



ENTERPRISE TOWN ADVISORY BOARD

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

January 31, 2024

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 the Board of County Commissioners' Zoning Commission (BCC) or the 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 a 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, TDD at (702) 385-7486, or Relay Nevada toll-free at (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 or chayes70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>.

Board/Council Members: Justin Maffett, Chair
David Chestnut
Kaushal Shah

Barris Kaiser, Vice Chair
Chris Caluya

Secretary: Carmen Hayes (702) 371-7991 chayes70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Tiffany Hesser (702) 455-7388 TLH@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Pledge of Allegiance, and Roll Call

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 (3) 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 Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for January 10, 2024. (For possible action)
- IV. Approval of the Agenda for January 31, 2024 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 only)
- VI. Planning and Zoning
 - 1. **WS-23-0849-SRMF TOWN SQUARE OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to permit encroachment into air space.
DESIGN REVIEWS for the following: 1) commercial building; and 2) alternative parking lot landscaping in conjunction with an existing shopping center on a portion of 94 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/bb/syp (For possible action) 02/06/24 PC
 - 2. **PA-23-700045-ROOHANI KHUSROW FAMILY TRUST:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/al (For possible action) 02/06/24 PC
 - 3. **ZC-23-0826-ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-1) Zone to an R-1 (Single Family Residential) Zone for a future single family residential development. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/al/syp (For possible action) 02/06/24 PC
 - 4. **PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise. JJ/rk (For possible action) 02/06/24 PC
 - 5. **ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise (description on file). JJ/rk/syp (For possible action) 02/06/24 PC

6. **ET-23-400183 (VS-21-0695)-AGRAWAL, PAWAN & ROSY:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for an easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Gilespie Street within Enterprise (description on file). MN/rp/syp (For possible action) **02/07/24 BCC**

7. **VS-23-0853-AGRAWAL, PAWAN & ROSY:**
VACATE AND ABANDON a portion of right-of-way being La Cienega Street located between Ford Avenue and Pebble Road within Enterprise (description on file). MH/rp/syp (For possible action) **02/07/24 BCC**

8. **UC-23-0852-AGRAWAL, PAWAN & ROSY:**
USE PERMITS for the following: **1) allow a place of worship; and 2) increase building height.**
DESIGN REVIEW for a place of worship on 2.2 acres in an R-E (RNP-I) Zone. Generally located on the west side of La Cienega Steet, 260 feet north of Pebble Road within Enterprise. MN/jud/syp (For possible action) **02/07/24 BCC**

9. **UC-23-0817-SOMPHONE & KHOURY, LLC:**
USE PERMIT to reduce the separation from a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1) allow attached sidewalks with alternative landscaping; 2) reduce height setback ratio; and 3) allow talk box to face residential development; and 4) throat depth.**
DESIGN REVIEWS for the following: **1) commercial complex; and 2) finished grade on 3.9 acres in a C-2 (Commercial General) Zone.** Generally located on the northeast corner of Rainbow Boulevard and Wigwam Avenue within Enterprise. JJ/sd/jd (For possible action) **02/07/24 BCC**

10. **TM-23-500174-SOMPHONE & KHOURY, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 3.9 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Rainbow Boulevard and Wigwam Avenue within Enterprise. JJ/mh/jd (For possible action) **02/07/24 BCC**

11. **WS-23-0819-JONES 215, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1) eliminate parking lot landscaping; and 2) modified CMA Design Overlay District standards.**
DESIGN REVIEWS for the following: **1) showroom facility; and 2) finish grade on 14.2 acres in a C-2 (Commercial General) (AE-60) Zone in the CMA Design Overlay District.** Generally located on the south side of Roy Horn Way, 460 feet east of Torrey Pines Drive within Enterprise. MN/sd/syp (For possible action) **02/07/24 BCC**

12. **UC-23-0895-KIM HYUN SOOK:**
USE PERMITS for the following: **1) accessory structures architectural compatibility; and 2) accessory building size.**
WAIVER OF DEVELOPMENT STANDARDS to reduce setback for accessory structures in conjunction with an existing single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldorado Lane and the west side of Valley View Boulevard within Enterprise. MN/nai/ng (For possible action) **02/20/24 PC**

