATIVE MAP** consisting of 112 residential lots and common lots on 15.7 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Pebble Road (alignment) and the east side of Park Street within Enterprise. JJ/pb/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
176-19-501-029

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

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

- Site Address: N/A
- Site Acreage: 15.7
- Number of Lots: 112
- Density (du/ac): 7.13
- Minimum/Maximum Lot Size (square feet): 3,325/15,701
- Project Type: Single family residential

The plans depict a residential development totaling 112 single family lots and 5 common area lots on 15.7 acres. The density of the residential subdivision is 7.13 dwelling units per acre. The lots range in size from a minimum of 3,325 square feet to a maximum of 15,701 square feet. The lots will have 2 points of access from Pebble Road and 1 point of access from Raven Avenue via 49 foot wide internal public streets with attached sidewalks. Two of the streets terminate in a hammerhead design, one in the center of the development perpendicular to Pebble Road, another in the southern portion parallel to Raven Avenue. There are 3 lots on the western portion of the site with frontage and access on Park Street. There are 7 lots on the southern portion of the site with alternative yards that will access Raven Avenue. There are 5 common element lots for landscape areas. The plans depict a 15 foot wide landscape area with a detached sidewalk along the north property line adjacent to Pebble Road and a 6 foot wide landscape area adjacent to an attached sidewalk along Raven Avenue to the south.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Rural Neighborhood Preservation (up to 2 du/ac), Residential Low (up to 3.5 du/ac), Public Facilities, & Commercial General	R-E	Undeveloped
South	Residential Low (up to 3.5 du/ac) & Residential Medium (3 du/ac to 14 du/ac)	R-2	Single family residential
East	Commercial General	R-E & C-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-20-0108	A zone change to reclassify the site from R-E to R-2 zoning with waivers of development standards and design reviews for a single family residential development is a companion item on this agenda.
LUP-20-700089	A request to redesignate the existing land use categories on the subject site and other adjacent parcels from RNP (Rural Neighborhood Preservation), CG (Commercial General), and PF (Public Facilities) to RS (Residential Suburban) is a related item on the April 14, 2020 PC agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis  
Current Planning**

This request meets the tentative map requirements as outlined in Title 30. Approval of this request is contingent upon approval of the companion items on this agenda which includes a design review and waivers of development standards that staff does not support.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 6, 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**

If approved:

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

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road, 30 feet for Raven Avenue, 30 feet for Park Street, and associated spandrels;
- Applicant shall apply for a Bureau of Land Management (BLM) grant necessary for paving on Bureau of Land Management (BLM) property;
- Applicant shall coordinate with Public Works for paving on any Clark County Public Works owned property.
- 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; R curb or roll curb must be used for any lots fronting a street with attached sidewalk, including, but limited to, Raven Avenue; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

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

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

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0629-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ANN & 215, LLC

**CONTACT:** MARIA MORGAN, TRITON ENGINEERING, 6757 W. CHARLESTON  
BOULEVARD, SUITE B, LAS VEGAS, NV 89146

**DRAFT**





# TENTATIVE MAP APPLICATION 6A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>2/6/20</u> PLANNER ASSIGNED: <u>AW</u> ACCEPTED BY: _____ FEE: <u>\$750.00</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MUD3</u> TRAILS? Y <input checked="" type="checkbox"/> / N <input type="checkbox"/> PFNA? <input checked="" type="checkbox"/> / N <input type="checkbox"/>	APP. NUMBER: <u>TM-20-500030</u> TAB/CAC: <u>Inter-area</u> TAB/CAC MTG DATE: <u>3/12</u> TIME: <u>6:00</u> PC MEETING DATE: <u>4/7/20</u> BCC MEETING DATE: <u>6/16/20</u> ZONE / AE / RNP: <u>R2</u> PLANNED LAND USE: <u>RF</u> NOTES: <u>NPC-20-0105</u>
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PROPERTY OWNER	NAME: <u>ANN &amp; 215, LLC.</u> ADDRESS: <u>1081 WHITNEY RANCH DRIVE, SUITE #141</u> CITY: <u>HENDERSON</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.com</u>
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APPLICANT	NAME: <u>ANN &amp; 215, LLC.</u> ADDRESS: <u>1081 WHITNEY RANCH DRIVE, SUITE #141</u> CITY: <u>HENDERSON</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>TRITON ENGINEERING</u> ADDRESS: <u>6757 W. CHARLESTON BLVD., SUITE B</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____
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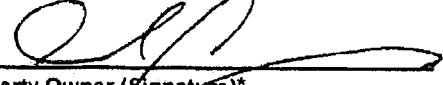
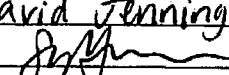
ASSESSOR'S PARCEL NUMBER(S): Portion of 176-19-501-029

PROPERTY ADDRESS and/or CROSS STREETS: W. PEBBLE RD. BTWN S. PARKS ST. & S. FORT APACHE

TENTATIVE MAP NAME: ~~SEWERS~~ RAVEN & FT. APACHE

NUMBER OF LOTS: 112 GROSS/NET ACREAGE 15.71 GROSS/NET DENSIT 7.13

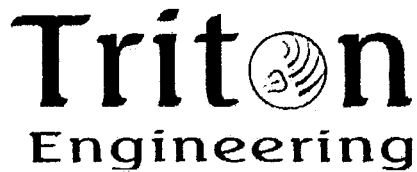
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

  
 Property Owner (Signature)\*  
 STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON November 20, 2019 (DATE)  
 By David Jennings  
 NOTARY PUBLIC: 

David Jennings  
 Property Owner (Print)



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



February 6, 2020

Attention: Phil Blount  
Senior Planner  
Department of Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

**RE: Tentative Map, Vacation, Non-Conforming Zone Change, Design Review & Waiver**  
**DR Horton – ~~BLM-13~~ RAVEN & FT. APACHE HOLD LETTER**  
**APN#: 176-19-501-029, 15.71 acres**

Dear Mr. Blount:

On behalf of DR Horton, we respectfully submit this request for a HOLD on BLM 13 Raven & Apache project concerning Tentative Map #TM-20, Non-Conforming Zone Change, Design Reviews, Waivers and Vacation, all to be heard concurrently.

We request that you favorably approve our request, and if you should need any additional information or have any questions, please feel free to contact me at 702.254.1480.

Sincerely,

A handwritten signature in black ink, appearing to read "Marla Morgan".

Marla Morgan  
Project Coordinator

cc: DR Horton

CACTUS & POLARIS  
(TITLE 30)

CACTUS AVE/POLARIS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-20-500037-CAC-POL DEV, LLC:**

**TENTATIVE MAP** for a commercial subdivision on 2.5 acres in a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Polaris Avenue and Cactus Avenue within Enterprise. JJ /al/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-29-406-002

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 1
- Lot Size: 1.7 acres
- Project Type: Commercial subdivision

Site Plan

The plan depicts a 1 lot commercial subdivision with access from Cactus Avenue.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0611	A commercial center with a waiver for alternative commercial driveway geometrics	Approved by PC	October 2019
ZC-18-0990	Reclassified from R-E to C-2 zoning for an auto maintenance and tavern with waivers for access requirements	Approved by BCC	February 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (3 to 14 du/ac)	R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-E, R-3, & C-1	Single family residences & a multiple family development
East	Commercial General	C-1	Convenience store with gasoline pumps & vehicle wash
West	Residential Suburban (up to 8 du/ac)	R-E	Single family residences

**Related Applications**

Application Number	Request
VS-20-0126	A vacation and abandonment of an easement request is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Cactus Avenue, 30 feet for Polaris Avenue and associated spandrel;

- Applicant shall work with Public Works - Development Review Division on any transitions needed on Cactus Avenue from the property to the east due to potential construction errors with the Cactus Avenue interchange project;
- Coordinate with Public Works - Design Division for right-of-way and easement dedications necessary for the Cactus Avenue project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Current Planning Division - Addressing**

- No Comment.

**Building Department - Fire Prevention**

- No comment.

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

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

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

**APPLICANT: UMER MALIK**

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV  
89118**





# TENTATIVE MAP APPLICATION 7A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>2-13-20</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>750<sup>00</sup></u> CHECK #: <u>800</u> COMMISSIONER: <u>JT</u> OVERLAY(S)? <u>NA</u> TRAILS? Y/ <input checked="" type="checkbox"/> PFNA? Y/ <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-20-500037</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3-11</u> TIME: <u>6P</u> PC MEETING DATE: <u>4-7-20</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-2 N=AE</u> PLANNED LAND USE: <u>CG</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>CAC-POL Dev, LLC</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Umer Malik</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-767-3764</u> CELL: <u>702-767-3764</u> E-MAIL: <u>Umermalik1@gmail.com</u> REF CONTACT ID #: <u>N/A</u>
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CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisa Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>N/A</u> E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>169763</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-29-406-002

PROPERTY ADDRESS and/or CROSS STREETS: Cactus Ave. & Polaris Ave.

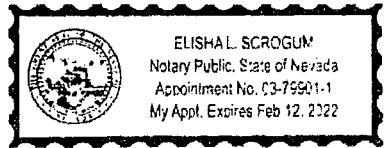
TENTATIVE MAP NAME: Cactus & Polaris

NUMBER OF LOTS: \_\_\_\_\_ GROSS/NET ACREAGE 2.5 GROSS/NET DENSITY \_\_\_\_\_

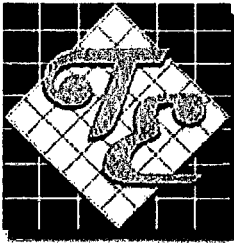
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Umer Zahid Malik Property Owner (Signature)\*  
Umer Zahid Malik Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON Jan 27th, 2020 (DATE)  
 By Umer Zahid Malik  
 NOTARY PUBLIC: Elisha Scrogum



\*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 of 2



# TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

January 29, 2020

MLZ-19-005

Al Laird  
Clark County Comprehensive Planning  
500 S. Grand Central Pkwy  
Las Vegas, NV 89155

*TY-20-500037*

**Re: Cactus & Polaris – Tentative Map**

Dear Mr. Laird:

Taney Engineering, on behalf of our client, Umer Malik, realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use application (Vacation & Abandonment).

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,  
TANEY ENGINEERING

Elisha Scrougm  
Project Coordinator



CACTUS & SCHIRLLS  
(TITLE 30)

CACTUS AVE/SCHIRLLS ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
TM-20-500040-LV CACTUS SCHIRLLS, LLC:

TENTATIVE MAP for a commercial subdivision on 2.1 acres in a C-2 (General Commercial) Zone.

Generally located on the northwest corner of Cactus Avenue and Schirlls Street (alignment) within Enterprise. JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:  
177-30-801-009

LAND USE PLAN:  
ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:  
Project Description  
General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Number of Lots: 1
- Lot Size: 2.1 acres
- Project Type: Commercial subdivision

Site Plans

The plans depicts a 1 lot commercial subdivision with access to Schirlls Street and to Cactus Avenue via a driveway shared with the adjacent C-1 zoned property to the west.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0455	Reclassified the site from C-1 to C-2 zoning for a commercial center with a tavern	Approved by BCC	September 2019
ZC-18-0881	Reclassified the site from R-E to C-1 zoning for a commercial center	Approved by BCC	January 2019

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Neighborhood	R-E	Single family residences
South	Major Development Project (Southern Highlands)	R-2	Single family residences
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Commercial Neighborhood	C-1	Undeveloped (commercial center)

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-20-0128	Vacation and abandonment of easements and right-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Schirlls Street;
- Coordinate with Public Works - Property Acquisition regarding the vacation of Cactus Avenue;

- Coordinate with Public Works - Design Division for right-of-way and easement dedications necessary for the Cactus Avenue project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Current Planning Division - Addressing**

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

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

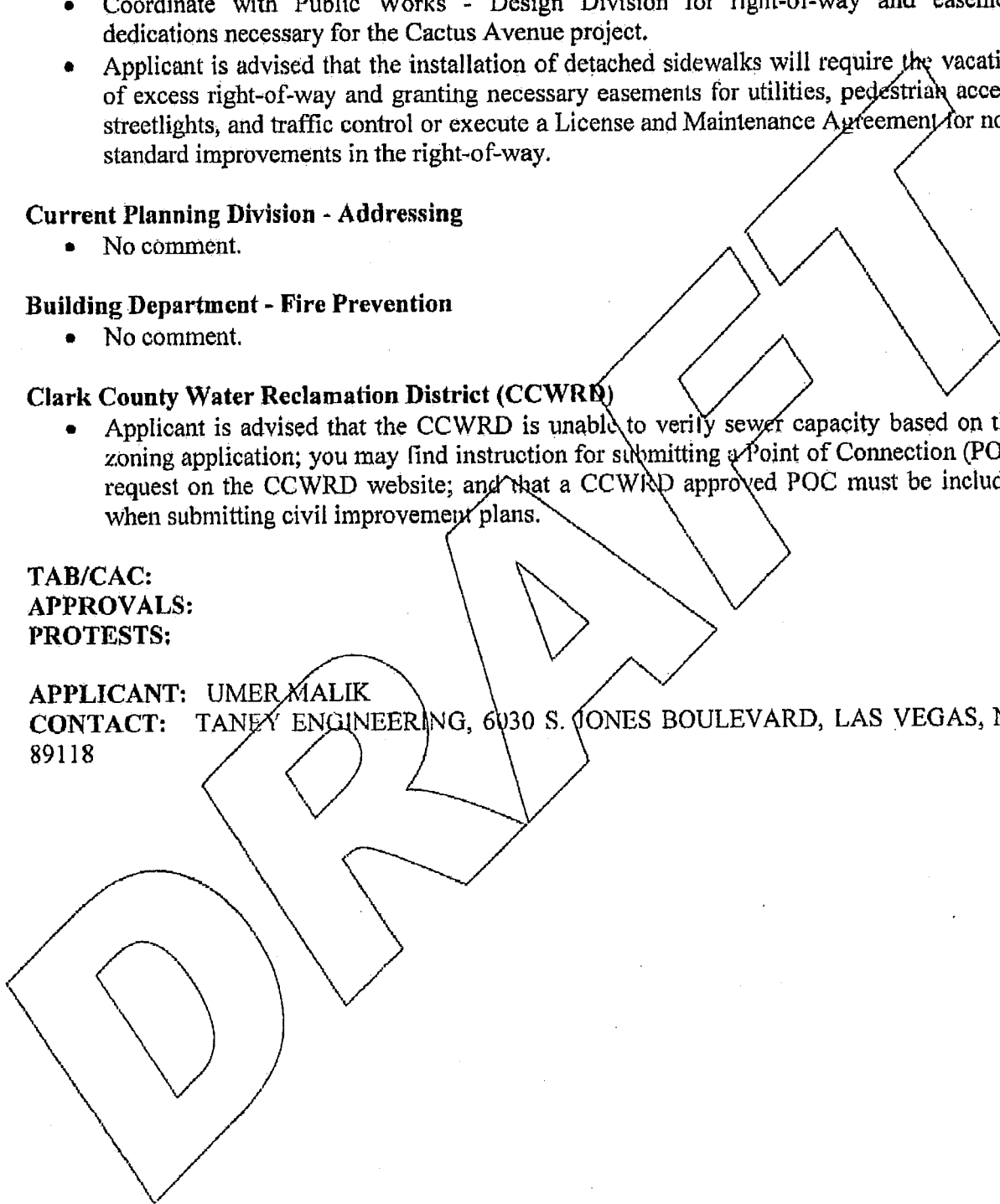
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: UMER MALIK**

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118**







# TENTATIVE MAP APPLICATION 8A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>2-13-20</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>A</u> FEE: <u>750<sup>00</sup></u> CHECK #: <u>131</u> COMMISSIONER: <u>JT</u> OVERLAY(S)? <u>NA</u> TRAILS? Y/ <input checked="" type="checkbox"/> N	APP. NUMBER: <u>TM 20-500640</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3-11</u> TIME: <u>6P</u> PC MEETING DATE: <u>2-7</u> <u>7P</u> BCC MEETING DATE: <u>—</u> ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>CN</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>LV Cactus Schirlls LLC</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-767-3764</u> CELL: <u>702-767-3764</u> E-MAIL: <u>Umermalik1@gmail.com</u>
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APPLICANT	NAME: <u>Umer Malik</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-767-3764</u> CELL: <u>702-767-3764</u> E-MAIL: <u>Umermalik1@gmail.com</u> REF CONTACT ID #: <u>N/A</u>
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CORRESPONDENT	NAME: <u>Taney Engineering / Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>N/A</u> E-MAIL: <u>Elishas@taneycorp.com</u> REF CONTACT ID #: <u>55A164763</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-30-801-009

PROPERTY ADDRESS and/or CROSS STREETS: Cactus & Schirlls St.

TENTATIVE MAP NAME: Cactus & Schirlls

NUMBER OF LOTS: \_\_\_\_\_ GROSS/NET ACREAGE 2.09 GROSS/NET DENSITY \_\_\_\_\_

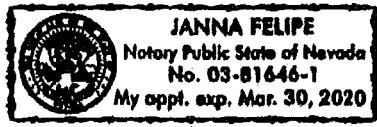
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

LV Cactus Schirlls LLC  
Umer MALIK  
 Property Owner (Signature)\* Property Owner (Print)

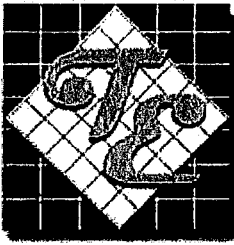
STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 3, 2019 (DATE)  
 By Umer Zahid Malik

NOTARY PUBLIC: Janna Felipe  
JANNA FELIPE



\*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 of 2



# TANEY ENGINEERING

6030 SOUTH JONES BLVD.  
LAS VEGAS, NV 89118  
TELEPHONE: 702-362-8844  
FAX: 702-362-5233

January 30, 2020

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

**Re: Cactus & Schirlls – Tentative Map – Hold Letter**

*TM. 20 500040*

Dear Planner:

Taney Engineering, on behalf of our client, LV Cactus Schirlls, LLC, realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use applications (Vacation & Abandonment).

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,  
TANEY ENGINEERING

Elisha Scrogum  
Project Coordinator

EASEMENT  
(TITLE 30)

CACTUS AVE/POLARIS AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-20-0126-CAC-POL DEV, LLC:**

**VACATE AND ABANDON** easement of interest to Clark County, located between Rush Avenue (alignment) and Cactus Avenue, and between Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/al/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-29-406-002

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

**BACKGROUND:**

**Project Description**

The applicant is proposing to develop the parcel as a commercial center. The request is to vacate the northern 5 feet of a 50 foot wide right-of-way easement for Cactus Avenue located along the southern boundary of the parcel. Cactus Avenue will be dedicated as a 45 foot wide public right-of-way with the development of the parcel. The vacation of the northern 5 feet of the easement will allow for the installation of detached sidewalks in conformance to current Code standards.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0611	A commercial center with a waiver for alternative commercial driveway geometrics	Approved by PC	October 2019
ZC-18-0930	Reclassified from R-E to C-2 zoning for an auto maintenance and tavern with waivers for access requirements	Approved by BCC	February 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (3 to 14 du/ac)	R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-E, R-3, & C-1	Single family residences & a multiple family development

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Commercial General	C-1	Convenience store with gasoline pumps & vehicle wash
West	Residential Suburban (up to 8 du/ac)	R-E	Single family residences

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-20-500037	A tentative map for a commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 45 feet to the back of curb for Cactus Avenue, 30 feet for Polaris Avenue and associated spandrel;



- Applicant shall work with Public Works - Development Review Division on any transitions needed on Cactus Avenue from the property to the east due to potential construction errors with the Cactus Avenue interchange project;
- Coordinate with Public Works - Design Division for right-of-way and easement dedications necessary for the Cactus Avenue project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** UMER MALIK

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV  
89118

**DRAFT**





# VACATION APPLICATION 9A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>2-13-20</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>DI</u> FEE: <u>875</u> CHECK #: <u>801</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>NA</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-200126</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3-11</u> TIME: <u>6P</u> PC MEETING DATE: <u>4-7</u> <u>70</u> BCC MTG DATE: <u>---</u> ZONE / AE / RNP: <u>G2 No AE</u> PLANNED LAND USE: <u>CG</u>
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PROPERTY OWNER	NAME: <u>CAC-POL Dev, LLC</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Umer Malik</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-767-3764</u> CELL: <u>702-767-3764</u> E-MAIL: <u>Umermalik1@gmail.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>N/A</u> E-MAIL: <u>ElishaS@taneycorp.com</u> REF CONTACT ID #: <u><del>132565</del> 169763</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-29-406-002

PROPERTY ADDRESS and/or CROSS STREETS: Cactus Ave. & Polaris Ave.

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

Umer Zahid Malik  
 Property Owner (Signature)\*

Umer Zahid Malik  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON Jan 27<sup>th</sup>, 2020 (DATE)  
 By Umer Zahid Malik  
 NOTARY PUBLIC: Elisha Scrogum



\*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.

Page 1 of 2



**TANEY ENGINEERING**

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

February 12, 2020

Al Laird, Principal Planner  
Clark County Comprehensive Planning  
500 S. Grand Central Pkwy  
Las Vegas, NV 89155

**Re: Cactus & Polaris – Vacation of Right of Way  
(APN: 177-29-406-002)**

Dear Mr. Laird,

On behalf of our client, Umer Malik, Taney Engineering is respectfully submitting a project description letter for a Right-of-Way Vacation with our concurrent submittal of a Tentative Map for a commercial subdivision.

Right of Way Vacation:

The purpose is to vacate a portion of the public right of way dedicated per instrument number 20010815:595 of Clark County, Nevada Records, Grant N-65521.

The north 5-ft of this is requested to be vacated to allow for a detached sidewalk along Cactus.

A legal description, exhibit and supporting documents have been provided, as part of this package, for your review.

Please let us know if you have any questions or require any additional information.

Respectfully,

Janna Felipe  
Project Coordinator

EASEMENTS & RIGHT-OF-WAY  
(TITLE 30)

CACTUS AVE/SCHIRLLS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0128-LV CACTUS SCHIRLLS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Arville Street and Schirlls Street, and between Rush Avenue and Cactus Avenue, and a portion of a right-of-way being Cactus Avenue located between Arville Street and Schirlls Street within Enterprise (description on file). JJ/al/jd (For possible action)

RELATED INFORMATION:

**APN:**

177-30-801-009

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

The applicant is proposing to develop the site as a commercial center. The request is to vacate government patent easements and a portion of the Cactus Avenue right-of-way. The easements are located along the northern, western, and eastern boundaries of the parcel, and the applicant indicates these easements are not necessary for the development of the site. The request to vacate a portion of Cactus Avenue is to reduce the width of the existing right-of-way to allow for detached sidewalks as required by current Code standards.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-19-0455	Reclassified the site from C-1 to C-2 zoning for a commercial center with a tavern	Approved by BCC	September 2019
ZC-18-0881	Reclassified the site from R-E to C-1 zoning for a commercial center	Approved by BCC	January 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	R-E	Single family residences
South	Major Development Project (Southern Highlands)	R-2	Single family residences

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Commercial Neighborhood	C-1	Undeveloped (commercial center)

### Related Applications

Application Number	Request
TM-20-500040	A tentative map for a commercial subdivision is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

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

#### Public Works - Development Review

- Right-of-way dedication to include 30 feet for Schirlls Street;
- Coordinate with Public Works - Design Division for right-of-way and easements dedications necessary for the Cactus Avenue project;
- Coordinate with Public Works - Property Acquisition regarding the vacation of Cactus Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Fire Prevention**

- No comment.

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

- Per VS-0128-20, CCWRD has existing or proposed assets within the area proposed to be vacated; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; additionally, the CCWRD requests that no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

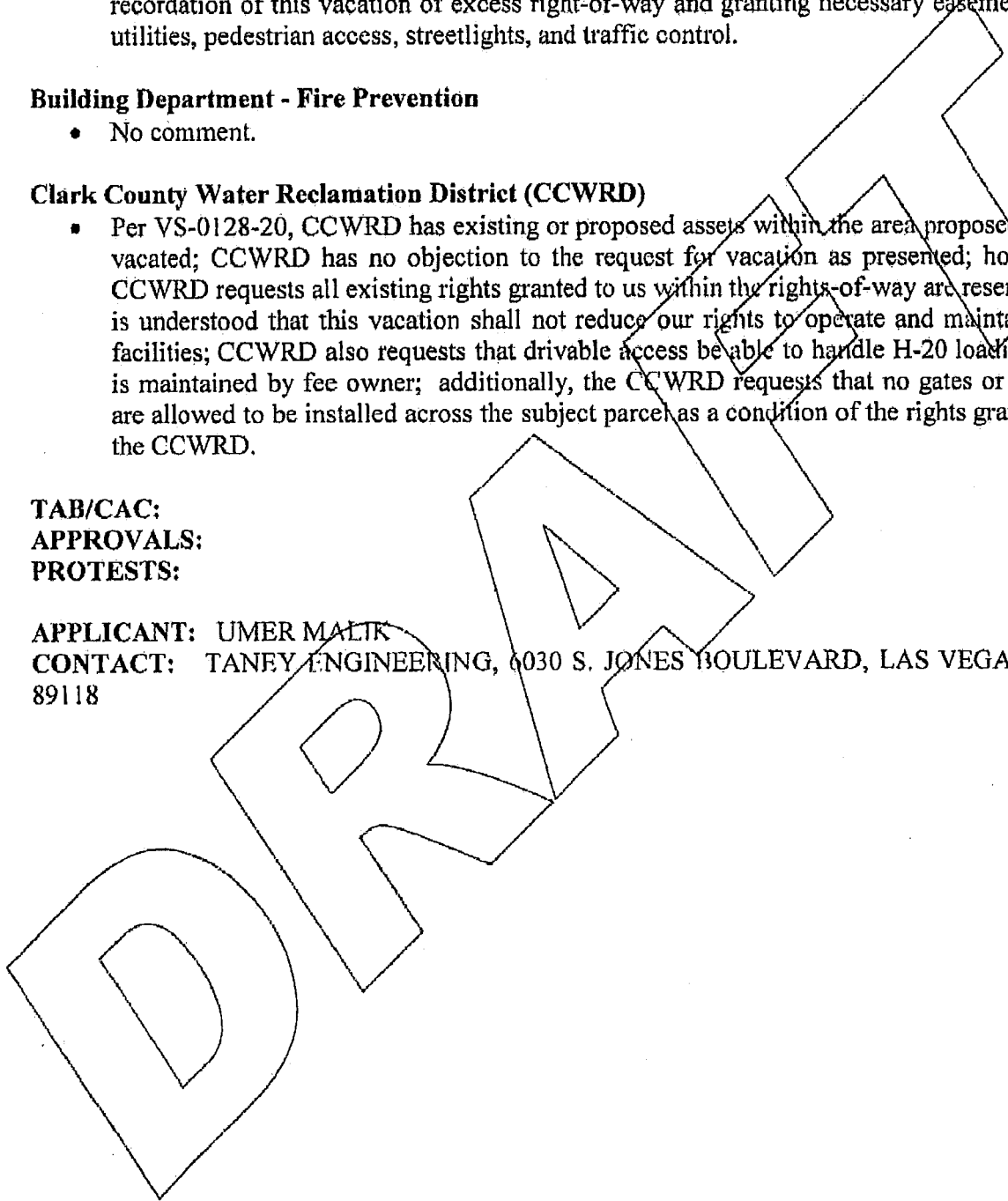
**TAB/CAC:**

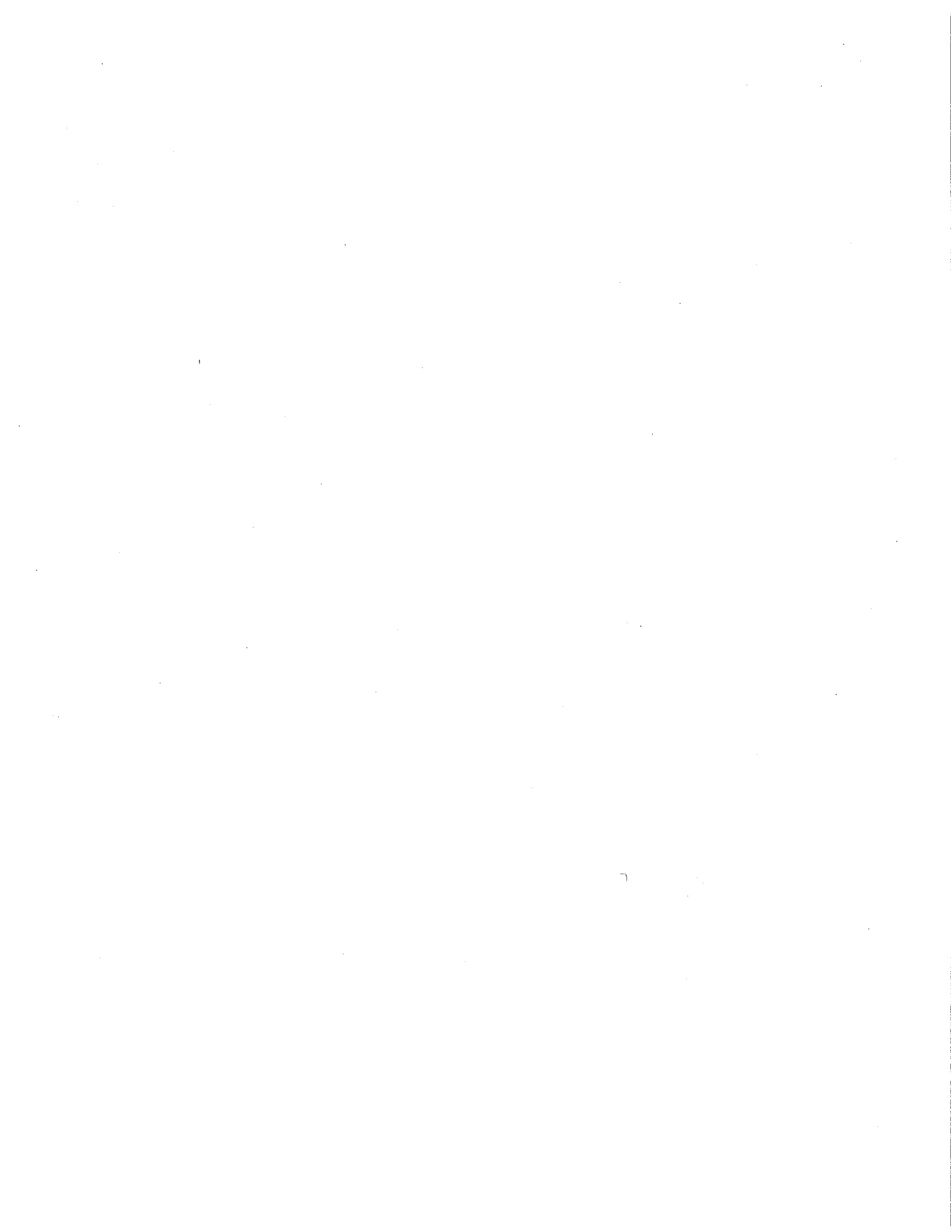
**APPROVALS:**

**PROTESTS:**

**APPLICANT:** UMER MALIK

**CONTACT:** TANFAY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV  
89118









# VACATION APPLICATION 10A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>2-13-20</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>750<sup>00</sup></u> CHECK #: <u>132</u> COMMISSIONER: <u>JO</u> OVERLAY(S)? <u>NR</u> TRAILS? Y/N _____ PFNA? Y/N _____	APP. NUMBER: <u>VS-20-0128</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3-11</u> TIME: <u>6:00 P</u> PC MEETING DATE: <u>4-7</u> <u>7P</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>CN</u>
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PROPERTY OWNER	NAME: <u>LV Cactus Schirlls LLC</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-767-3764</u> CELL: <u>702-767-3764</u> E-MAIL: <u>Umermalik1@gmail.com</u>
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APPLICANT	NAME: <u>Umer Malik</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-767-3764</u> CELL: <u>702-767-3764</u> E-MAIL: <u>Umermalik1@gmail.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering / Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>N/A</u> E-MAIL: <u>Elishas@taneycorp.com</u> REF CONTACT ID #: <u>169763</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-30-801-009

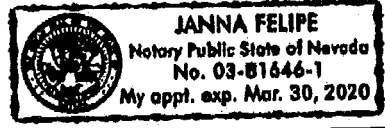
PROPERTY ADDRESS and/or CROSS STREETS: Cactus Ave. & Schirlls St.

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.

Umer Zahid Malik  
 Property Owner (Signature)\*

LV Cactus Schirlls LLC  
Umer MALIK  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON October 3, 2019 (DATE)  
 By Umer Zahid Malik  
 NOTARY PUBLIC: Janna Felipe  
Janna Felipe



\*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.



**TANEY ENGINEERING**

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

February 12, 2020

Al Laird, Principal Planner  
Clark County Comprehensive Planning  
500 S. Grand Central Pkwy  
Las Vegas, NV 89155

**Re: Cactus & Schirlls – Vacation of Patent Easement & Right of Way Vacation  
(APN: 177-30-801-009)**

Dear Mr. Laird,

On behalf of our client, Umer Malik, Taney Engineering is respectfully submitting a project description letter for a Patent Easement Vacation and a Right-of-Way Vacation with our concurrent submittal of a Tentative Map for a commercial subdivision.

Patent Vacation:

The purpose is to vacate a portion of the patent easements reserved by the United States of America per that certain document recorded July 19, 1961 in Book 300, Instrument No. 242980, Patent No. 1219399 of Official Clark County, Nevada Records.

As this parcel is being developed with this 1-Lot, 2.21 acre commercial subdivision, right of way will be dedicated to Clark County where necessary and the patent easements will no longer be necessary.

Right of Way Vacation:

The purpose is to vacate a 5-ft portion of the public right of way dedicated per instrument number 20181114-0002636 of Clark County, Nevada Records.

This is being done along Cactus to allow for the detached sidewalk and limit the right of way to the back of curb.

A legal description, exhibit and supporting documents have been provided, as part of this package, for your review.

Please let us know if you have any questions or require any additional information.

Respectfully,

Janna Felipe  
Project Coordinator

LIGHTING & SIGNAGE  
(TITLE 30)

STARR AVE/BERMUDA RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-20-0107-ARISTA WS ASSOCIATES LP:**

**DESIGN REVIEWS** for the following: 1) proposed site lighting; and 2) proposed signage in conjunction with an approved multiple family residential development on 9.8 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the south side of Starr Avenue between Fairfield Avenue and Bermuda Road within Enterprise. MN/pb/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

191-04-501-016

**DESIGN REVIEWS:**

1. Lighting.
2. Comprehensive sign plan including a monument sign and a project identification sign.

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 375 Starr Avenue
- Site Acreage: 9.8
- Project Type: Lighting and signage
- Number of Stories: 3
- Building Height (feet): 40
- Sign Area: 48 square feet (monument sign)/16.2 square feet (project identification sign)

**Site Plans & Request**

The plans depict an approved multiple family (apartment) development consisting of 220 units distributed among 10 buildings for an overall density of 22.5 dwelling units per acre. The buildings are of varying sizes depending on the number of dwelling units contained within each building. The buildings are oriented in varying directions to each other with some buildings having a north/south orientation and others having an east/west orientation. The plans depict 1 main gated access from Starr Avenue. This is a design review request for signage and lighting

for the development, required as a condition of approval for a previously approved land use application.

### Landscaping

The plans depict a proposed site with enhanced landscaping consisting of 20 foot wide landscape and open space buffers along all property lines. The streetscape along Fairfield Avenue, Starr Avenue, and Bermuda Road consists of 20 feet of landscaping with a detached sidewalk. Parking lot landscaping complies with Title 30 and is equitably distributed throughout the site. A total of 22,000 square feet of open space is provided and equitably distributed throughout the development and consists of the following: 1) passive common areas around the building areas; 2) community pool and spa; 3) BBQ and picnic areas; and 4) indoor amenities with clubhouse and recreation building consisting of meeting rooms and social gathering areas, gym, and business center.

### Elevations

The plans depict 3 different building types consisting of 12 plex, 16 plex, or 20 plex. All buildings are 3 stories with a maximum height of 40 feet. The additional height does not include livable areas and only includes roof truss areas. Several buildings are carriage type units where dwelling units are located above garages.

All buildings, including the clubhouse and garage parking buildings, consist of stucco with vertical and horizontal articulation with additional facade relief on select portions of the horizontal planes consisting of siding and trim elements. The elevations also depict substantial window and door enhancements consisting of elements such as composite wood trim, balconies, and stucco pop-outs. All buildings have varying widths and lengths and include the use of varied rooflines. All roofs are depicted as concrete tile.

### Floor Plans

The plans show a mix of 1 and 2 bedroom units with the following distribution: 1) 90, one bedroom units; and 2) 130, two bedroom units. The units range in size from 850 to 1,312 square feet.

### Lighting

The plans show wall fixtures located on all sides of the building. The light distribution and photometric plan shows that no light will spill onto the adjacent properties.

### Signage

The plans depict a 48 square foot monument sign located on the northwestern portion of the site at the intersection of Starr Avenue and Fairfield Avenue. The monument sign is 6 feet high and consists of the apartments' name and logo, and will not be illuminated. A 16.2 square foot project identification sign is located in the landscape island located at the main entrance on Starr Avenue.

### Applicant's Justification

The applicant states that a condition of approval for the zone change required a design review for signage and lighting for the development. The photometric study shows no light will spill over to

the neighboring properties. The signage does not impact any residential developments, and the intent of the signage is to help identify Arista Apartment Homes for new and existing residents.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0573-17	Reclassified the site from C-1 to R-4 zoning for a multiple family residential development	Approved by BCC	October 2017
VS-0574-17	Vacation and abandonment of easements	Approved by BCC	October 2017
NZC-0582-13	Reclassified the site to R-2 zoning for a single family residential development - expired	Approved by BCC	April 2014
NZC-0368-04 (ET-0164-07)	First extension of time to reclassify the site to C-1 zoning for a commercial development subject removing the time limit and staff preparing an ordinance to adopt the zoning	Approved by BCC	July 2007
NZC-0368-04	Reclassified the site to C-1 zoning for a commercial development - until July 7, 2007	Approved by BCC	July 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Commercial Neighborhood	R-2 & C-1	Undeveloped
East	City of Henderson	RM-16	Undeveloped
South	Residential High (8-18 du/ac)	R-3	Multiple family residential development
West	Public Facilities	P-F	Schorr Elementary School

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

**STANDARDS FOR APPROVAL:**

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

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

The photometric plan submitted by the applicant shows well planned light distribution throughout the site. All lights are being shielded to minimize light spillage and prevent negative impacts on the adjacent parcels. Staff finds that the submitted plans comply with Urban Specific Policy 15 of the Comprehensive Master Plan which states lighting design should be sensitive to on-site and off-site residential uses. All exterior light sources should be shielded to direct light away from on-site residential uses. The location and design of the proposed lighting plan comply with Title 30 standards and the land use plan, and as a result, the lighting will not create

any negative impacts on the neighborhood or adjacent residential developments. Therefore, staff can support this request.

Design Review #2

The proposed signs comply with Title 30 standards and with Urban Specific Policy 20 of the Comprehensive Master Plan which states in part that all signage should be compatible with building styles on-site and also with surrounding development, and monument signs are encouraged.

**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**

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

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

- No comment.