13. **VS-23-0884-LAS VEGAS PAVER MFG, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Redwood Street (alignment) and Torrey Pines Drive (alignment), and between Gomer Road and Landberg Avenue (alignment) within Enterprise (description on file). JJ/jm/syp (For possible action) **02/20/24 PC**
14. **VS-23-0892-GARNER GEORGE W & T 2000 LIV TR & MAGEL LAWRENCE W TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and between Procyon Street and Polaris Avenue within Enterprise (description on file). MN/bb/syp (For possible action) **02/20/24 PC**
15. **UC-23-0891-GARNER GEORGE W & T 2000 LIV TR & MAGEL LAWRENCE W TRS:**
USE PERMIT for a congregate care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit encroachment into air space; 2) eliminate cross access; and 3) allow access to a local street where access from a collector or arterial street is required.
DESIGN REVIEWS for the following: 1) congregate care facility; and 2) lighting plan on 2.5 acres in a C-P (Commercial Professional) (AE-60) Zone. Generally located on the south side of Eldorado Lane, 600 feet west of Dean Martin Drive within Enterprise. MN/bb/syp (For possible action) **02/20/24 PC**
16. **VS-23-0934-PIAZZA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Robindale Road and Moberly Avenue and between Giles Street and Las Vegas Boulevard South and a portion of a right-of-way being Giles Street located between Robindale Road and Moberly Avenue within Enterprise (description on file). MN/nai/syp (For possible action) **02/20/24 PC**
17. **WS-23-0121-LAGOON INVESTMENTS, LLC:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for a restaurant building with drive-thru services and retail building on a pad site on a 0.7 acre portion of a 5.5 acre shopping center in a C-2 (General Commercial) Zone. Generally located on the west side of Rainbow Boulevard, 320 feet north of Cactus Avenue within Enterprise. JJ/al/syp (For possible action) **02/20/24 PC**
18. **WS-23-0932-PIAZZA LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) allow non-standard improvements within the right-of-way; and 3) reduce throat depth.
DESIGN REVIEW for an overflow parking lot in conjunction with an existing shopping center on a portion of 4.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Robindale Road and the west side of Giles Street within Enterprise. MN/nai/syp (For possible action) **02/20/24 PC**

19. **PA-23-700049-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.9 acres. Generally located on the south side of Torino Avenue and the west side of Belcastro Street within Enterprise. JJ/rk (For possible action) **02/20/24 PC**

20. **ZC-23-0851-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: ZONE CHANGE** to reclassify 1.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the south side of Torino Avenue and the west side of Belcastro Street within Enterprise (description on file). JJ/rk/ng (For possible action) **02/20/24 PC**

21. **PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC: PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.1 acres. Generally located on the west side of Gillespie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/gc (For possible action) **02/20/24 PC**

22. **ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC: ZONE CHANGE** to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the west side of Gillespie Street, 130 feet north of Wellspring Avenue within Enterprise (description on file). MN/gc/ng (For possible action) **02/20/24 PC**

23. **PA-23-700054-ROOHANI RAMAK: PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 7.6 acres. Generally located on the southwest corner of Richmar Avenue and Valley View Boulevard within Enterprise. JJ/al (For possible action) **02/20/24 PC**

24. **ZC-23-0925-ROOHANI RAMAK: ZONE CHANGE** to reclassify 14.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street landscaping; 2) eliminate landscaping adjacent to a less intensive use; and 3) reduce street intersection off-set.
DESIGN REVIEW for a single family residential development. Generally located on the west side of Valley View Boulevard and the south side of Richmar Avenue within Enterprise (description on file). JJ/md/syp (For possible action) **02/20/24 PC**