TAB/CAC:  
APPROVALS:  
PROTESTS:

APPLICANT: WARMINGTON APARTMENT COMMUNITIES, INC  
CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



# 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>2/16/20</u> PLANNER ASSIGNED: <u>PHD</u> ACCEPTED BY: _____ FEE: <u>\$850.00</u> CHECK #: <u>3070</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>DR-20-0107</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/11</u> TIME: <u>6:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/8/20</u> ZONE / AE / RNP: <u>R4/INT</u> PLANNED LAND USE: <u>CN</u> NOTIFICATION RADIUS: <u>150</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	<b>PROPERTY OWNER</b> NAME: <u>ARISTA W S ASSOCIATES LP</u> ADDRESS: <u>3090 PULLMAN STREET</u> CITY: <u>COSTA MESA</u> STATE: <u>CA</u> ZIP: <u>92626</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____		
	<b>APPLICANT</b> NAME: <u>WARMINGTON APARTMENT COMMUNITIES</u> ADDRESS: <u>6725 VIA AUSTI PARKWAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702)248-4883</u> CELL: _____ E-MAIL: <u>gregO@warmingtongroup</u> REF CONTACT ID #: _____		
	<b>CORRESPONDENT</b> NAME: <u>VTN-NEVADA - Jeffrey Armstrong</u> ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702)253-2409</u> CELL: _____ E-MAIL: <u>jeffreya@vtnnv.com</u> REF CONTACT ID #: _____		

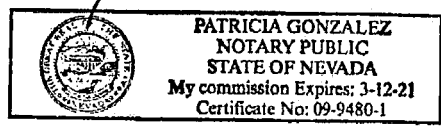
ASSESSOR'S PARCEL NUMBER(S): 191-04-501-016  
 PROPERTY ADDRESS and/or CROSS STREETS: FAIRFILED AVENUE & STARR AVENUE  
 PROJECT DESCRIPTION: A Apartment Complex - Design Review for Signage and Lighting

(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.

[Signature]  
 Property Owner (Signature)\*

Greg Oberling  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 2-3-20 (DATE)  
 By Greg Oberling  
 NOTARY PUBLIC: [Signature]



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



February 6, 2020

W.O. 7866

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

RE: Justification Letter for a Design Review  
APN: 191-04-501-016

Mr. Phil Blount, Senior Planner

On behalf of our client Warmington Apartment Communities, VTN Nevada is requesting the approval of a Design Review for the above referenced parcel. Warmington Apartment Communities in conformance with NZC-0573-17 is requesting approval for signage and lighting for the proposed development. The subject property is being developed as a 220-unit apartment complex with a proposed zoning of R-4 (Multiple-Family Residential District) up to 25 du/ac) within Enterprise Township, Commissioner Naft's district.

The site is bounded by Fairfield Avenue to the west, Starr Avenue to the north and Bermuda Road to the east. To the south is the Bermuda Villas apartment complex.

### **Design Review**

#### Lighting

The project provides the standard lighting throughout the development and along the adjacent public streets on Starr Avenue and Bermuda Road. Interior lighting is attached to each of the residential units (see attached lighting plans).

#### Signage

Building Permit # 19-01957 was submitted and approved by Clark County. (See attached Signage Plan)

We thank you in advance for your time and consideration on this matter. Please feel free to contact me should you have any questions or concerns.

Sincerely,  
**VTN Nevada**

*Jeffrey Armstrong*

Jeffrey Armstrong  
Planning Manager



04/08/20 BCC AGENDA SHEET

DEAN MARTIN BUSINESS CENTER  
(TITLE 30)

DEAN MARTIN DR/WIGWAM AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-20-500026-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 1 lot on 14.5 acres in an M-D (Designated Manufacturing) Zone.

Generally located on the south side of Wigwam Avenue and the east side of Dean Martin Drive within Enterprise. JJ/md/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
177-17-304-003

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

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

**General Summary**

- Site Address: N/A
- Site Acreage: 14.5
- Number of Lots: 1
- Project Type: Office/retail/warehouse development

The plans depict a 1 lot commercial subdivision consisting of 14.5 acres for a proposed commercial development consisting of an office, retail, and warehouse development. Access to the project site will be granted from Dean Martin Drive, Wigwam Avenue, and Ford Avenue.

Landscaping

A proposed 15 foot wide landscape area, including a 5 foot wide detached sidewalk, is located adjacent to Dean Martin Drive and Wigwam Avenue. A 6 foot wide landscape area is located behind a proposed 5 foot wide attached sidewalk along Ford Avenue. The street landscape area features a combination of 24 inch box medium and large trees planted 20 feet on center, in addition to shrubs and groundcover. Parking lot landscaping is equitably distributed throughout the interior of the site consisting of medium and large trees. Additional site landscaping, with 24 inch box trees planted 20 feet on center, is provided along the east and south property lines of the project site ranging between 5.5 feet to 7 feet in width.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	R-E, H-2, C-1, & M-D	Undeveloped, office trailers with outside storage, office building, & outside storage
South	Business and Design/Research Park	R-E, C-2 & H-2	Plant nursery & landscape supplies, undeveloped, office trailer & outside storage, & undeveloped
East	Commercial Tourist and Business and Design/Research Park	C-1, C-2, & H-1	I-1.5 & undeveloped
West	Rural Neighborhood preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-20-0091	A conforming zone change from R-E and H-2 to M-D zoning for a commercial complex is a companion item on this agenda.
VS-20-0090	A request to vacate and abandon easements and right-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 40 foot property line radius at the northwest corner of the site and a 20 foot property line radius at the southwest corner of the site.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

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

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

**APPLICANT: YORK CONSOLIDATED INVESTMENTS, LLC  
CONTACT: KATHERINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,  
LAS VEGAS, NV 89120**





# TENTATIVE MAP APPLICATION 12A

## 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>1/20/20</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$750</u> CHECK #: <u>2085</u> COMMISSIONER: <u>JONES</u> OVERLAY(S)? <u>NONE</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>TM-20-500026</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>2/26</u> TIME: <u>6:00</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>3/19/20 9:00 AM</u> ZONE / AE / RNP: <u>R-ETOM-0</u> PLANNED LAND USE: <u>ENTRORP</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>County of Clark, Nevada</u> ADDRESS: <u>500 Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>(702) 455-4616</u> CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>York Consolidated Investments LLC</u> ADDRESS: <u>6280 South Valley View Boulevard #106</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-320-4400</u> CELL: _____ E-MAIL: <u>jay@hellercompanies.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Actus Contact: Kathrine Logan</u> ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296 x127</u> CELL: <u>702-409-2834</u> E-MAIL: <u>kathrine.logan@actus-nv.com</u> REF CONTACT ID #: _____
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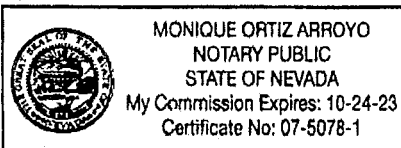
ASSESSOR'S PARCEL NUMBER(S): 177-17-304-003

PROPERTY ADDRESS and/or CROSS STREETS: Southeast corner of West Wigwam Ave. & Dean Martin Dr.

TENTATIVE MAP NAME: Dean Martin Business Center

NUMBER OF LOTS: \_\_\_\_\_ GROSS/NET ACREAGE 14.42 GROSS/NET DENSITY \_\_\_\_\_

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

<u>Lisa Kremer</u> Property Owner (Signature)*	Lisa Kremer, Dir. Clark County RPM Property Owner (Print)
STATE OF <u>NEVADA</u>	
COUNTY OF <u>CLARK</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>JANUARY 21, 2020</u> (DATE)	
By <u>LISA KREMER, DIRECTOR</u>	
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.

January 21, 2020



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

Clark County Government Center  
Attn: Mark Donohue, Senior Planner  
500 South Grand Central Parkway  
Box 551744  
Las Vegas, NV 89155-1744

**Re.: Dean Martin Business Center  
Tentative Map Hold Letter  
APN: 177-17-304-003**

Dear Mark,

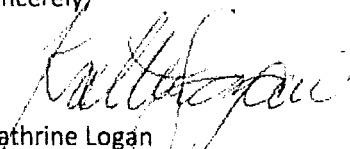
On behalf of our client, Heller Companies, we are requesting review and approval of a Tentative Map for subject property.

The project consists entirely of 13.32 acres± (gross) on APN 177-17-304-003, and is generally located on the northeast corner of the intersection of Dean Martin Drive and Ford Avenue.

We respectfully request the Tentative Map be heard concurrently with the Zone Change, Use Permit, Design Review and Waiver of Standards application requests for the subject project at the pending Clark County Planning Commission hearing. It is our understanding that Nevada Revised Statutes requires Tentative Maps to be heard by an approving entity within 45 days. Heller Companies would like the land entitlement applications for the project to be processed and heard concurrently since said applications are companion items.

Thank you for your assistance in this matter. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

  
Kathrine Logan  
Entitlements Coordinator

**PLANNER  
COPY**

BUFFALO WINDMILL UNIT 2  
(TITLE 30)

WINDMILL LN/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-20-500033-LH VENTURES, LLC:**

**TENTATIVE MAP** consisting of 38 lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Windmill Lane, 660 feet east of Buffalo Drive (alignment) within Enterprise. MN/al/jd (For possible action)

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RELATED INFORMATION:

**APN:**

176-10-401-011

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 38
- Density (du/ac): 7.6
- Minimum/Maximum Lot Size (square feet): 3,312/7,442
- Project Type: Single family residential development

**Site Plans**

The plans depict a single family residential development consisting of 38 lots on 5 acres with a density of 7.6 dwelling units per acre. Access to the development is provided from Windmill Lane with the entrance to the development located on the southwest corner of the site. None of the proposed lots have access to Windmill Lane. Access to the lots within the development is provided by 42 foot wide private streets with a 4 foot wide sidewalk located on 1 side of the street. The proposed streets within the development terminate in stub streets that are a maximum of 150 feet in length and provide access to a maximum of 6 lots.

**Surrounding Land Use**

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

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

**Related Applications**

Application Number	Request
ZC-20-0118	A zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-20-0119	A vacation and abandonment of easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

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

**Department of Aviation**

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

**Staff Recommendation Approval.**

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

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



**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30,32,040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Windmill Lane.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The north/south street adjacent to lot 1 shall be named;
- Streets shown as Blythewood and Barthol shall have the suffix of Court.

**Department of Aviation**

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

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0091-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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





# TENTATIVE MAP APPLICATION 13A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>2-16-20</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>750<sup>00</sup></u> CHECK #: <u>100789</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NA</u> TRAILS? Y/ <input type="checkbox"/> N/ <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> Y/ <input type="checkbox"/> N/ <input type="checkbox"/>	APP. NUMBER: <u>TM-20-500033</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3-11</u> TIME: <u>6P</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>4-8-20</u> ZONE / AE / RNP: <u>RE N, RE</u> PLANNED LAND USE: <u>RS</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>LH Ventures, LLC</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u>
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APPLICANT	NAME: <u>American West Development Inc</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S Arville Street, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>188046</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-10-401-011

PROPERTY ADDRESS and/or CROSS STREETS: Buffalo & Windmill

TENTATIVE MAP NAME: Bufflao Windmill Unit 2

NUMBER OF LOTS: \_\_\_\_\_ GROSS/NET ACREAGE 5 GROSS/NET DENSITY \_\_\_\_\_

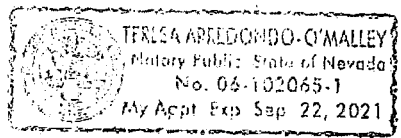
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 7, 2020 (DATE)  
 By Lawrence D. Canarelli

NOTARY PUBLIC: [Signature]



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

# Westwood

5740 S Arville St., Suite 216  
Las Vegas, NV 89118

Main (702) 284-5300

westwoodps.com  
(888) 937-5150

AWD1809.000

February 11, 2020

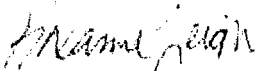
Clark County Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

**SUBJECT: Tentative Map for Buffalo Windmill 2**

To whom it may concern:

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

Sincerely,  
**Slater Hanifan Group, Inc.**



Roxanne Leigh  
Project Coordinator II

HINSON & FRIAS  
(TITLE 30)

FRIAS AVE/ARVILLE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-20-500042-ZSKSAIZM FAMILY TRUST:**

**TENTATIVE MAP** consisting of 188 lots and common lots on 33.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Frias Avenue and the east side of Arville Street within Enterprise. JJ/pb/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-30-701-002; 177-30-701-004; 177-30-701-008; 177-30-701-010; 177-30-701-014; 177-30-701-015; 177-30-701-019; 177-30-701-021; 177-30-701-038 through 177-30-701-041

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.8 DU/AC)

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 10235 Schirlis Street
- Site Acreage: 33.5
- Number of Lots: 188
- Density (du/ac): 5.6
- Minimum/Maximum Lot Size (square feet): 3,300/9,162
- Project Type: Single family residential

The plans depict a proposed single family residential subdivision consisting of 188 lots on 33.5 acres at a density of 5.6 dwelling units per acre. The lots range in size from a minimum of 3,300 square feet to a maximum of 9,162 square feet. The lots adjacent to APN 177-30-701-013 are a minimum of 5,200 square feet in accordance with a condition of approval for the previous land use application (NZC-19-0612). The subdivision will be served by 43 foot wide private streets with attached sidewalks on 1 side of the street that will access public rights-of-way consisting of Arville Street, Pyle Avenue, Frias Avenue, Haleh Avenue, and Schirlis Street which will be dedicated as part of the design of this project. All public streets will be developed with full off-site improvements. There are multiple access points shown on plans throughout this project from the various rights-of-way.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-19-0612	Reclassified the site from R-E (RNP-I) to R-2 zoning for a single family residential subdivision	Approved by BCC	November 2019
VS-0095-11	Vacated and abandoned a portion of right-of-way being Hinson Street located between Haleh Avenue and Pyle Avenue	Approved by PC	May 2011
ZC-1026-05	Reclassified approximately 3,800 parcels of land from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Zoning & Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-E & R-D	Mix of developed & undeveloped single family homes
South	Residential Low (up to 3.5 du/ac) & Public Facilities	R-E (RNP-I)	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mix of developed & undeveloped single family homes
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

**Related Applications**

Application Number	Request
VS-20-0138	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.
WS-20-0137	A waiver of development standards for wall height and a design review for a single family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

This request meets the tentative map requirements as outlined in Title 30. Approval of this request is contingent upon approval of the companion items on this agenda.

**Department of Aviation**

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

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- 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 to 60 feet for Haleh Avenue, 60 feet for Hinson Street, or an alternate north/south street near the Hinson Street alignment, from Frias Avenue to Pyle Avenue, 35 feet to the back of curb for Arville Street, 35 feet to the back of curb for Pyle Avenue, 30 feet to 60 feet for Schirlls Street, 30 feet for Frias Avenue, and associated spandrels.
- 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; that any dead-end street over 150 feet in length must have a County-approved turnaround; that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

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

**Department of Aviation**

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

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

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0302-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RICHMOND AMERICAN HOMES**

**CONTACT: TANEY ENGINEERING / 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118**

**DRAFT**





# TENTATIVE MAP APPLICATION 14A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>2/13/20</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$250.00</u> CHECK #: _____ COMMISSIONER: <u>JD</u> OVERLAY(S)? <u>NA</u> TRAILS? Y/ <input type="checkbox"/> N/ <input checked="" type="checkbox"/> PFNA? Y/ <input type="checkbox"/> N/ <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-20-500042</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/11</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/8/20</u> ZONE / AE / RNP: <u>R2/NA</u> PLANNED LAND USE: <u>AMP/AL</u> NOTES: <u>WS-20-0137</u>
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PROPERTY OWNER	NAME: <u>Johnson Holdings LLC</u> ADDRESS: <u>10165 Hinson St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>708-372-3638</u> CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Richmond American Homes of Nevada, Inc.</u> ADDRESS: <u>7770 S. Dean Martin Dr. Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-240-5605</u> CELL: _____ E-MAIL: <u>angela.pinely@mdch.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 177-30-701-010

PROPERTY ADDRESS and/or CROSS STREETS: Hinson St. & Frias Ave.

TENTATIVE MAP NAME: Hinson & Frias

NUMBER OF LOTS: 188 GROSS/NET ACREAGE 33.5 GROSS/NET DENSITY 5.61 lots/acre

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

[Signature] Property Owner (Signature)\*      Billy Johnson  
Donna L. Johnson Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON February 10, 2020 (DATE)  
 By [Signature]  
 NOTARY PUBLIC: [Signature]



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity of 2



**TANEY ENGINEERING**

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

February 11, 2020  
Job No: MLZ-19-006

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

*Ty. 20 500042*

**Re: Hinson & Frias (APN 177-30-701-002, 004, 008, 010, 014, 015, 019, 021, 038 thru 041) –  
Tentative Map Hold Letter**

Dear Mr. Phil Blount:

Taney Engineering, on behalf of our client, Richmond American Homes of Nevada, Inc., realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use applications (Design Review and Vacation).

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,  
TANEY ENGINEERING

Robert Cunningham, P.E.

04/08/20 BCC AGENDA SHEET

RIGHT-OF-WAY & EASEMENTS  
(TITLE 30)

DEAN MARTIN DR/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0090-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Dean Martin Drive and I-15; and a portion of a right-of-way being Dean Martin Drive located between Wigwam Avenue and Ford Avenue; and a portion of right-of-way being Wigwam Avenue located between Dean Martin Drive and I-15 within Enterprise (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

**APN:**

177-17-304-003

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon an easement and portions of right-of-way. The first part of the request is to vacate a 60 foot wide easement as acquired by Clark County in a resolution relative to acquisition of right-of-way by document number 642:601824, that bisects the project site. The applicant states the Cougar Avenue street alignment is no longer needed due to the current site configuration and future development of the adjacent parcels. The second part of the request is to vacate a 5 foot wide portion of right-of-way being Dean Martin Drive and a 5 foot wide portion of right-of-way being Wigwam Avenue to accommodate the required detached sidewalks.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	R-E, H-2, C-1, & M-D	Undeveloped, office trailers with outside storage, office building, & outside storage
South	Business and Design/Research Park	R-E, C-2, & H-2	Plant nursery & landscape supplies, undeveloped, office trailer & outside storage, & undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Commercial Tourist and Business and Design/Research Park	C-1, C-2, & H-1	I-15 & undeveloped
West	Rural Neighborhood preservation (up to 2 du/ac)	R-E (RNP-1)	Undeveloped & single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-20-500026	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.
ZC-20-0091	A conforming zone change from R-E and M-2 to M-D zoning for a commercial complex is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include a 40 foot property line radius at the northwest corner of the site and a 20 foot property line radius at the southwest corner of the site;

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: YORK CONSOLIDATED INVESTMENTS, LLC**

**CONTACT: KATHERINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,  
LAS VEGAS, NV 89120**

**DRAFT**





# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

# 15A

<b>APPLICATION TYPE</b>	<b>STAFF</b>	DATE FILED: <u>1/30/20</u>	APP. NUMBER: <u>VS-20-0090</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>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$875</u> CHECK #: <u>2086</u> COMMISSIONER: <u>JUNEJ</u> OVERLAY(S)? <u>NONE</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	TAB/CAC <u>ENTERPRISE</u> TAB/CAC DATE: <u>3/26/20</u> TIME: <u>6:00PM</u> PC MEETING DATE: <u>-</u> BCC MTG DATE: <u>3/18/20</u> ZONE / AE / RNP: <u>R-ER M-01</u> PLANNED LAND USE: <u>ENTRARP</u>

<b>PROPERTY OWNER</b>	NAME: <u>County of Clark, Nevada</u> ADDRESS: <u>500 South Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-4616</u> CELL: _____ E-MAIL: _____
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<b>APPLICANT</b>	NAME: <u>York Consolidated Investments, LLC</u> Contact: <u>Jay Heller</u> ADDRESS: <u>6280 South Valley View Boulevard, Suite 106</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-320-4400</u> CELL: _____ E-MAIL: <u>Jay@HellerCompanies.com</u> REF CONTACT ID #: _____
------------------	--

<b>CORRESPONDENT</b>	NAME: <u>Actus</u> Contact: <u>Kathrine Logan</u> ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296 x127</u> CELL: <u>702-409-2834</u> E-MAIL: <u>Kathrine.Logan@Actus-NV.com</u> REF CONTACT ID #: <u>197146</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-17-304-003

PROPERTY ADDRESS and/or CROSS STREETS: Southeast corner of West Wigwam Avenue & Dean Martin Dr.

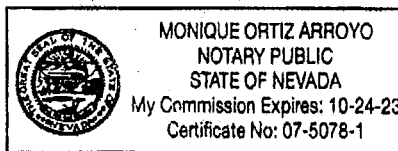
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code that the information on the attached legal description, all plans, and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

*Lisa Kremer*  
 Property Owner (Signature)\*

Lisa Kremer, Dir. Clark County RPM

Property Owner (Print)

STATE OF NEVADA COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON JANUARY 29, 2020 (DATE)  
 By LISA KREMER, DIRECTOR  
 NOTARY PUBLIC: *[Signature]*



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





EASEMENTS  
(TITLE 30)

WINDMILL LN/BUFFALO DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-20-0119-LH VENTURES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pioneer Ranch Avenue and Windmill Lane, and between Buffalo Drive (alignment) and Mesquite Ranch Street within Enterprise (description on file). MN/al/jd (For possible action)

RELATED INFORMATION:

APN:  
176-10-401-011

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

**BACKGROUND:**

**Project Description**

The applicant is proposing to develop the site as a single family residential development. The request is to vacate 33 foot wide government patent easements located along the north, east, and west sides of the parcel. The applicant indicates that these easements are not needed for development and that any required right-of-way dedications or utility easements will be provided with the future subdivision.

**Surrounding Land Use**

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

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

### Related Applications

Application Number	Request
ZC-20-0118	A zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
TM-20-500033	A tentative map for a single family residential subdivision is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

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

#### Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Windmill Lane;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

#### Building Department - Fire Prevention

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMERICAN WEST DEVELOPMENT, INC

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5740 ARVILLE STREET, SUITE  
216, LAS VEGAS, NV 89118

**DRAFT**





# VACATION APPLICATION 16A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>2-11-20</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>875</u> CHECK #: <u>100788</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NA</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS 20-0119</u> TAB/CAC: <u>Entrepreneur</u> TAB/CAC DATE: <u>3-11</u> TIME: <u>6P</u> PC MEETING DATE: _____ BCC MTG DATE: <u>4-8 9A</u> ZONE / AE / RNP: <u>RE NDRP</u> PLANNED LAND USE: <u>RE</u>
---	-------	--	--

PROPERTY OWNER	NAME: <u>LH Ventures, LLC</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u>
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APPLICANT	NAME: <u>American West Development Inc</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S Arville Street, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-10-401-011

PROPERTY ADDRESS and/or CROSS STREETS: Buffalo & Windmill

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

Lawrence D. Canarelli

Property Owner (Signature)\*

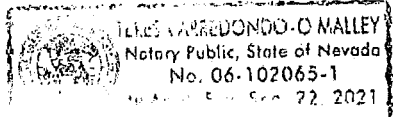
Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 7<sup>th</sup>, 2020 (DATE)

By Lawrence D. Canarelli

NOTARY PUBLIC: [Signature]



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

# Westwood

5740 S. Arville St., Suite 216  
Las Vegas, NV 89118

Main (702) 284 5300

westwoodps.com  
(888) 937-5150

11 February 2020

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

VS-20-0119

**Re: Buffalo Windmill Unit 2 - Justification Letter for Patent Easement Vacation  
Westwood Project No. AWD1809-000**

To Whom It May Concern,

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

The project site associated with the subject is approximately 5.0+ gross acres and covers APN 176-10-401-011. It is located in a portion of Section 10, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 38 lots with a gross density of 7.6 dwelling units per acre.

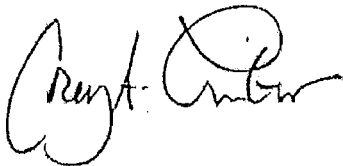
This application is requesting to vacate patent easements within the property boundary that are in conflict with the proposed site plan for the subject residential development. These easements, as illustrated in the attached vacation exhibit, were granted in support of the individual parcels but are no longer required for the proposed development. This request will be in compliance with the conditions of the Tentative Map submitted for Buffalo Windmill Unit 2 accompanying this application.

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

Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE #15875, Project Manager

Cc: Kendra Saffle, American West Development;  
Chelsea Jensen, Westwood Professional Services

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

FRIAS AVE/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0138-ZSKSAIZM FAMILY TRUST ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Frias Avenue and Pyle Avenue, and between Arville Street and Schuster Street and a portion of a right-of-way being Haleh Avenue located between Arville Street and Schuster Street within Enterprise (description on file). JJ/pb/jd (For possible action)

RELATED INFORMATION:

**APN:**

177-30-701-002; 177-30-701-004; 177-30-701-008; 177-30-701-010; 177-30-701-014; 177-30-701-015; 177-30-701-019; 177-30-701-021; 177-30-701-038 through 177-30-701-041

**LAND USE PLAN:**

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

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

**BACKGROUND:**

**Project Description**

The plans show the vacation of government patent easements along the boundaries of the subject parcels. The plans also show the vacation of a portion of Haleh Avenue located along the southern boundary of center APN 177-30-701-010. The applicant indicates that the easements and portion of the right-of-way are no longer required and approval of this application will allow development of the parcels.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NXC-19-0612	Reclassified the site from R-E (RNP-I) to R-2 zoning for a single family residential subdivision	Approved by BCC	November 2019
VS-0095-11	Vacated and abandoned a portion of right-of-way being Hinson Street located between Haleh Avenue and Pyle Avenue	Approved by PC	May 2011
ZC-1026-05	Reclassified approximately 3,800 parcels of land from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Zoning & Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Low (up to 3.5 du/ac)	R-E & R-D	Mix of developed & undeveloped single family homes
South	Residential Low (up to 3.5 du/ac) & Public Facilities	R-E (RNP-I)	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mix of developed & undeveloped single family homes
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-20-0137	A waiver of development standards for wall height and a design review for a single family residential development is a companion item on this agenda.
TM-20-500042	A tentative map consisting of 188 single family residential lots is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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



the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Right-of-way dedication to include 30 feet to 60 feet for Haleh Avenue, 60 feet for Hinson Street, or an alternate north/south street near the Hinson Street alignment, from Frias Avenue to Pyle Avenue, 35 feet to the back of curb for Arville Street, 35 feet to the back of curb for Pyle Avenue, 30 feet to 60 feet for Schirlls Street, 30 feet for Frias Avenue, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

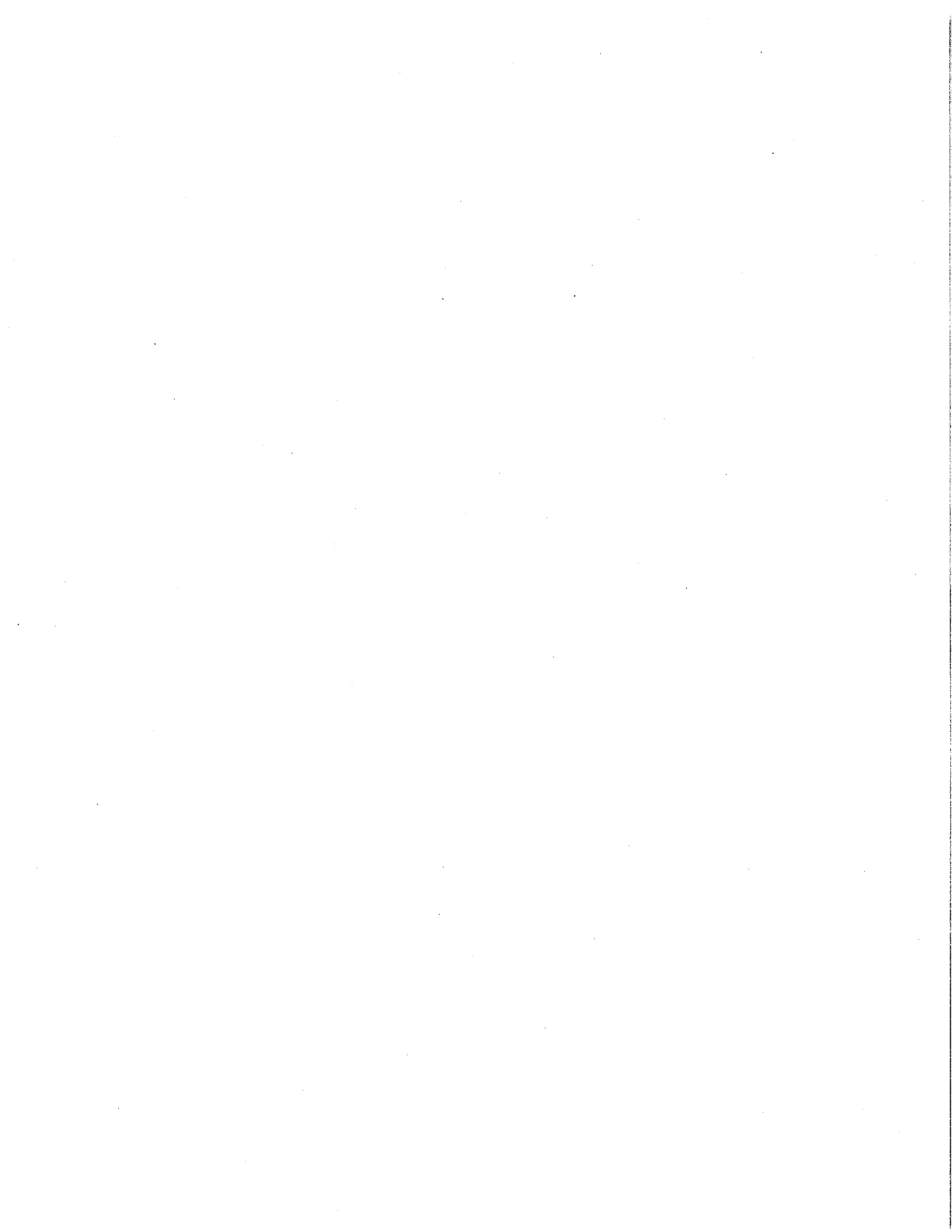
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RICHMOND AMERICAN HOMES**

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118**





# VACATION APPLICATION 17A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>		Public Works sign-off required prior to submittal of VAPE: _____
<b>VACATION &amp; ABANDONMENT (VS):</b> <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY	STAFF	DATE FILED: <u>2/13/20</u> APP. NUMBER: <u>VS-20-0138</u> PLANNER ASSIGNED: _____      For Applications going to Public Hearing: ACCEPTED BY: <u>[Signature]</u> TAB/CAC: <u>3/11/20 Enterprise</u> FEE: <u>1875.00</u> CHECK #: _____      TAB/CAC DATE: <u>3/11/20</u> TIME: <u>6:00</u> COMMISSIONER: <u>JD</u> PC MTG DATE: _____ ZONE / AE / RNP: <u>A2/NA</u> BCC MTG DATE: <u>4/8/20</u> PLANNED LAND USE: <u>RNP/RL</u> For Administrative Applications OVERLAY(S)? <u>NA</u> LETTER DUE DATE: _____ TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> NOTES: _____
<b>ADMINISTRATIVE VACATION &amp; ABANDONMENT (VAPE):</b> <input type="checkbox"/> PATENT EASEMENTS		
<input type="checkbox"/> EXTENSION OF TIME FOR VACATION (ET) (ORIGINAL APPLICATION #): _____		

PROPERTY OWNER	NAME: <u>4175 West Pyle Avenue LLC</u> ADDRESS: <u>10165 Hinson St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>708-372-3638</u> FAX: _____ CELL: _____      E-MAIL: _____
----------------	--

APPLICANT	NAME: <u>Richmond American Homes of Nevada, Inc.</u> ADDRESS: <u>7770 S. Dean Martin Dr. Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89139</u> TELEPHONE: <u>702-240-5605</u> FAX: <u>702-284-5399</u> CELL: _____      E-MAIL: <u>angela.pinely@mdch.com</u>
-----------	---

CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> FAX: <u>702-362-5233</u> CELL: _____      E-MAIL: <u>elishas@taneycorp.com</u>
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 177-30-701-004

PROPERTY ADDRESS and/or CROSS STREETS: Hinson St. & Frias Ave.

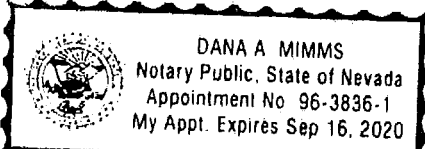
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature]  
 Property Owner (Signature)

Donna L. Johnson  
 Property Owner (Print)

STATE OF NEVADA      Clark  
 COUNTY OF \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON February 10, 2020 (DATE)  
 By [Signature]  
 NOTARY PUBLIC: [Signature]



STAFF	Administrative Vacation of Patent Easements is (circle one) APPROVED/DENIED until _____ to record. Subject to all standard conditions and the following conditions _____ By (Public Works): _____ Date: _____
-------	---



## TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

February 11, 2020

VS-20-0138

Phil Blount, Principal Planner  
Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

**RE: Hinson & Frias: Right-of-Way / Patent Easement Vacations**

**APN's: 177-30-701-002, 004, 008, 010, 014, 015, 019, 021, 038, 039, 040, 041**

Dear Mr. Blount,

On behalf of our client, Richmond American Homes of Nevada, Taney Engineering is respectfully submitting a project description letter for a Right-of-Way Vacation and Patent Easement Vacations with our concurrent submittal of a Tentative Map and Design Review for a residential subdivision.

Patent Vacation:

The purpose is to vacate a portion of the patent easements reserved by the United States of America per that certain patent nos. 1164359, 1201825, 1199664, 1187158, 1199662, 27-2010-003, 27-2010-004, 27-2018-015, and 27-2018-016 of official records.

As the parcels are being developed with this 188-lot residential subdivision, right of way will be dedicated to Clark County where necessary and the patent easements will no longer be necessary.

Right of Way Vacation:

The purpose is to vacate a portion of Haleh Avenue dedicated as a public street per 19910617:03857 and 20120413:02244 official Clark County, Nevada records.

Haleh has been vacated to the east and is not a connecting right-of-way. Haleh will remain a dedicated right-of-way from Arville to Schirlls.

A legal description, exhibit, and supporting documents for each vacation have been provided with this application for review.

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,

Robert Cunningham, P.E.

LANDSCAPING  
(TITLE 30)

ST. ROSE PKWY/MARYLAND PKWY

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-20-400021 (NZC-18-0283)-RICHMOND LIMITED PARTNERSHIP:**

**WAIVER OF CONDITIONS** of a zone change to provide an intense landscape buffer per Figure 30.64-12, adjacent to the existing single family residential development to the north and west of a previously approved shopping center on 6.2 acres in a C-2 (General Commercial) (AE-60 & AE-65) Zone.

Generally located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise. MN/bb/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

177-34-701-035; 177-34-715-001

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 10925 Maryland Parkway
- Site Acreage: 4.4 & 2.7
- Project Type: Landscaping
- Parking Required/Provided: 185/195

**Site Plan**

The site plan depicts an existing shopping center on 4.4 acres and future expansion area on 2.7 acres of land slightly elevated above single family residential uses located to the north. The drainage area is located along the northwest property line adjacent to single family residential uses. The drainage area conveys water through an easement connected with Pinion Woods Court.

**Landscaping**

Approximately 24 shrubs and a 12 trees are proposed to be eliminated from a 140 foot landscape strip to accommodate a required drainage easement. The applicant will meet the remaining landscape requirements associated with NZC-18-0283 and WS-20-0121.

### Previous Conditions of Approval

Listed below are the approved conditions for NZC-18-0283:

#### Current Planning

- Resolution of Intent to complete in 3 years;
- No outdoor amplified sound in the courtyard adjacent to the existing residences of APN: 177-34-714-023 and APN: 177-34-714-027;
- Obtain approval from the City of Henderson regarding landscaping and trails along St. Rose Parkway which shall meet design standards of the St. Rose Parkway Trail Design Guidelines;
- Provide an intense landscape buffer per Figure 30.64-12 adjacent to the existing single family residential development to the north and west of the site;
- No buildings, structures, or signage in the area north of the existing convenience store on the northernmost portion of the site;
- Design review as a public hearing for significant changes to the plans;
- Design review as a public hearing for lighting and signage;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced within the time specified.

#### Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Nevada Department of Transportation approval;
- Grant easements as necessary for detached sidewalks.

#### 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 #0056-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The subject site was approved for a commercial shopping center development by NZC-18-0283. The applicant is requesting to waive a condition requiring intense landscaping be installed along a portion of the northern and western boundary adjacent to single family residential. An approximate 140 foot linear area located along the northwestern corner of the 2.7 acre parcel is proposed to not meet the intense landscape buffer requirement, while keeping the existing block wall.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-19-0754	Vacated and abandoned easements	Approved by PC	November 2019
TM-18-500194	Commercial subdivision	Approved by PC	December 2018
NZC-18-0283	Reclassified 6.2 acres to C-2 zoning with a design review for a shopping center	Approved by BCC	July 2018
UC-0132-16	Convenience store, gasoline station, and vehicle wash	Approved by BCC	May 2016
ZC-0901-14	Reclassified APN 177-34-701-035 to R-3 zoning for senior housing	Approved by BCC	January 2015
UC-1418-06 (ET-0114-11)	Second extension of time to commence a convenience store with gasoline pumps, vehicle wash, and retail shops on a portion of the site - tavern commenced	Withdrawn	May 2012
DR-0313-09	Convenience store with gasoline pumps and car wash - expired	Approved by BCC	July 2009
UC-1418-06 (ET-0291-08)	First extension of time to commence a convenience store, gasoline station, tavern, vehicle wash, and retail shops on a portion of the site	Approved by BCC	December 2008
UC-1418-06	Reduced the separation between a convenience store with a gasoline station and vehicle wash to a residential use and a design review for a tavern, convenience store, gasoline pumps, vehicle wash, and retail shops on a portion of the site	Approved by BCC	November 2006
ZC-1540-04	Reclassified a portion of the site (APN 177-34-715-001) to C-2 zoning for future commercial development and a design review as a public hearing on final plans	Approved by BCC	October 2004

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-20-0121	A waiver of development standards to eliminate a portion of perimeter landscaping is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

After consultation with Public Works, staff cannot support the waiver of condition to not plant intense landscaping adjacent to the single family residential property. There is no reason the applicant cannot adequately design the project to accommodate both the drainage and the required landscaping material. Removal of the intense landscape material that was previously required by the approval of NZC-18-0283 will not adequately protect adjacent residential uses from commercial activity and will have an adverse impact to neighboring single family residential uses. The removal of intense landscape buffering will not be harmonious with the character of the adjacent residential neighborhood. The applicant has not made a compelling case for removal of the intense landscape buffer.

**Staff Recommendation**

Denial.