25. **VS-23-0926-SILVER SERENE LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Hinson Street and Valley View Boulevard; easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard, and between Schuster Street and Valley View Boulevard; a portion of a right-of-way being Richmar Avenue located between Schuster Street (alignment) and Hinson Street; portions of right-of-way being Richmar Avenue located between Schuster Street (alignment) and Valley View Boulevard; a portion of right-of-way being Gary Avenue located between Schuster Street (alignment) and Hinson Street; portions of right-of-way being Gary Avenue located between Schuster Street (alignment) and Valley View Boulevard; a portion of right-of-way being Hinson Street located between Richmar Avenue and Gary Avenue; and a portion of right-of-way being Valley View Boulevard located between Richmar Avenue and Gary Avenue within Enterprise (description on file). JJ/md/syp (For possible action) **02/20/24 PC**
26. **TM-23-500194-ROOHANI RAMAK:**
TENTATIVE MAP consisting of 113 lots and common lots on 14.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Valley View Boulevard and the south side of Richmar Avenue within Enterprise. JJ/md/syp (For possible action) **02/20/24 PC**
27. **DR-23-0906-RAINBOW & BLUE DIAMOND SOUTHEAST, LLC:**
DESIGN REVIEWS for the following: 1) a restaurant with a drive-thru; and 2) finish grade in conjunction with a previously approved shopping center on a portion of 8.1 acres in a Commercial General (CG) Zone. Generally located on the southeast corner of Blue Diamond Road and Rainbow Boulevard within Enterprise. JJ/sd/syp (For possible action) **02/21/24 BCC**
28. **ET-24-400001 (ZC-0107-13)-SOUTHERN HIGHLANDS INVEST PTNRS:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 37.6 acre portion of 43.0 acres from an R-E (Rural Estates Residential) Zone under Resolution of Intent to an R-2 (Medium Density Residential) Zone, and from a C-2 (General Commercial) Zone, and an H-1 (Limited Resort and Apartment) Zone all in a P-C (Planned Community Overlay District) to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the length of a dead-end street; and 2) allow early finished grading in conjunction with a proposed single family residential development in the Southern Highlands Master Planned Community. Generally located on the west side of Southern Highlands Parkway, north of Royal Fortune Drive within Enterprise (description on file). JJ/mh/ng (For possible action) **02/21/24 BCC**
29. **ET-24-400002 (ZC-1536-05)-SOUTHERN HIGHLANDS INVEST PTNRS:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify approximately 356.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone for a Comprehensive Master Planned Community known as Southern Highlands.
USE PERMIT for modified residential development standards.
VARIANCES for the following: 1) waive the required setbacks from section and center section lines; and 2) waive the required setbacks from Township and Range lines. Generally located on the south side of Golf Estates Drive, 950 feet west of Southern Highlands Parkway within Enterprise. (description on file). JJ/nai/ng (For possible action) **02/21/24 BCC**

30. **ET-24-400003 (ZC-0750-06 & WT-0747-06)-SOUTHERN HIGHLANDS INVEST PTNRS: ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify approximately 6.0 acres from a C-2 (Commercial General) P-C (Planned Community Overlay District) Zone and an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone for a single family residential development located in the Southern Highlands Master Planned Community. **USE PERMITS** for the following: 1) establish modified residential development standards; and 2) allow a public facility (water pumping station and reservoir) in a residential district. **VARIANCES** for the following: 1) increase block wall heights; and 2) eliminate the landscaping requirement for a public facility. **WAIVERS** for the following: 1) allow early rough grading; and 2) establish modified improvement standards on approximately 409.0 acres in an R-2 (Medium Density Residential) Zone, a C-2 (Commercial General) Zone, and an H-1 (Limited Resort and Apartment) Zone all within the P-C (Planned Community Overlay) Zone in the Southern Highlands Master Planned Community. Generally located on the west side of Southern Highlands Parkway, north of Reyes Avenue within Enterprise (description on file). JJ/rp/ng (For possible action) 02/21/24 BCC
31. **ET-24-400004 (ZC-1604-99 & WT-1605-99)-HUNTINGTON VILLAGE A UNIT 1 AT RHODES RANCH: ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 2,299 acres from an R-E (Rural Estates Residential) Zone, an R-2 (Medium Density Residential) Zone, an R-4 (Multiple Family Residential - High Density) Zone, a C-1 (Local Business) Zone, a C-2 (General Commercial) Zone, a P-F (Public Facility) Zone, all within the P-C (Planned Community Overlay) Zone to an R-2 (Medium Density Residential) Zone, an R-4 (Multiple Family Residential - High Density) Zone, a C-1 (Local Business) Zone, a C-2 (General Commercial) Zone, a P-F (Public Facility) Zone, all within the P-C (Planned Community Overlay) Zone for a mixed-use Comprehensive Master Planned Community known as Southern Highlands. **USE PERMIT** for modified development standards. **VARIANCES** for the following: 1) waive the required setbacks from section and center section lines; 2) waive the required setbacks from Township and Range lines. **WAIVERS** for the following: 1) modified improvement standards; and 2) standard street grid dedication requirements. Generally located on the west side of Southern Highlands Parkway and the south side of Stonewater Lane within Enterprise. JJ/dd/ng (For possible action) 02/21/24 BCC
32. **ET-24-400005 (ZC-0588-05)-SOUTHERN HIGHLANDS INVESTMENT PARTNERS, LLC: ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify approximately 100 acres from C-2 (Commercial General) P-C (Planned Community Overlay District) and H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone to R-3 (Multiple Family Residential) Zone all within the P-C (Planned Community Overlay District) Zone for a multi-family residential development in Southern Highlands Master Planned Community. **VARIANCE** to reduce the setback adjacent to a freeway. Generally located on the southwest corner of Southern Highlands Parkway and St. Rose Parkway and the west side of Interstate 15 within Enterprise (description on file). JJ/jm/ng (For possible action) 02/21/24 BCC