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Public Works - Development Review**

If approved:

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**



**APPLICANT: RICHMOND LIMITED PARTNERSHIP**  
**CONTACT: JENNIFER LAZOVICH, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA**  
**DRIVE, SUITE 650, LAS VEGAS, NV 89135**

**DRAFT**





# LAND USE APPLICATION 18A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>NZC-18-0283</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>2-12-2020</u> PLANNER ASSIGNED: <u>RJB</u> ACCEPTED BY: <u>RJB</u> FEE: <u>\$800</u> CHECK #: <u>Invoice</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>Y</u> <u>N</u> TRAILS? <u>Y</u> <u>N</u> PFNA? <u>Y</u> <u>N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WC-20-400021</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3-11</u> TIME: <u>6AM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4-8 9 a.m</u> ZONE / AE / RNP: <u>R-3 to C-2 ROI</u> <span style="float: right;">AE65</span> PLANNED LAND USE: <u>RUC</u> NOTIFICATION RADIUS: <u>1500</u> SIGN? <u>Y</u> <u>N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Richmond Limited Partnership</u> ADDRESS: <u>1422 Edinger Avenue #150</u> CITY: <u>Tustin</u> STATE: <u>CA</u> ZIP: <u>92780</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>	
	APPLICANT	NAME: <u>Richmond Limited Partnership</u> ADDRESS: <u>1422 Edinger Avenue #150</u> CITY: <u>Tustin</u> STATE: <u>CA</u> ZIP: <u>92780</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u> ACA CONTACT ID #: <u>n/a</u>	
	CORRESPONDENT	NAME: <u>Jennifer Lazovich - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Ste. 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>N/A</u> E-MAIL: <u>jil@konvllaw.com</u> ACA CONTACT ID #: <u>168693</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-34-715-001; 177-34-701-035

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

PROJECT DESCRIPTION: Waiver of conditions regarding landscaping

(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)\*

Arthur Fauticola  
 Property Owner (Print)

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

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

By \_\_\_\_\_

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

See attached

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

PLANNING  
COPY

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

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

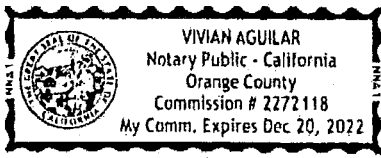
~~\_\_\_\_\_  
Signature of Document Signer No. 1~~

~~\_\_\_\_\_  
Signature of Document Signer No. 2 (if any)~~

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

State of California  
County of Orange

Subscribed and sworn to (or affirmed) before me  
on this 21 day of November, 2019,  
by Anthony Fanticola  
(1) \_\_\_\_\_  
(and (2) \_\_\_\_\_).  
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.  
Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: Land Use Application Clark County Comprehensive Planning Department

Document Date: \_\_\_\_\_ Number of Pages: 1

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

**KAEMPFER  
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

**ANTHONY J. CELESTE**  
ajceleste@kcnvlaw.com  
702.693.4215

**LAS VEGAS OFFICE**  
1980 Festival Plaza Drive  
Suite 650  
Las Vegas, NV 89135  
Tel: 702 792 7600  
Fax: 702 796 7181

**RENO OFFICE**  
50 West Liberty Street  
Suite 700  
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

February 11, 2020

**VIA HAND DELIVERY**

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

PLANNING  
ODPS

**Re: Justification Letter – Waiver of Condition to Remove Landscaping Along  
Northwest Portion of Site (NVC-18-0283)  
Richmond LP  
APN: 177-34-705-035 and Portion of 177-34-715-001 (NWC of St. Rose  
Parkway/Maryland Parkway)**

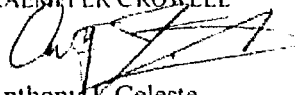
To Whom It May Concern:

Please be advised our office represents Richmond LP (the "Applicant"). By way of background, the BCC approved a commercial shopping, via NVC-18-0283, on property located at the northwest corner of St. Rose Parkway and Maryland Parkway, more particularly described as APNs: 177-34-702-035 and a portion of 177-34-715-001 (collectively the "Site"). As part of the approval, the Applicant is required to "provide an intense landscape buffer per Figure 30.64-12 adjacent to the existing single family residential development to the north and west of the site." The Applicant is providing the intense landscaping along the north and west property lines as required by the condition of approval except for a small portion along the northwest corner of the Site. The reason the Applicant cannot landscape this area is because of a drainage easement. The Applicant is prohibited from providing any landscaping within this easement. As such, the Applicant is requesting to waive this condition of approval with respect to only the easement area.

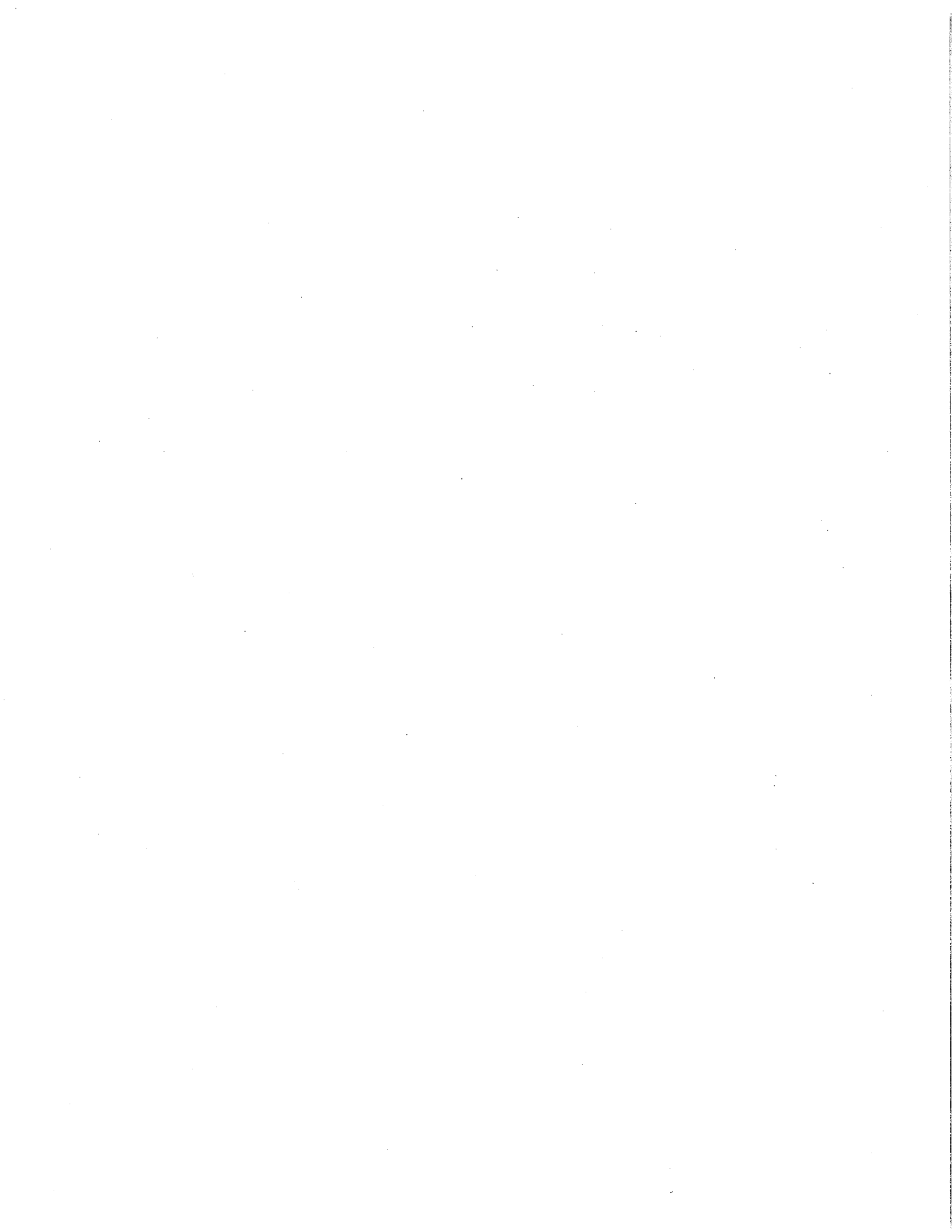
We thank you in advance for your time and consideration.

Sincerely,

KAEMPFER CROWELL

  
Anthony J. Celeste

AJC/amp



SHOPPING CENTER  
(TITLE 30)

ST. ROSE PKWY/MARYLAND PKWY

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-20-0121-RICHMOND LIMITED PARTNERSHIP:**

**WAIVER OF DEVELOPMENT STANDARDS** to eliminate landscaping coterminous with a drainage easement in conjunction with a commercial shopping center.

**DESIGN REVIEWS** for the following: 1) a shopping center; and 2) a lighting plan on 6.2 acres in the C-2 (General Commercial) (AE-60 & AE-65) Zone.

Generally located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise. MN/bb/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-34-701-035; 177-34-715-001

**DESIGN REVIEWS:**

1. Reduce commercial shopping center from 3 buildings of 8,100 total square feet to 2 buildings totaling 6,760 square feet (a 17% reduction).
2. Lighting plan.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 10925 Maryland Parkway
- Site Acreage: 4.4 & 2.7
- Project Type: Landscaping
- Parking Required/Provided: 185/195

**Site Plans**

The original plans submitted with NZC-18-0283 depicted 5 proposed buildings for the shopping center consisting of 2 in-line retail buildings and 3 pad site buildings. The 2 in-line retail buildings are located on the northern portion of the site abutting existing single family residential development. Between these buildings is a 4,316 square foot courtyard area for outside dining. The eastern portion of the property includes developed pad sites with a Terrible's gas station and Dotty's entertainment.

The future expansion area is on the western 2.7 acres of land which is slightly elevated above single family residential uses located to the north. The drainage area in question is located along the northwest property line adjacent to single family residential uses. The drainage area conveys water through an easement connected with Pinion Woods Court.

The existing approved shopping center plan depicts 3 buildings (A, B & C) on the western 2.7 acre property. The applicant is proposing to revise the plans from 3 buildings to 2 buildings (A & B). Newly proposed building A includes a double drive-thru for a potential fast food tenant.

#### Landscaping

Approximately 24 shrubs and a 12 trees are proposed to be eliminated from a 140 foot landscape strip to accommodate a required drainage easement. The applicant will meet the remaining landscape requirements associated with NZC-18-0283 and WS-20-0121.

#### Elevations

The existing and proposed buildings within the shopping center are 1 story with a flat roof behind parapet walls. The buildings range in height between 17 feet and 25 feet. The existing fuel canopy consists of a flat painted metal roof at a height of 19 feet 6 inches supported by columns encased in stone veneer. The exterior of the existing and proposed buildings consist of painted cement plaster and includes parapet wall roof elements at various heights with foam cornice treatments. Stone veneer accents are located on the front and sides of the buildings. New elevations depict substantially similar architecture to the approved NZC-18-0283 elevations.

#### Floor Plans

The existing tavern, convenience store, and vehicle wash have a combined area of 9,026 square feet and no changes are proposed to these buildings with this request. New building pad site A includes a double drive-thru aisle with 4 ordering voice boxes to limit the vehicle queuing time.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The subject site was approved for a commercial shopping center development by NZC-18-0283. The approved site plan shows 3 retail buildings along St. Rose Parkway totaling 8,100 square feet. The applicant is requesting to reduce the number of retail pads from 3 to 2 for a total of 6,760 square feet of building area. This is a reduction of 1,340 square feet of commercial building area adjacent to St. Rose Parkway. The proposed decrease in building area will not adversely impact the development of this property with regard to parking or access. In addition, the previous approval required a design review as a public hearing for lighting prior to continued development.



**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-19-0754	Vacated and abandoned easements	Approved by PC	November 2019
TM-18-500194	Commercial subdivision	Approved by PC	December 2018
NZC-18-0283	Reclassified 6.2 acres to C-2 zoning with a design review for a shopping center	Approved by BCC	July 2018
UC-0132-16	Convenience store, gasoline station, and vehicle wash	Approved by BCC	May 2016
ZC-0901-14	Reclassified APN 177-34-701-035 to R-3 zoning for senior housing	Approved by BCC	January 2015
UC-1418-06 (ET-0114-11)	Second extension of time to commence a convenience store with gasoline pumps, vehicle wash, and retail shops on a portion of the site - tavern commenced	Withdrawn	May 2012
DR-0313-09	Convenience store with gasoline pumps and car wash - expired	Approved by BCC	July 2009
UC-1418-06 (ET-0291-08)	First extension of time to commence a convenience store, gasoline station, tavern, vehicle wash, and retail shops on a portion of the site	Approved by BCC	December 2008
UC-1418-06	Reduced the separation between a convenience store with a gasoline station and vehicle wash to a residential use and a design review for a tavern, convenience store, gasoline pumps, vehicle wash, and retail shops on a portion of the site	Approved by BCC	November 2006
ZC-1540-04	Reclassified a portion of the site (APN 177-34-715-001) to C-2 zoning for future commercial development and a design review as a public hearing on final plans	Approved by BCC	October 2004

**Surrounding Land Use**

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

## Related Applications

Application Number	Request
WC-20-400021 (NZC-18-0283)	A waiver of conditions of a zone change to remove a portion of intense perimeter landscaping is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

##### 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. After consultation with Public Works, staff cannot justify supporting the waiver request to not plant an intense landscape buffer adjacent to the single family residential property. There is no reason the applicant cannot adequately design the site to accommodate the drainage and the required landscaping material. Removal of the intense landscape material that was previously required by the approval of NZC-18-0283 will not adequately protect adjacent residential uses from commercial activity and will have an adverse impact to neighboring single family residential uses. The removal of intense landscape buffering will not be harmonious with the character of the adjacent residential neighborhood. The applicant has not made a compelling case for removal of the intense landscape buffer.

##### Design Review #1

Staff cannot support decreasing the total number of buildings from 3 to 2. Site design considerations are appropriate for the current layout of the development, including the number of buildings, access, and landscaping. The existing building and landscape materials are appropriate for the area and architectural features are not unsightly, undesirable or obnoxious in appearance. Changes to the character of the pad site development will alter the overall shopping center in a negative way by increasing bulk and generating multiple drive-thru buildings.

##### Design Review #2

Staff supports the applicant's proposed lighting plan for the commercial shopping center parking lot and compliance with section 30.56.135 standards at construction. Appropriate lighting measures will secure and protect the public health and safety. The proposed lighting plan will not adversely impact the adjacent residential uses. This public hearing for design review of the lighting plan is intended to meet a condition of approval for NZC-18-0283.

**Department of Aviation**

A portion of the property lies within the AE-65 (65 - 70 DNL) noise contour for the Henderson Executive 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 Airport to meet future air traffic demand.

**Staff Recommendation**

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

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

**Public Works - Development Review**

- No comment.

**Department of Aviation**

- For the portion which lies within the AE-65, incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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

- No comment.

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

**APPLICANT:** RICHMOND LIMITED PARTNERSHIP  
**CONTACT:** JENNIFER LAZOVICH, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT



# LAND USE APPLICATION 19A

## 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 #)
- DEVELOPMENT AGREEMENT (DA)

**STAFF**

DATE FILED: 2-12-2020      APP. NUMBER: WS/DR 20-012  
 PLANNER ASSIGNED: BBB      TAB/CAC: Enterprise  
 ACCEPTED BY: BBB      TAB/CAC MTG DATE: 3-11 TIME: 6pm  
 FEE: 1475      PC MEETING DATE: \_\_\_\_\_  
 CHECK #: Invoice      BCC MEETING DATE: 4-8 9am  
 COMMISSIONER: MN      ZONE / AE / RNP: R-3 to C-2 RPT  
 OVERLAY(S)? \_\_\_\_\_      PLANNED LAND USE: RUC AE65  
 PUBLIC HEARING? Y N      NOTIFICATION RADIUS: 1500 SIGN: NO  
 TRAILS? Y N      PFNA? Y N      LETTER DUE DATE: \_\_\_\_\_  
 APPROVAL/DENIAL BY: \_\_\_\_\_      COMMENCE/COMPLETE: \_\_\_\_\_

**PROPERTY OWNER**

NAME: Richmond Limited Partnership  
 ADDRESS: 1422 Edinger Avenue #150  
 CITY: Tustin      STATE: CA      ZIP: 92780  
 TELEPHONE: N/A      CELL: N/A  
 E-MAIL: N/A

**APPLICANT**

NAME: Richmond Limited Partnership  
 ADDRESS: 1422 Edinger Avenue #150  
 CITY: Tustin      STATE: CA      ZIP: 92780  
 TELEPHONE: N/A      CELL: N/A  
 E-MAIL: N/A      ACA CONTACT ID #: n/a

**CORRESPONDENT**

NAME: Jennifer Lazovich - Kaempfer Crowell  
 ADDRESS: 1980 Festival Plaza Drive, Ste. 650  
 CITY: Las Vegas      STATE: NV      ZIP: 89135  
 TELEPHONE: 702-792-7000      CELL: N/A  
 E-MAIL: jll@kcnvlaw.com      ACA CONTACT ID #: 168693

ASSESSOR'S PARCEL NUMBER(S): 177-34-715-001; 177-34-701-035  
 PROPERTY ADDRESS and/or CROSS STREETS: St. Rose Parkway and Maryland  
 PROJECT DESCRIPTION: Design review and waiver of development standards for landscaping

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

[Signature]      Anthony FANTICOLA  
 Property Owner (Signature)\*      Property Owner (Print)

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

See attached

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



WS-20-0121

PLANNING  
COMMISSION

LAS VEGAS OFFICE  
1980 Festival Plaza Drive  
Suite 650  
Las Vegas, NV 89135  
Tel: 702.792.7000  
Fax: 702.796.7181

RENO OFFICE  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel: 775.852.3800  
Fax: 775.327.2011

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

February 11, 2020

**VIA HAND DELIVERY**

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

**Re: *Justification Letter – Revised Design Review to An Approved Commercial Shopping Center, Waivers of Development Standards to Allow Not Landscape Along Some of the Perimeter at the Northwest Portion of the Site, and Design Review for Lighting Plan  
Richmond LP  
APN: 177-34-705-035 and Portion of 177-34-715-001 (NWC of St. Rose Parkway/Maryland Parkway)***

To Whom It May Concern:

Please be advised our office represents Richmond LP (the "Applicant"). By way of background, the BCC approved a commercial shopping, via NZC-18-0283, on property located at the northwest corner of St. Rose Parkway and Maryland Parkway, more particularly described as APNs: 177-34-702-035 and a portion of 177-34-715-001 (collectively the "Site"). The Applicant is requesting to slightly modify the approved design review and a waiver of development standards to allow no landscaping along the northeast portion of the Site.

The approved site plan shows three (3) retail buildings along St. Rose Parkway: Buildings A at approximately 2,500 square feet, Building B at approximately 3,500 square feet and Building C at approximately 2,100 square feet for total square footage of approximately 8,100. The Applicant is requesting to reduce the number of retail pads along St. Rose Parkway from three (3) to two (2). The new Building A is approximately 4,447 square feet with a double stacking drive thru. The new Building B is approximately 2,313 square feet. The new Building A and Building B's total square footage is approximately 6,760 square feet which is less than what is currently approved. The reason for the request to amend the site plan is to accommodate the proposed restaurant end user. This modification to the plan does not have any adverse affect to what was previously approved as parking remains unaffected, driveways entrances to the Site remain the same, and the proposed changes are adjacent to St. Rose Parkway.

In conjunction with this request, the Applicant is requesting a waiver of development standards to allow for no landscaping along the northwest portion of the Site. There is a drainage easement in this area and landscaping is prohibited. As such, the Applicant is requesting to allow no landscaping in this area. Also, since there is a condition of approval requiring intense perimeter landscaping, the Applicant has filed a companion item to waive this condition of approval.

WS-20-0121

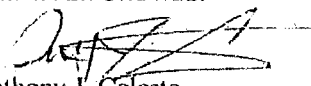
PLAN  
COPY



Clark County  
February 11, 2020  
Page 2

One of the conditions of approval requires a "design review as a public hearing for...lighting." In order to satisfy this condition of approval, the Applicant is now requesting a design review for lighting on the Site. All the lighting on the building is down shielded and compliant with county codes. Additionally, the Applicant is requesting parking lot lighting. As demonstrated by the photometric plan, the lighting is down shielded to as to mitigate any light pollution leaving the Site.

We thank you in advance for your time and consideration.

Sincerely,  
KAEMPFER CROWELL  
  
Anthony J. Celeste

AJC/amp



04/08/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

FRIAS AVE/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0137-ZSKSAIZM FAMILY TRUST ET AL:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.  
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) increased finished grade on 33.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Frias Avenue and the east side of Arville Street within Enterprise. JJ/pb/jd (For possible action)

RELATED INFORMATION:

**APN:**

177-30-701-002; 177-30-701-004; 177-30-701-008; 177-30-701-010; 177-30-701-014; 177-30-701-015; 177-30-701-019; 177-30-701-021; 177-30-701-038 through 177-30-701-041

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase block wall height to 12 feet (up to 6 foot retaining with a 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with a 6 foot screen wall) is permitted per Section 30.64.050 (an 33.3% increase).

**DESIGN REVIEWS:**

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

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)  
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 10235 Schirlls Street
- Site Acreage: 33.5
- Number of Lots: 188
- Density (du/ac): 5.6
- Minimum/Maximum Lot Size (square feet): 3,300/9,162
- Project Type: Single family residential

- Number of Stories: 1 & 2
- Building Height (feet): Up to 30
- Square Feet: 1,478/2,161

#### Site Plans

The plans depict a proposed single family residential subdivision consisting of 188 lots on 33.5 acres at a density of 5.6 dwelling units per acre. The lots range in size from a minimum of 3,300 square feet to a maximum of 9,162 square feet. The lots adjacent to APN 177-30-701-013 are a minimum of 5,200 square feet in accordance with a condition of approval for the previous land use application (NZC-19-0612). The subdivision will be served by 43 foot wide private streets with attached sidewalks on 1 side of the street that will access public rights-of-way consisting of Arville Street, Pyle Avenue, Frias Avenue, Haleh Avenue, and Schirrls Street which will be dedicated as part of the design of this project. All public streets will be developed with full off-site improvements. There are multiple access points shown on plans throughout this project from the various rights-of-way. The site design also shows an existing 100 foot wide Nevada Power easement along Frias Avenue to the south. The increased wall height is for the perimeter walls of the site. The plans also depict a proposed increase in finished grade to 72 inches for lots within the development.

#### Landscaping

Street landscaping will consist of a 15 foot wide area which includes a 5 foot wide detached sidewalk along Pyle Avenue and Arville Street; and a 6 foot wide area behind an attached 5 foot wide sidewalk along Frias Avenue, Haleh Avenue, and Schirrls Street. A walking trail with groundcover and shrubs is located in the existing 100 foot wide Nevada Power easement along Frias Avenue to the south in accordance with a condition of approval for the previous land use application (NZC-19-0612).

#### Elevations

Submitted plans are for 7 models with 3 elevation styles per plan. There are four, 2 story homes and 3 single story homes at a maximum height of 30 feet. The materials consist of stucco finished walls with decorative stone veneer accents, window articulation, and concrete tile roofs.

#### Floor Plans

The plans depict homes from 1,478 square feet to 2,161 square feet with options for 3 to 4 bedrooms. All models will have a 2 car front loaded garage.

#### Applicant's Justification

The applicant indicates the project will consist of entry level, affordable housing and be developed in 2 phases (Phase 1 for the southern portion and Phase 2 for the northern portion). The project is similar to the previously approved single family residential development with modifications to the lot layout and street design and the addition of single story homes. The waiver to increase wall height and finished grade elevation is required because there are significant natural washes on the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-19-0612	Reclassified the site from R-E (RNP-I) to R-2 zoning for a single family residential subdivision	Approved by BCC	November 2019
VS-0095-11	Vacated and abandoned a portion of right-of-way being Hinson Street located between Haleh Avenue and Pyle Avenue	Approved by PC	May 2011
ZC-1026-05	Reclassified approximately 3,800 parcels of land from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Zoning & Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-E & R-D	Mix of developed & undeveloped single family homes
South	Residential Low (up to 3.5 du/ac) & Public Facilities	R-E (RNP-I)	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mix of developed & undeveloped single family homes
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

**Related Applications**

Application Number	Request
VS-20-0138	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.
TM-20-500042	A tentative map consisting of 188 single family residential lots is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

**Waiver of Development Standards**

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

Staff finds that the difference in grade between the western and eastern portions of the proposed single family residential development necessitates the installation of the requested retaining walls and the increase in the overall height of the wall is minimal. Additionally, the proposed walls are decorative and in conformance with Urban Specific Policy 16 of the Comprehensive Master Plan which states, in part, that all new perimeter walls and fences should be decorative.

#### Design Review #1

The proposed density of the subdivision is lower than what is permitted by Code and the new design complies with the conditions of approval for NZC-19-0612 by meeting the minimum lot sizes adjacent to existing RNP development and providing usable open space within the Nevada Power easements along Frias Avenue to the south. The design of the subdivision layout is also consistent and compatible with approved land uses in this area. Staff finds that the project conforms to Urban Land Use Policy 10 of the Comprehensive Master Plan that encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that include varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Therefore, staff can support this request.

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

##### Design Review #2

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

#### **Department of Aviation**

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

#### **Staff Recommendation** Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- 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 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 to 60 feet for Haleh Avenue, 60 feet for Hinson Street, or an alternate north/south street near the Hinson Street alignment, from Frias Avenue to Pyle Avenue, 35 feet to the back of curb for Arville Street, 35 feet to the back of curb for Pyle Avenue, 30 feet to 60 feet for Schmal's Street, 30 feet for Frias Avenue, and associated spandrels.
- 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; that any dead-end street over 150 feet in length must have a County-approved turnaround; that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Department of Aviation**

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

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

- No comment.

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

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

#0302-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** RICHMOND AMERICAN HOMES  
**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV  
89118

**DRAFT**



# LAND USE APPLICATION 20A

## 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 type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>2/13/20</u> PLANNER ASSIGNED: <u>PH</u> ACCEPTED BY: _____ FEE: <u>\$1,150.00</u> CHECK #: _____ COMMISSIONER: <u>JD</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y</u> PFNA? <u>Y</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-20-0137</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/11</u> TIME: <u>6:00pm</u> PC MEETING DATE: <u>4/2/20</u> BCC MEETING DATE: <u>4/8/20</u> ZONE / AE / RNP: <u>R2/1A</u> PLANNED LAND USE: <u>RND/RL</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y</u> <input checked="" type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>ZSKSMAZ Township Family Trust</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-767-3764</u> CELL: _____ E-MAIL: <u>umer2malik1@gmail.com</u>		
<b>APPLICANT</b>	NAME: <u>Richmond American Homes of Nevada, Inc.</u> ADDRESS: <u>7770 S. Dean Martin Dr. Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-240-5605</u> CELL: _____ E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____		
<b>CORRESPONDENT</b>	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702)362-8844</u> CELL: _____ E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>169763</u>		

ASSESSOR'S PARCEL NUMBER(S): 177-30-701-002, 177-30-701-008  
 PROPERTY ADDRESS and/or CROSS STREETS: Hinson St. & Frias Ave.  
 PROJECT DESCRIPTION: Residential subdivision

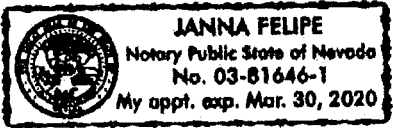
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature] Property Owner (Signature)\*      Umer MALIK Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 10, 2020 (DATE)

By Umer Zahid Malik  
 NOTARY PUBLIC: Janna Felipe



\*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.



## TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

February 11, 2020

Phil Blount  
Clark County Comprehensive Planning  
500 S. Grans Central Pkwy  
Las Vegas, NV 89155

WS-20-0137

**Re: Hinson & Frias - Justification Letter**

APN: 177-30-701-002, 004, 008, 010, 014, 015, 019, 021, 038, 039, 040, 041

Dear Mr. Blount,

On behalf of our client, Richmond American Homes of Nevada, Taney Engineering is respectfully submitting a project description letter for a Tentative Map, Design Review, and waiver of development standards for a proposed 33.5 acre, 188 lot residential subdivisions.

**Project Description:**

The project consists of a 33.5-acre, 188 lot residential subdivision with 5.61 lots per acre located along Hinson and Frias. Currently the site is zoned R-2 – Medium Density Residential, with a planned land use RM – Residential Medium. We are requesting the site to remain zoned R-2.

Our project will consist of entry level, affordable housing by current market conditions. For pedestrian safety we will provide sidewalks on one side of the street.

The project will be phased into 2 phases. There is a large existing storm flow through the property in phase 2 (northern half). There will be upstream improvements constructed over the coming years that will reduce this flow rate significantly. The intent is to develop phase 2 once these facilities are constructed. The approximate location of the phase line is shown on the plans.

The project site is bound by properties with planned land use and zoning as follows:

- South: R-E Rural Estates Residential (2 units/acre); RL – Residential Low
- West R-E Rural Estates Residential (2 units/acre); RS – Residential Suburban
- North: R-D Suburban Estates Residential (3 units/acre); RL – Residential Low
- East: R-E Rural Estates Residential (2 units/acre); RNP – Rural Neighborhood Preservation

Site Plans

The subdivision will have access to the site from Frias, Haleh, Pyle, Arville, and Schirlls. There will be 2-car garages provided for each unit for a total of 376 parking spaces. Perimeter landscaping is being provided along Pyle, Arville, Haleh, and Frias. The site design shows an existing 100' Nevada Power Company Easement at the south entrance of the subdivision.

Landscaping

The plans depict the following: 1) 6 ft wide street landscape along the west and south side of the site on Haleh, Frias, and Schirlls 2) 15' landscape areas on Arville and Pyle 3) landscape within Nevada Power Easement





## TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

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### Floor Plans and Elevations

There are 7 models, 4 two story home and 3 single story homes. The houses will range in size from approximately 1,478 square feet to 2,161 square feet and will consist of one and two-story homes (height of two-story homes will not exceed 29'-6") with two car garages.

### Design Review

We are applying for a design review for the excess fill at our edge conditions. We believe that the difference in elevation between the proposed and existing grade will range from 1 to 6 feet around the existing localized low points.

We are also applying for a design review for change of site layout.

### Waiver of Development Standards

We are requesting a waiver of development standards for a wall height of 12' maximum (6' max retaining wall with a 6' decorative wall on top, 30.64.050 a.4.C). There is a significant natural wash and other smaller washes that need retaining walls in excess of 3' minimum code requirement, generally located on the west and east perimeters of the site.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844.

Respectfully,

Markella Garanyants  
Taney Engineering



OFFICE/RETAIL/WAREHOUSE COMPLEX  
(TITLE 30)

DEAN MARTIN DR/WIGWAM AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-20-0091-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 14.5 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) Zone.

**USE PERMITS** for the following: 1) offices as a principal use; and 2) retail as a principal use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate freeway buffer wall; and 2) allow modified driveway design standards.

**DESIGN REVIEWS** for the following: 1) office/retail/warehouse complex; 2) alternative parking lot landscaping; and 3) increase finished grade on 14.5 acres.

Generally located on the south side of Wigwam Avenue and the east side of Dean Martin Drive within Enterprise (description on file). J/m/xx (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-17-304-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate freeway buffer wall where a wall is required per Figure 30.64-4.
2. a. Reduce the throat depth for a proposed driveway along Ford Avenue to 14 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (an 86% reduction).
- b. Reduce the throat depth for proposed driveways along Dean Martin Drive to 8 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (a 92% reduction).
- c. Reduce the throat depth for a proposed driveway along Wigwam Avenue to 9 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (a 91% reduction).

**DESIGN REVIEWS:**

1. Office, retail, and warehouse complex.
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increase finished grade up to 36 inches (3 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 100% increase).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 14.5
- Project Type: Office/retail/warehouse development
- Number of Stories: 1
- Building Height (feet): 29 (Building 1)/39 (Building 2 and 3)/41 (Building 4)
- Square Feet: 70,694 (Building 1)/38,100 (Building 2)/51,691 (Building 3)/34,378 (Building 4)
- Parking Required/Provided: 654/656

Site Plans

The applicant is requesting a conforming zone change from R-E and H-2 zoning to M-D zoning for a commercial complex. The plans depict a proposed office, retail, and warehouse development consisting of 4 buildings on a 14.5 acre site. A 100 foot wide Nevada Energy easement diagonally bisects the property, with Buildings 1 and 2 located to the northwest and Buildings 3 and 4 located to the southeast. Parking spaces, drive aisles, and landscaping are the only improvements located within this easement. Building 1 is located at the northwest corner of the site with a setback of 83.5 feet from Wigwam Avenue (north property line) and 83.5 feet from Dean Martin Drive (west property line). Building 3 is located at the southwest corner of site with a setback of 84 feet from Dean Martin Drive and 54 feet from Ford Avenue (south property line). Building 2 is centrally located within the site and positioned behind Building 1. Building 2 is also located 123 feet to the northwest of Building 3 within the boundaries of the project. Building 4 is located within the rear of the site and is set back 72.5 feet from I-15. Additionally, Building 4 is set back 335.5 feet from Ford Avenue. At grade, overhead roll-up doors are located along the east side of Building 1, the west side of Building 2, the south and east sides of Building 3, and the west and southwest sides of Building 4. All of the overhead roll-up doors and loading areas are oriented towards the interior of the site and away from the public right-of-way. The proposed landscape plan will provide additional screening of the overhead roll-up doors from public view. Two, 5 foot wide pedestrian connections are provided from the proposed 5 foot wide detached sidewalk adjacent to Dean Martin Drive connecting to Buildings 1 and 3. A single 5 foot wide pedestrian connection is provided from the proposed 5 foot wide detached sidewalk along Wigwam Avenue connecting to Building 1. One, 5 foot wide pedestrian connection is provided from the proposed 5 foot wide attached sidewalk along Ford Avenue to Building 3. Buildings 1 through Buildings 4 are interconnected through a series of 5 foot wide pedestrian connections internal to the project site. A total of 8 trash enclosures are located throughout the interior of the site. Access to the site is granted by 2 commercial driveways proposed along Dean Martin Drive and 1 driveway along Ford Avenue. Bicycle spaces are equitably distributed throughout the site. The proposed development requires 654 parking spaces where 656 parking spaces are provided.

### Landscaping

A proposed 15 foot wide landscape area, including a 5 foot wide detached sidewalk, is located adjacent to Dean Martin Drive and Wigwam Avenue. A 6 foot wide landscape area is located behind a proposed 5 foot wide attached sidewalk along Ford Avenue. The street landscape area features a combination of 24 inch box medium and large trees planted 20 feet on center, in addition to shrubs and groundcover. Parking lot landscaping is equitably distributed throughout the interior of the site consisting of medium and large trees. The applicant is requesting a design review for alternative parking lot landscaping as landscaping is not provided for 15 parking spaces located adjacent to the southeast portion of Building 3. Parking lot landscaping is also not provided along the east side of Building 1 where 14 parking spaces are located adjacent to the overhead roll-up doors. Additional site landscaping, with 24 inch box trees planted 20 feet on center, is provided along the east and south property lines of the project site ranging between 5.5 feet to 7 feet in width.

### Elevations

The plans depict a maximum height ranging between 26 feet to 29 feet for Building 1 to the top of the parapet wall. Building 2 has a maximum height of 39 feet to the top of the parapet wall. Building 3 has a varying roofline with the height of the building ranging between 26 feet to 41 feet. Building 4 has a maximum height of 41 feet to the top of the parapet wall. The overhead roll-up doors for Buildings 1 through Buildings 4 are oriented towards the interior of the site and are screened from public view and the right-of-way. The exterior of the buildings will consist of concrete tilt-up panels, aluminum storefront window systems, and decorative metal canopies located above the entrances to the buildings. All buildings will be painted with neutral and subdued colors.

### Floor Plans

The plans depict a proposed office, retail, and warehouse development consisting of 4 buildings. Building 1 includes an open floor plan measuring 70,694 square feet in area. Building 2 and Building 3 measure 38,100 square feet and 51,691 square feet in area, respectively. Building 4 consists of 34,378 square feet. Approximately 136,404 square feet of the cumulative building area will be allocated towards office space, while the remaining area consisting of 50,664 square feet and 7,795 square feet will be designated for warehouse and retail uses, respectively.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states the requested M-D zoning is compatible with other zoning designations within the surrounding area. To the west of the subject property, across Dean Martin Drive, is an existing single family residential development. The M-D zoning district would be a good buffer between the residential uses and the I-15 to the east. The applicant is requesting a special use permit to allow office and retail use as a principal use in the M-D zone with up to 70 percent office, 4 percent retail, and 26 percent warehouse uses. The area of the buildings and site coverage have been reduced to provide sufficient parking to accommodate these types of uses. According to the applicant, an 8 foot high wrought iron fence with a landscape buffer will be installed along the east property line adjacent to the freeway, matching the existing wrought iron

fence located south of the project site. Due to the irregular shape of the subject property and the 100 foot wide Nevada Energy easement located diagonally across the site, the required throat depths are difficult to accommodate. The applicant states there are similar designed ingress/egress with the same type of developments nearby that is proven as a safe design. The throat depths proposed are more than adequate given the location and well separated driveways combined with the low traffic generation for this type of project will provide good on-site circulation.

The applicant is requesting a design review for alternative parking lot landscaping design standards. Landscaping will not be provided in various locations throughout the interior of the parking lot. All required street landscaping will be provided. As an alternative, additional landscaping has been provided along the east and south property lines of the site. The proposed alternate landscape design provides an off-set to these areas by exceeding the standard requirements in various other locations. Additionally, the applicant is requesting a design review to increase finished grade above 18 inches (1.5 feet). The project will be graded to match the existing Dean Martin Drive to the west, Wigwam Avenue to the north, and Ford Avenue to the south of the project site. The exterior elevations on Dean Martin Drive, Wigwam Avenue, and Ford Avenue will not be raised above 18 inches. The eastern boundary of the site, adjacent to the I-15 corridor, may be raised an estimated 36 inches (3 feet) for drainage purposes and to remove this portion of the site from a flood zone.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	R-E, H-2, C-1, & M-D	Undeveloped, office trailers with outside storage, office building, & outside storage
South	Business and Design/Research Park	R-E, C-2, & H-2	Plant nursery & landscape supplies, undeveloped, office trailer & outside storage, & undeveloped
East	Commercial Tourist and Business and Design/Research Park	C-1, C-2, & H-1	I-15 & undeveloped
West	Rural Neighborhood preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & single family residential

**Related Applications**

Application Number	Request
TM-20-500026	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.
VS-20-0090	A request to vacate and abandon easements and right-of-way is a companion item on this agenda.

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Zone Change

This is a request for a conforming zone change and staff finds that the application is compatible with and appropriate for both the project site and surrounding area. The intent of the M-D zoning district is to provide an area suitable for the development of light manufacturing establishments with limited outside uses and to prohibit the development of incompatible uses. Several parcels to the north and south of the project site are zoned C-1, C-2, and M-D with varying uses including a plant nursery and an office building. Furthermore, approximately 700 feet to the north of the project site is an existing hotel with a height of 80 feet in conjunction with the Silverton Resort Hotel. Urban Specific Policy 99 from the Comprehensive Master Plan encourages business and design park developments that complement abutting land uses through site planning and building design. Staff finds the M-D zoning should be an appropriate buffer between the existing single family residential development and uses to the west, across Dean Martin Drive, and the I-15 to the east. Therefore, staff recommends approval.

##### Use Permits

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

Staff's primary concerns with these uses in an office/warehouse and industrial area are to ensure compatibility with existing or planned land uses and that there is adequate on-site parking. Based on the nearby land uses, staff finds this facility should be compatible with existing developments in the area and is not anticipated to adversely impact adjacent uses. The core function of the proposed development is to operate as a business and industrial park with office, retail, and warehouse uses, with the required amount of parking spaces being allocated for each specific use. Staff finds the proposed uses are appropriate for this development and that the provided parking is more than adequate for this request. Therefore, staff recommends approval.