33. **UC-23-0835-BRANDO HOLDINGS, LLC:**
USE PERMIT for a cannabis establishment (consumption lounge).
DESIGN REVIEW for a proposed cannabis establishment (outdoor consumption lounge) in conjunction with an existing retail cannabis store on 0.6 acres in a CG (Commercial General) Zone in the AE-60 Airport Environs Overlay District. Generally located on the south side of Blue Diamond Road, 300 feet east of Hinson Street within Enterprise. JJ/tpd/syp (For possible action) **02/21/24 BCC**
34. **VS-23-0890-SILVERADO PROMENADE II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch and Landberg Avenue, and between Giles Street and Haven Street within Enterprise (description on file). MN/jor/syp (For possible action) **02/21/24 BCC**
35. **UC-23-0889-SILVERADO PROMENADE II, LLC:**
USE PERMIT to reduce the setback of a proposed vehicle wash from a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk with alternative landscaping; 2) eliminate cross access; 3) reduce throat depth; and 4) reduce driveway departure distance.
DESIGN REVIEWS for the following: 1) commercial center; 2) vehicle wash; 3) restaurant with a drive-thru; 4) lighting; and 5) alternative parking lot landscaping on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east side of Giles Street within Enterprise. MN/jor/syp (For possible action) **02/21/24 BCC**
36. **VS-23-0897-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Capovilla Avenue (alignment), and between La Cienega Street and Placid Street and a portion of a right-of-way being La Cienega Street located between Warm Springs Road and Capovilla Avenue (alignment) within Enterprise (description on file). MN/rp/syp (For possible action) **02/21/24 BCC**
37. **UC-23-0896-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:**
USE PERMIT for a recreational facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce required parking; 2) increase retaining wall height; 3) increase building height; 4) permit access to a local street; 5) allow modified street standards; and 6) reduce throat depth.
DESIGN REVIEWS for the following: 1) recreational facility; 2) lighting; and 3) finished grade on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Warm Springs Road and the east side of La Cienega Street within Enterprise. MN/rp/syp (For possible action) **02/21/24 BCC**
38. **VS-23-0938-ADAVEN MANAGEMENT, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Blue Diamond Road, and between Arville Street and Moondance Cellars Court, and portion of a right-of-way being Camero Avenue located between Arville Street and Moondance Cellars Court within Enterprise (description on file). JJ/nai/syp (For possible action) **02/21/24 BCC**