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

Staff finds the request to provide an 8 foot high wrought iron fence with 24 inch box trees planted 20 feet on center adjacent to the I-15 (east property line) an acceptable alternative to the

required freeway buffer wall. The trees and wrought iron fence should provide an effective barrier between the proposed development and the I-15, and will aesthetically enhance and vastly improve the landscaping along the freeway. Therefore, staff recommends approval of this request.

#### Design Review #1

Staff finds that the proposed development complies with Urban Specific Policy 66, which states that commercial development should provide access points on arterial and collector streets and not on local residential streets. Access to the site through commercial driveways located along Dean Martin Drive and Wigwam Avenue, both of which are designated as collector streets. Staff also finds that the proposed buildings comply with Urban Specific Policy 78, which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public. The proposed buildings consist of varying building elevations and contrasting building materials, including decorative metal canopies, concrete tilt-up paneling, and aluminum storefront window systems. The proposed development complies with several policies from the Comprehensive Master Plan; therefore, staff recommends approval of the design review.

#### Design Review #2

Staff finds that the request to establish landscape areas and buffers along the perimeter of the project site in lieu of providing landscaping for 29 parking spaces an acceptable design alternative. The 29 parking spaces are located within the interior of the development and not visible from the public right-of-way. Per Code requirements, 8 trees would be required to landscape the 29 parking spaces within the interior of the site. Per the landscape plans, 77 trees are proposed along the east and south property lines of the site. The multitude of trees will enhance the aesthetics of the proposed development and provide additional shading throughout the site. Therefore, staff can support this design alternative request.

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

##### Waiver of Development Standards #2a & #2c

Since the driveways on Wigwam Avenue and Ford Avenue are near the end of dead-end streets, staff does not anticipate that the reduced throat depth at those driveways will cause any impact to the limited number of vehicles that use those streets.

##### Waiver of Development Standards #2b

The applicant worked with staff to make changes to the driveway designs on Dean Martin Drive to accommodate staff's concerns with public safety as a result of reduced throat depth. The revised plans show additional landscape planters that result in a greater distance being provided between the driveways and conflicts with parking spaces.

#### Design Review #3

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



**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permits, waivers of development standards, and design reviews must commence within 4 years of the approval date or they will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 40 foot property line radius at the northwest corner of the site and a 20 foot property line radius at the southwest corner of the site.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0704-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: YORK CONSOLIDATED INVESTMENTS, LLC  
CONTACT: JAY HELLER, HELLER COMPANIES, LLC, 6280 S. VALLEY VIEW  
BOULEVARD #106, LAS VEGAS, NV 89118**

**DRAFT**



# LAND USE APPLICATION 21A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>1/30/20</u> APP. NUMBER: <u>ZC-20-0091</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>ENTERPRISE</u> ACCEPTED BY: <u>MNO</u> TAB/CAC MTG DATE: <u>2/26/20</u> TIME: <u>6:00 AM</u> FEE: <u>\$2,875</u> PC MEETING DATE: <u>-</u> CHECK #: <u>2087</u> BCC MEETING DATE: <u>3/18/20 9:00 AM</u> COMMISSIONER: <u>JONES</u> ZONE / AE / RNP: <u>R-E TO M-D / NONE</u> OVERLAY(S)? <u>NONE</u> PLANNED LAND USE: <u>ENTERPRISE</u> PUBLIC HEARING? <input checked="" type="checkbox"/> <u>Y/N</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> <u>N</u> TRAILS? <input checked="" type="checkbox"/> <u>Y/N</u> PFNA? <input checked="" type="checkbox"/> <u>Y/N</u> LETTER DUE DATE: <u>-</u> APPROVAL/DENIAL BY: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	<b>PROPERTY OWNER</b>	NAME: <u>County of Clark, Nevada</u> ADDRESS: <u>500 Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-4055</u> CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>	NAME: <u>York Consolidated Investments LLC</u> ADDRESS: <u>6280 S Valley View Blvd., Suite 106</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-320-4400</u> CELL: _____ E-MAIL: <u>jay@hellercompanies.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>	NAME: <u>Heller Companies LLC / Jay Heller</u> ADDRESS: <u>6280 S Valley View Blvd., Suite 106</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-320-4400</u> CELL: _____ E-MAIL: <u>jay@hellercompanies.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-17-304-003  
 PROPERTY ADDRESS and/or CROSS STREETS: Southeast corner of Wigwam Ave and Dean Martin Dr.  
 PROJECT DESCRIPTION: multi tenant business center w/ MD zoning

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

<u>Lisa Kremer</u> Property Owner (Signature)*	Lisa Kremer, Director Dept. of Real Property Management Property Owner (Print)
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>December 19, 2019</u> (DATE) By <u>Lisa Kremer, RPM Director</u> NOTARY PUBLIC: <u>Cody Caprice Downing</u>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="margin: 0;">CODY CAPRICE DOWNING            NOTARY PUBLIC            STATE OF NEVADA            My Commission Expires 12/04/2021            Certificate Number 00-82529-1</p> </div>

\*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.

**HELLER**  
COMPANIES  
Providing Quality Business Centers

January 14, 2020

Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155-3530

**PLANNER  
COPY**

RE: Justification Letter for Dean Martin Business Center  
Zone Change, Special Use Permit  
APN 177-17-304-003

20-20-0091

We are proposing to develop an approximately 194,863 SF multi-tenant office/industrial facility on the +/- 14.42 acre subject property. The proposed development would necessitate a zone change from H-2 to M-D. Currently the planned land use per the enterprise land use plan is BDRP, which M-D would be a conforming zone change. The M-D zoning is compatible with other zoning designations in the area. To the west of the property across Dean Martin Drive is existing residential. M-D would be a good buffer between residential and the I-15 highway to the East. The contiguous properties to the East and South are combination of I-15 highway frontage, H-2, C-2 and M-D. To the North across Wigwam Ave zoning is a combination of H-2 and C-1. M-D zoning would be compatible with the other zoning designations in the surrounding area.

We are also requesting a blanket special use permit to allow office and retail use as a principal use in the M-D zone with up to 72% office, 5% retail, and 23% warehouse. We have reduced building square footage and site coverage to provide sufficient parking to accommodate those types of uses. M-D zone allows up to 80% site coverage and our proposed development is only 31%. At the requested percentages 669 parking spaces would be required and we are providing 671 spaces.

Also, as part of the tracking of percentage of uses and parking we agree to submit a Tile 30 parking analysis to Comprehensive Planning each time we build out a new Tenant Improvement. The submittals will include breakdown of each suite in the project with the current square footage and use.

The leasing process in a flex space project, such as ours, is typically a fast paced process. Tenants usually need to move in within four to six-weeks. If we must obtain a

# HELLER

COMPANIES  
Providing Quality Business Centers

special use permit for a typical office / retail tenant it will take a minimum of six-weeks to process the approval; the prospective tenant will most likely rent elsewhere since we must give a prospective tenant an answer as to whether they can locate within our park in a more reasonable period of time. A prospective tenant will not wait six weeks to determine if they can get a lease approved. From that point it would be another four to six weeks for improvements to be built out. This severely limits our ability to lease our project.

We are also asking for an alternate parking lot landscaping design for minor deviations in several locations. In two locations we are asking for 7 parking spaces in a row between two landscape island fingers and with a 5'-6" wide perimeter planting strip provided. In two locations we are asking for 7 parking spaces between two landscape island fingers where 6 are allowed. Finally, in one location we are asking for 13 parking spaces where 12 is maximum with an 8' wide planting strip provided. None of these alternates are being requested along the street frontages and primarily are located on interior areas of the site (See sheet SP-001, note 1). Another location we are requesting the waiver for landscape is behind buildings 100 and 200 and to include 12 parking spaces behind the 300 building (See sheet SP-001, note 1). All of these areas are not visible from the street are particularly susceptible to damage from delivery trucks. These spaces will have shade from the buildings and are generally not long term parking spaces. The proposed alternate landscape design provides an offset to these areas by exceeding the requirements in various other locations. We could have designed the alternate option with diamond shaped landscape planters to improve to total number of parking spaces, however, we feel the submitted design better meets the Title 30 landscape design objectives.

We are also requesting a waiver of development standards for the freeway buffer wall along the east side of the property adjacent to the NDOT I-15 (See sheet SP-001, note 2). This request would be consistent with the neighboring property to the north which has an 8' high wrought iron fence in lieu of the wall. Noise attenuation is not required.

Another request would be for a waiver for grade above 18". The project will be graded to match the existing Dean Martin Drive to the west, Wigwam Avenue to the north, and Ford Avenue to the south of the project site. The exterior elevations on Dean Martin Drive, Wigwam Avenue, and Ford Avenue will not be raised above 1.5 feet (18" inches). The eastern boundary of the site, adjacent to the NDOT I-15 corridor may be raised an estimated 3 feet (36 inches) for drainage purposes and to remove this portion of the site from a flood zone (See sheet TM3 - Section A).

# HELLER

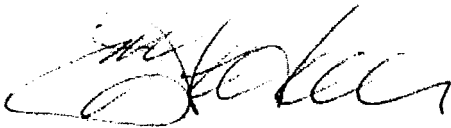
COMPANIES  
Providing Quality Business Centers

We are also requesting a waiver for the driveway throat depths. Due to the irregular shape of the site and the 100' NV Energy easement diagonally across the site longer throat depths are difficult to accommodate. We have similar designed ingress / egress with the same type developments nearby and proven it is a safe design. The design of our project has a very efficient and safe onsite traffic flow. On-site routes between and around all vehicle maneuvers, including deliveries, can be completed on site so as to not impact the flow of traffic on the adjacent roadway. The throat depths proposed are more than adequate given the location and well separated driveways combined with the low traffic generation for this type of project and good onsite circulation.

Finally, in order to accommodate the development of this project, we respectfully request to vacate and abandon (a) the unneeded Resolution Relative to the Acquisition of Right-of-Way for Cougar Avenue, and (b) a 5' portion of the Right-of-Way of Wigwam Avenue, Dean Martin Drive and Ford Avenue to allow for a required detached sidewalk, as shown in the attached exhibits and legal descriptions. With the development of this parcel, the Cougar street alignment will no longer be used/needed in the current site configuration or future development of the adjacent parcels.

Please call if you have any questions or would like to further discuss our project. I can be reached in the office at 702.320.4400.

Sincerely,



Jay Heller  
Heller Companies, LLC  
Dean Martin Business Center, LLC

FUTURE INDUSTRIAL DEVELOPMENT  
(TITLE 30)

WESTWIND RD/SUNSET RD

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ZC-20-0105-AINSWORTH GAME TECHNOLOGY, INC:**

**ZONE CHANGE** to reclassify 2.3 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District for future industrial development.

Generally located on the west side of Westwind Road, 600 feet south of Sunset Road within Enterprise (description on file). MN/pb/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-01-102-018

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.3
- Project Type: Future industrial development

**Site Plan**

This is a conforming zone change request with no plans submitted. The site is 2.3 gross acres in size.

**Applicant's Justification**

The applicant indicates the request conforms to the land use plan and is compatible with the surrounding development and land uses. Approval of this request will allow future development of the site.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & West	Business and Design/Research Park	M-D	Office/warehouse facility
East	Business and Design/Research Park	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**

Zone Change

This request conforms to the Enterprise Land Use Plan which designates this site as Business and Design/Research Park and is compatible with the existing and proposed development in the area. Staff finds that the requested zoning also conforms to Urban Specific Policy 99 of the Comprehensive Master Plan that states, in part, business and design research park development should be complementary with abutting uses.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing on final plans.

**Public Works - Development Review**

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

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC)

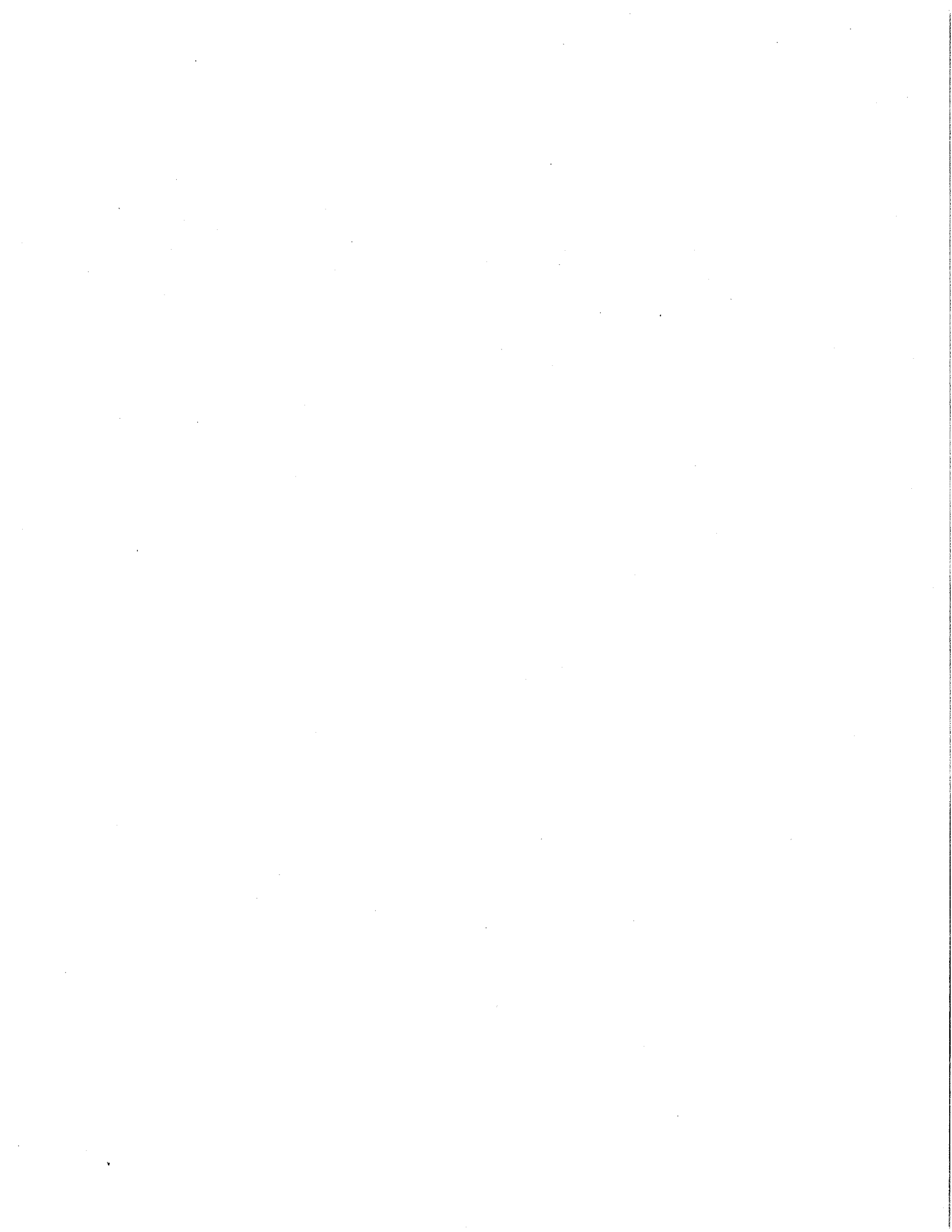


request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

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

**APPLICANT:** AINSWORTH GAME TECHNOLOGY, INC.  
**CONTACT:** PAUL LARSEN, SNELL & WILMER, 3883 HOWARD HUGHES PKWY,  
SUITE 1100, LAS VEGAS, NV 89169

**DRAFT**





# LAND USE APPLICATION 22A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

<b>STAFF</b>	DATE FILED: <u>2/15/20</u> PLANNER ASSIGNED: <u>AKJ</u> ACCEPTED BY: _____ FEE: <u>\$1,050.00</u> CHECK #: _____ COMMISSIONER: <u>MV</u> OVERLAY(S)? <u>CMA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>20-20-0105</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/11/20</u> TIME: <u>6:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/8/20</u> ZONE / AE / RNP: <u>RE/AE60</u> PLANNED LAND USE: <u>BDP</u> NOTIFICATION RADIUS: <u>1000</u> SIGN <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>Ainsworth Game Technology, Inc.</u> ADDRESS: <u>5800 Rafael Rivera Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-954-3044</u> CELL: _____ E-MAIL: <u>rcomstock@agtslots.com</u>	
<b>APPLICANT</b>	NAME: <u>Ainsworth Game Technology, Inc.</u> ADDRESS: <u>5800 Rafael Rivera Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-954-3044</u> CELL: _____ E-MAIL: <u>rcomstock@agtslots.com</u> REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>Paul Larsen, Esq. c/o Snell &amp; Wilmer L.L.P.</u> ADDRESS: <u>3883 Howard Hughes Parkway, Suite 1100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-784-5285</u> CELL: <u>702-308-6153</u> E-MAIL: <u>pelarsen@swlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-01-102-018

PROPERTY ADDRESS and/or CROSS STREETS: Rafael Rivera Way and Sunset Road (near I-215 and Jones)

PROJECT DESCRIPTION: Vacant parcel adjacent to applicant's facility at 5800 Rafael Rivera Way

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

[Signature]  
Property Owner (Signature)\*

Ryan P Comstock  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 16, 2020 (DATE)

By Ryan P. Comstock

NOTARY PUBLIC: [Signature]



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



**Ainsworth Game Technology**  
5800 Rafael Rivera Way Las Vegas, NV 89118  
Tel. (702) 954-3000  
www.agtslots.com

January 14, 2020

**VIA HAND DELIVERY**

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

Re: Ainsworth Game Technology, Inc. - Application For Zoning Change  
Assessor Parcel No. 176-01-102-018

Dear Sir/Madam:

Ainsworth Game Technology, Inc. ("Ainsworth") owns Assessor Parcel Number 176-01-102-018 ("Subject Parcel") and submits this letter in support of the application for a zoning change with respect to the Subject Parcel. Ainsworth owns the large adjacent parcel to the west of the Subject Parcel (Assessor Parcel Number 178-01-110-003) on which it maintains its operational headquarters and manufacturing operations for the Americas.

Ainsworth purchased the Subject Parcel in August 2017 from Clark County at its auction of public lands. Because the Subject Parcel was owned and maintained by Clark County for many years prior, it had not been previously re-zoned to meet the master planning and desired needs for the surrounding area, an area which has developed into a key commercial and industrial corridor for large facilities. With its application, Ainsworth seeks to have the zoning designation for the Subject Parcel changed and updated to match that of the surrounding area and Ainsworth's adjacent parcel. This will allow Ainsworth to commercially use the Subject Parcel for its own further development or for a third party's use in a manner consistent with that of the surrounding area.

We appreciate Clark County's consideration of our Application For Zoning Change for the Subject Parcel.

**AINSWORTH GAME TECHNOLOGY**

Ryan P. Comstock  
Chief Operating Officer

RESIDENTIAL DEVELOPMENT  
(TITLE 30)

WINDMILL LN/BUFFALO DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-20-0118-LH VENTURES, LLC:**

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

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

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

Generally located on the north side of Windmill Lane, 660 feet east of Buffalo Drive (alignment) within Enterprise (description on file). MN/al/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-10-401-011

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase wall heights to a maximum of 7 feet where 6 feet is the standard per Section 30.64.020 (a 16.6% increase).

**DESIGN REVIEWS:**

1. A detached single family residential development.
2. Increase finished grade to 36 inches (3 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 100% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 38
- Density (du/ac): 7.6
- Minimum/Maximum Lot Size (square feet): 3,312/7,442
- Project Type: Single family residential development

- Number of Stories: 2 and 3 stories
- Building Height (feet): Up to 35
- Square Feet: 1,798 to 3,072

#### Site Plans

The plans depict a single family residential development consisting of 38 lots on 5 acres with a density of 7.6 dwelling units per acre. Access to the development is provided from Windmill Lane with the entrance to the development located on the southwest corner of the site. None of the proposed lots have access to Windmill Lane. Access to the lots within the development is provided by 42 foot wide private streets with a 4 foot wide sidewalk located on 1 side of the street. The proposed streets within the development terminate in stub streets that are a maximum of 150 feet in length and provide access to a maximum of 6 lots.

#### Landscaping

The plan depicts a 15 foot wide landscape area consisting of trees, shrubs, groundcover, and a detached sidewalk adjacent to Windmill Lane. The plans also depicts minimum 5 foot wide landscape areas consisting of trees, shrubs and groundcover along the side street of the corner lots within the development. The plan depicts the rear of 1 lot (lot 20) within the development that is adjacent to a private street with a 6 foot wide landscape area consisting of trees, shrubs, and groundcover adjacent to the private street.

#### Elevations

A total of 5 different house models with 3 separate elevations per model were submitted with this request. Of these house models, 3 are plans for 2 story homes and the remaining models are 3 story homes. The 2 story homes will have a maximum height of 26 feet and the 3 story homes will have a maximum height of 35 feet. All of the home models have pitched roofs with concrete tile roofing material. The exterior of all of the home models will consist of combinations of a stucco finish painted in earth tone colors, stone veneer, and brick. Other architectural features include variations in window fenestrations, decorative accents, and covered entries.

#### Floor Plans

The home models are between 1,798 square feet to 3,072 square feet in area. Each home model has a 2 car garage and options for 3 to 6 bedrooms.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates that the requested zone change is in conformance to the Enterprise Land use plan and the proposed development is consistent and compatible with the adjacent developments. The increase in finish grade for the project is necessary for proper drainage and utilities. The proposed increase in wall height is intended to provide additional privacy to the future home buyers and similar waivers have been approved for this developer for other projects in the County. The project will only have 38 lots so traffic will be limited on this street and there will be no adverse effect on public safety.

**Surrounding Land Use**

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

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

**Related Applications**

Application Number	Request
VS-20-0119	A request for vacation and abandonment of easements is a companion item on this agenda.
TM-20-500033	A tentative map for a single family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change

The request to rezone the site to an R-2 zone is in conformance to the Enterprise Land Use Plan. The proposed development is of equal density and intensity to the existing single family residential developments that are adjacent to this site. This request complies with Urban Specific Policy 4 of the Comprehensive Master Plan, which encourages the preservation of existing residential neighborhoods by developing vacant lots within these areas at similar densities as the existing area. Therefore, staff can support the zone change.

Waiver of Development Standards

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

The request is to increase the height of screen walls within the development to provide additional privacy for the future home buyers. Similar waivers have been approved for other developments in the County. Waivers of development standards have been approved for the adjunct developments to increase retaining wall heights in conjunction with screen walls, which has created walls that are of greater height than proposed by the applicant. Staff finds that the proposed wall height increase would not have a negative impact on adjacent developments and can support the request.

#### Design Review #1

The proposed development is of equal density and intensity as the existing single family residential developments abutting the site. The design of the proposed single family residences is in compliance with the requirements of Title 30 and the homes are consistent and compatible with existing single family residences in the area; therefore, staff supports the design review.

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

##### Design Review #2

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

#### **Department of Aviation**

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

#### **Staff Recommendation**

Approval.

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

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

##### **Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards



completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

**Public Works - Development Review**

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

**Department of Aviation**

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

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0091-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: AMERICAN WEST DEVELOPMENT, INC  
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5740 ARVILLE STREET, SUITE  
216, LAS VEGAS, NV 89118**





# LAND USE APPLICATION 23A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>2-11-20</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>\$2200.00</u> CHECK #: <u>100785/100786/100787</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC-20-0110</u> TAB/CAC: <u>Entopma</u> TAB/CAC MTG DATE: <u>3-11</u> TIME: <u>6P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4-8 9A</u> ZONE / AE / RNP: <u>RE NZR</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>1000'</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>LH Ventures, LLC</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u>	
	<b>APPLICANT</b>	NAME: <u>American West Development Inc</u> ADDRESS: <u>250 Pilot Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u> REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5740 S Arville Street, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>188046</u>		

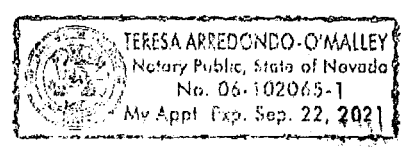
ASSESSOR'S PARCEL NUMBER(S): 176-10-401-011  
 PROPERTY ADDRESS and/or CROSS STREETS: Buffalo & Windmill  
 PROJECT DESCRIPTION: Single Family Residential Subdivision

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

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

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

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON February 7, 2020 (DATE)  
 By Lawrence D. Canarelli  
 NOTARY PUBLIC: Teresa Arredondo-O'Malley



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

# Westwood

5740 S Arville St., Suite 216  
Las Vegas, NV 89118

Main (702) 284-5300

westwoodps.com  
(888) 937-5150

11 February 2020

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

**Re: Buffalo Windmill Unit 2 - Justification Letter for Waiver of Development Standards,  
Design Review & Zone Change  
Westwood Project No. AWD1809-000**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, American West Development, respectfully submits this application for a Waiver of Development Standards, Design Review and Zone Change.

The project site associated with the subject is approximately 5.0± gross acres and covers APN 176-10-401-011. It is located in a portion of Section 10, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This proposed community will be a single-family subdivision with 38 lots with a gross density of 7.6 dwelling units per acre.

The proposed zone change would modify the zoning from the parcels current zoning of R-E to a designation of R-2. The proposed community has been designed to complement the surrounding subdivisions. AWD feels that the proposed project will blend well with the surrounding developments and that the change to R-2 is in conjunction with the residential areas north, east and south of this project, which are also zoned R-2.

In this neighborhood, American West Development will offer 5 different house plans with 3 separate elevations per plan. Of these 5 house plans, three plans are 2-stories tall while the remaining two plans are 3-stories tall. House sizes ranges from 1,798 s.f. to 3,072 s.f., with the target buyer being young families and second home buyers.

American West Development is also seeking a variance of the standard 18 inches above the grade of any residential lot or parcel adjacent within 100 feet of the property line. We feel to make the proposed site have proper means of drainage and utilities, we will have to raise the east boundary up to meet the existing drainage channel to the north and the ultimate condition development of Windmill Lane. The proposed request is to alter the 18" maximum difference to a maximum off up to 3.0 feet along the west boundary of Nevada Trails R2-55 No. 11, Phase II. The land use and lot sizes are in conformance with the zoning requirements of the development code and the adjacent properties; therefore this request is reasonable.

**Waiver of Standards**

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

**1. Section 30.64.020 – Fences and Walls**

**Waiver:** 6-foot Walls.

**Request:** Allow 6-foot 8-inch rear screen wall between lots and along the perimeter of the development

**Justification:** This is a standard waiver that American West Development requests with all of their subdivisions to provide additional privacy to the potential home buyers throughout the development.

**2. Section 30.52.052C. – Street Configuration in Residential Subdivisions**

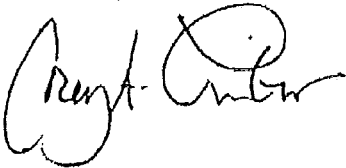
**Waiver:** 125- feet offset measured from right-of-way to right-of-way.

**Request:** 109-feet

**Justification:** This request is to allow the offset to be reduced to approximately 109-feet from the existing Windmill Ln. to the proposed Morris Plains Way. Windmill Ln. is an 90-foot wide public right-of-way while Morris Plains Way is a 42-foot wide private street within the proposed development. Morris Plains Way is the first street inside the development and the homes long the south side of the street will back up to Windmill Ln. These lots are approximately 92 feet deep with an additional 15 foot landscape area adjacent to Windmill Ln, creating the request for the reduced intersection offset. The land use and lot sizes are in conformance with the zoning requirements of the development code and the adjacent properties; therefore this request is reasonable.

Please contact me if you have any questions.

Sincerely,  
WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE #15875, Project Manager

Cc: Kendra Saffle, American West Development; Chelsea Jensen, Westwood Professional Services



MULTIPLE FAMILY  
(TITLE 30)

FORD AVE/PARVIN ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-20-0141-CLIFFSIDE HOLDINGS CO LP:**

**ZONE CHANGE** to reclassify 1.3 acres from R-E (Rural Estates Residential) Zone to R-5 (Apartment Residential District) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced guest parking; 2) eliminate trash enclosure; 3) reduced approach distance; and 4) alternative driveway geometrics.

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

Generally located on the northwest corner of Ford Avenue and Parvin Street within Enterprise (description on file). MN/jvm/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**  
177-17-701-016

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow 4 guest parking spaces where 14 parking spaces are required per Table 30.60-1 (a 71.4% reduction).
2. Eliminate trash enclosure and allow for curbside trash pick-up.
3. Reduce the approach distance to an intersection to 40 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 73.3 % reduction).
4.
  - a. Reduce driveway throat depth to 9 feet, 3 inches where 25 feet is the minimum required per Uniform Standard Drawing 222.1 (a 63% reduction).
  - b. Reduce driveway width to 23 feet, 6 inches lip of gutter to lip of gutter where 32 feet lip of gutter to lip of gutter is required (a 26.6% reduction).

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

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

- Site Address: N/A
- Site Acreage: 1.3
- Number of Lots/Units: 16

- Density (du/ac): 12.3
- Project Type: Multiple family
- Number of Stories: 2
- Building Height (feet): 27 feet, 6 inches
- Open Space Required/Provided: 1,600 square feet/1,600 square feet
- Parking Required/Provided: 32/32 apartments/14/4 guest

**Site Plans**

The plans depict a 1.3 acre site at the northwest corner of Ford Avenue and Parvin Street with four, 4 plexes oriented in an east to west direction located on the site. Access is provided by two, 26 foot, 6 inches wide private drives from Parvin Street. Each unit will have a 2 car garage with an 8 foot deep driveway and 4 guest parking spaces are located on the site where 14 are required.

**Landscaping**

The plans show a 6 foot wide landscape planter behind an attached sidewalk on both Parvin Street and Ford Avenue. In addition, there is a 6 foot tall wrought iron fence with pilasters with additional landscaping located along each street frontage. Also depicted is landscaping along the north and west property lines as well as between the 2 centrally located buildings.

**Elevations**

Each of the 4 buildings is 27 feet, 6 inches tall with a stucco exterior and a concrete tile roof. There are added architectural enhancements such as a stone veneer wainscot, wood shutters and decorative coach lamps. Each building will be painted in desert earth tones.

**Floor Plans**

Each unit will have 2 master bedrooms and 2 baths, along with a kitchen, laundry room and a downstairs great room.

**Applicant's Justification**

The applicant indicates that this request is for a conforming zone change and the waivers are required mainly because of the size of the property.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & West	Commercial Tourist	R-3	Multi-family residential
East	Commercial Tourist	R-T	Mobile home park

**STANDARDS FOR APPROVAL:**

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



## **Analysis**

### **Current Planning**

#### Zone Change

Staff finds that this request is conforming with regard to the allowable uses as dictated by the Enterprise Land Use Plan. The property is designated Commercial Tourist and the R-5 zoning district is compatible with the surrounding development. Therefore, staff can support the proposed zoning request.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Staff cannot support the request to reduce the on-site guest parking from 14 parking spaces to 4 parking spaces. This is a more than a 71 percent reduction, which is substantial. In addition, no parking is allowed on Ford Avenue or Parvin Street which makes it more vital that all required parking be provided onsite; therefore, staff recommends denial.

#### Waiver of Development Standards #2

Staff has no substantial objection to the property eliminating the requirement for a trash enclosure provided that the applicant provide a letter of concurrence from Republic Services allowing individual on-site trash collection.

#### Design Review

Staff cannot support the design review for this project based on the denial of waiver of development standards #1, #3, and #4. The project could be redesigned so that the majority of the waivers are no longer needed, or could be substantially reduced. Therefore, staff recommends denial of the design review.

#### Public Works Development Review

##### Waiver of Development Standards #3

Staff has concerns that traffic on Parvin Street will conflict with the traffic entering or exiting the multi-family complex creating safety hazards. The minimum required distance from the driveway to the intersection is intended to provide a safe transition from private property to the public right-of-way while reducing the chance for accidents. Staff cannot support this request.

##### Waiver of Development Standards #4a

Staff cannot support the reduction in the throat depth in that it could result in stacking of vehicles into Parvin Street. The driveways to each unit adjacent to Parvin Street are too close, which compounds the safety concerns.

### Waiver of Development Standards #4b

A site redesign would allow for the driveways to meet the minimum standard for driveway width, therefore staff cannot support the alternative driveway geometrics because it is a self-imposed hardship.

### **Department of Aviation**

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

### **Staff Recommendation**

Approval of the zone change and waiver of development standards #2; denial of waivers of development standards #1, #3, #4, and the design review.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Provide a letter to staff with concurrence by Republic Services of individual trash pickup;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Ford Avenue, 30 feet for Parvin Street, and associated spandrel.
- Applicant is advised that parking is prohibited on both Ford Avenue and Parvin Street.

**Department of Aviation**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwatercam.com](mailto:sewerlocation@cleanwatercam.com) and reference POC Tracking #0107-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

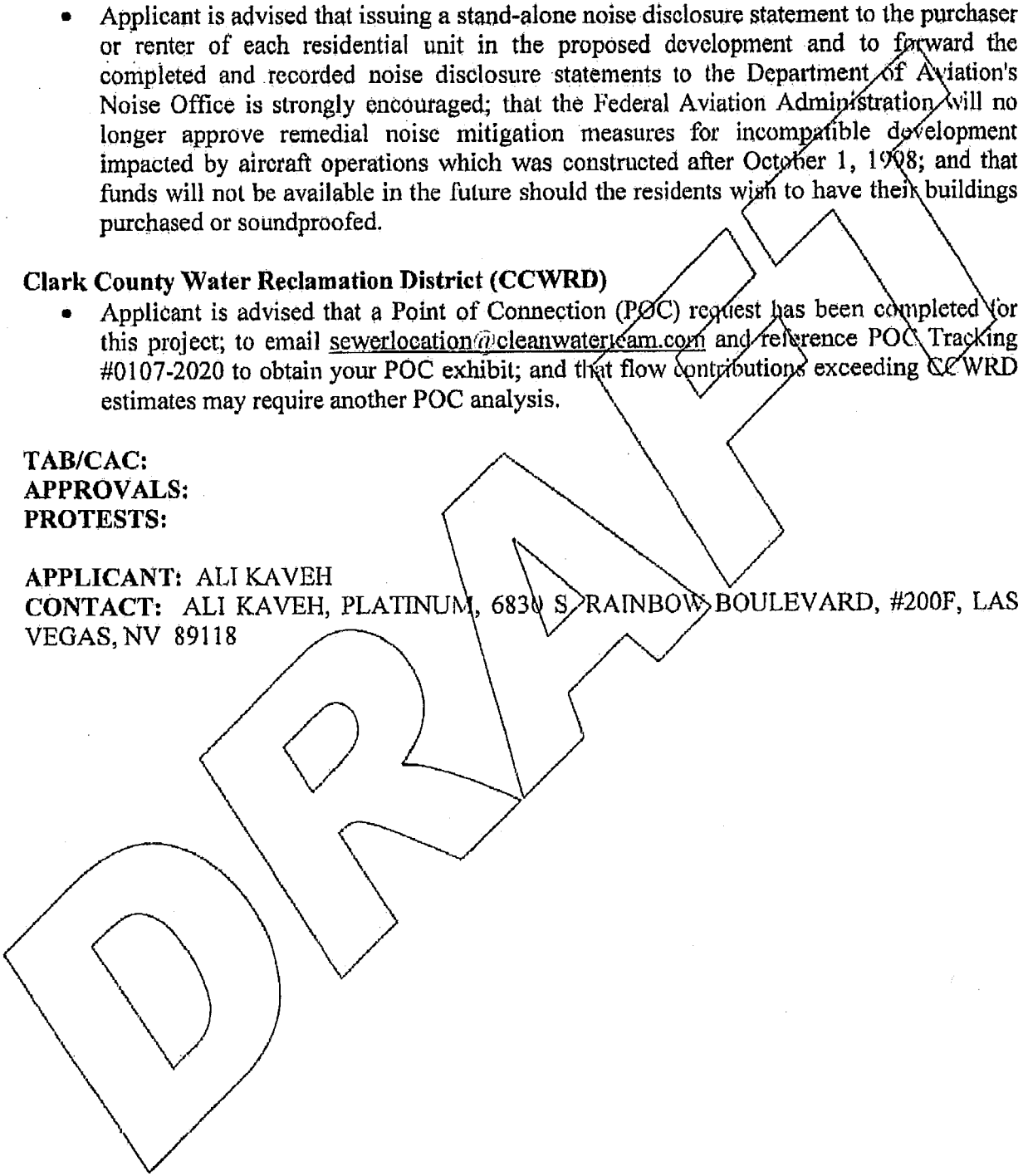
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ALI KAVEH

**CONTACT:** ALI KAVEH, PLATINUM, 6830 S RAINBOW BOULEVARD, #200F, LAS VEGAS, NV 89118







# LAND USE APPLICATION 24A

## 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)
  - ANNEXATION REQUEST (ANX)
  - EXTENSION OF TIME (ET)
  - APPLICATION REVIEW (AR)
- (ORIGINAL APPLICATION #)
- (ORIGINAL APPLICATION #)
- (ORIGINAL APPLICATION #)

<b>STAFF</b>	DATE FILED: <u>2/18/2020</u> PLANNER ASSIGNED: <u>JVM</u> ACCEPTED BY: <u>RJB+JVM</u> FEE: <u>7,200</u> CHECK #: <u>2308</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> PFNA? Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC/WS/DR 20-0191</u> TAB/CAC: <u>ENT</u> TAB/CAC MTG DATE: <u>3/11</u> TIME: <u>7:00</u> PC MEETING DATE: <u>N/A</u> BCC MEETING DATE: <u>4/8/2020</u> ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>Cliffside Holdings CO LP</u> ADDRESS: <u>1349 Galleria Drive, Suite 200</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
<b>APPLICANT</b>	NAME: <u>Ali Raveh</u> ADDRESS: <u>6830 S. Rainbow #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 277 0194</u> CELL: <u>(702) 277 0194</u> E-MAIL: <u>platinhuss9@aol</u> REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>Ali Raveh</u> ADDRESS: <u>6830 S. Rainbow #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 277 0194</u> CELL: <u>(702) 277 0194</u> E-MAIL: <u>platinhuss9@aol</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-17-701-016

PROPERTY ADDRESS and/or CROSS STREETS: Ford + LV Blvd

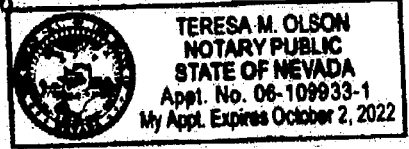
PROJECT DESCRIPTION: Town Home

(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.

Richard J. Brenkus  
 Property Owner (Signature)      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 2-4-20 (DATE)  
 by Richard Brenkus  
 NOTARY PUBLIC: Teresa M. Olson



\*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.

**Attention;**

**Clark County**

**Justification letter**

**To whom it may concern;**

Applicant is pleased to submit the attached application for APN 177-17-701-. This is a conforming zone change and it is compatible with other developments in the area . Due to the small size of this property, we are asking for a waiver on the approach distance where 150 is required and throat depth from Parvin street to the building.

Sincerely,

Ali Kaveh

CIVIL  
ENGINEERING

ZC-20-0141