39. **UC-23-0937-ADAVEN MANAGEMENT INC:**
USE PERMIT to reduce separations to a residential use.
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping and attached sidewalk.
DESIGN REVIEWS for the following: 1) vehicle wash; and 2) finished grade on 1.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road and the west side of Arville Street within Enterprise. JJ/lm/syp (For possible action) 02/21/24 BCC
40. **VS-23-0924-GOLDENSITES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Hauck Street, and between Serene Avenue and Oleta Avenue, and right-of-way (grant) located between Edmond Street and Hauck Street, and between Serene Avenue and Oleta Avenue within Enterprise (description on file). JJ/lm/syp (For possible action) 02/21/24 BCC
41. **WS-23-0923-GOLDENSITES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and allow alternative street landscaping; and 2) increase retaining wall height.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Hauck Street and the north side of Serene Avenue within Enterprise. JJ/lm/syp (For possible action) 02/21/24 BCC
42. **TM-23-500192-GOLDENSITES, LLC:**
TENTATIVE MAP consisting of 8 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Hauck Street and the north side of Serene Avenue within Enterprise. JJ/lm/syp (For possible action) 02/21/24 BCC
43. **WC-23-400187 (ZC-0502-06)-NV LAS DEC, LLC:**
WAIVER OF CONDITIONS of a zone change requiring traffic study and compliance in conjunction with a distribution center on 9.1 acres in an M-D (Designed Manufacturing District) Zone. Generally located on the north side of Badura Avenue, 600 feet east of Rainbow Boulevard within Enterprise. MN/nai/syp (For possible action) 02/21/24 BCC
44. **ZC-23-0870-10800 LVB, LLC:**
ZONE CHANGES for the following: 1) reclassify 0.7 acres from an H-2 (General Highway Frontage) to a C-2 (General Commercial) Zone; and 2) reclassify 2.8 acres from an H-2 (General Highway Frontage) to a C-1 (Local Business) Zone.
USER PERMIT for a congregate care facility in a C-1 (Local Business) zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping including the detached sidewalk; 2) alternative street landscaping; 3) eliminate landscaping adjacent to a less intensive use (congregate care facility); 4) allow a congregate care facility to have a non-residential appearance; 5) off-site improvements; 6) allow non-standard improvements in the right-of-way; and 7) allow modified street standards.
DESIGN REVIEW for the following: 1) congregate care facility; 2) on-premises consumption of alcohol (tavern); and 3) finish grade on 5.0 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Erie Avenue within Enterprise. MN/sd/syp (For possible action) 02/21/24 BCC

45. **VS-23-0871-10800 LVB, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street and between Erie Avenue and Levi Avenue (alignment); and a portion of right-of-way being Erie Avenue located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/sd/syp (For possible action) **02/21/24 BCC**
46. **TM-23-500186-10800 LVB, LLC:**
TENTATIVE MAP consisting of a 1 lot commercial subdivision on 5.1 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Erie Avenue within Enterprise. MN/sd/syp (For possible action) **02/21/24 BCC**
47. **ZC-23-0875-JONES 215 REAL PROPERTY, LLC:**
ZONE CHANGE to reclassify 5.0 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone.
USE PERMIT for commercial vehicle (sprinter vans) repair in conjunction with commercial vehicle (sprinter van) sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified CMA Design Overlay District Standards; **2)** permit access to a local street (Maule Avenue); **3)** reduce vehicle drive aisle width; **4)** modified driveway design standards; and **5)** modified street standards.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** commercial vehicle (sprinter vans) sales facility; **3)** commercial vehicle (sprinter vans) repair facility; and **4)** finished grade in the CMA Design Overlay District. Generally located on the west side of Torrey Pines Drive and the south side of Maule Avenue within Enterprise (description on file). MN/md/syp (For possible action) **02/21/24 BCC**
48. **VS-23-0876-JONES 215 REAL PROPERTY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Torrey Pines Drive and Redwood Street within Enterprise (description on file). MN/md/syp (For possible action) **02/21/24 BCC**
49. **ZC-23-0900-FISH, DAVID L. REVOCABLE TRUST:**
ZONE CHANGE to reclassify a 0.6 acre portion of 1.1 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-1 (Light Manufacturing) (AE-60) Zone.
USE PERMIT to eliminate screening.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce gate setback; **2)** eliminate landscaping adjacent to a less intense use; **3)** alternative paving; and **4)** alternative driveway geometrics.
DESIGN REVIEW for a truck parking lot with outside storage. Generally located on the east side of Valley View Boulevard, 780 feet south of Sunset Road within Enterprise (description on file). MN/jor/syp (For possible action) **02/21/24 BCC**

- 50. **ZC-23-0928-BISMI SERIES HOLDINGS, LLC:**
ZONE CHANGE to reclassify 2.0 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT to allow a mini-warehouse.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce throat depth.
DESIGN REVIEWS for the following: 1) a proposed mini-warehouse establishment; and 2) finished grade. Generally located on the southeast corner of Windmill Lane and Rancho Destino Road within Enterprise (description on file). MN/jor/syp (For possible action) **02/21/24 BCC**

- 51. **VS-23-0929-BISMI SERIES HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Rancho Mesa Avenue and between Rancho Destino Road and Gilespie Street and a portion of a right-of-way being Rancho Destino Road located between Windmill Road and Rancho Mesa Avenue within Enterprise (description on file). MN/jor/syp (For possible action) **02/21/24 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/Council’s jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) 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 Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: February 28, 2024.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
 Windmill Library – 7060 W. Windmill Lane
<https://notice.nv.gov>



Enterprise Town Advisory Board

January 10, 2024

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah PRESENT	Barris Kaiser, Vice Chair TARDY Chris Caluya EXCUSED
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com PRESENT	

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.

Barris Kaiser, delayed, arrived after Planning & Zoning item #1.

Brady Bernhart, 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 Minutes for December 27, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for December 27, 2023.

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

IV. Approval of Agenda for January 10, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Applicant requested **HOLDS**:

9. PA-23-700045-ROOHANI KHUSROW FAMILY TRUST: The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 20224.
10. ZC-23-0826-ROOHANI KHUSROW FAMILY TRUST: The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 20224.
13. PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 20224.
14. ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 20224.
18. ET-23-400183 (VS-21-0695)-AGRAWAL, PAWAN & ROSY: The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 20224.
19. VS-23-0853-AGRAWAL, PAWAN & ROSY: The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 20224.
20. UC-23-0852-AGRAWAL, PAWAN & ROSY: The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 20224.
21. WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC: The applicant has requested a **HOLD** to The Enterprise TAB meeting on February 28, 2024.

Related applications:

2. PA-23-700042-MAK ZAK, LLC:
3. ZC-23-0809-MAK ZAK, LLC:

4. PA-23-700043-ROOHANI KHUSROW FAMILY TRUST:
5. ZC-23-0812-ROOHANI KHUSROW FAMILY TRUST:

6. PA-23-700044-DIAMOND CACTUS, LLC:
7. ZC-23-0823-DIAMOND CACTUS, LLC:
8. VS-23-0824-LAS VEGAS VALLEY WATER DISTRICT:

11. PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:
12. ZC-23-0830-ROOHANI KHUSROW FAMILY TRUST:

23. ZC-23-0827-A & A III, LLC ET. AL:
24. VS-23-0828-A & A III, LLC ET. AL:
25. TM-23-500176-A & A III, LLC ET. AL:

V. Informational Items

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

VI. Planning & Zoning

1. **VS-23-0780-AMH NV8 DEVELOPMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Hualapai Way and Conquistador Street, and between Blue Diamond Road and Cathedral Spires Avenue within Enterprise (description on file). JJ/rr/syp (For possible action) **01/16/24 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

2. **PA-23-700042-MAK ZAK, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located on the south side of Pebble Road, 305 feet west of Monte Cristo Way within Enterprise. JJ/rk (For possible action) **02/06/24 PC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

3. **ZC-23-0809-MAK ZAK, LLC:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the south side of Pebble Road, 305 feet west of Monte Cristo Way within Enterprise (description on file). JJ/rk/syp (For possible action) **02/06/24 PC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

4. **PA-23-700043-ROOHANI KHUSROW FAMILY TRUST:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/gc (For possible action) **02/06/24 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

5. **ZC-23-0812-ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise (description on file). JJ/gc/syp (For possible action) **02/06/24 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

6. **PA-23-700044-DIAMOND CACTUS, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Industrial Employment (IE) on 3.8 acres. Generally located on the north side of Cactus Avenue and the west side of Redwood Street within Enterprise. JJ/rk (For possible action) **02/06/24 PC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

7. **ZC-23-0823-DIAMOND CACTUS, LLC:**
ZONE CHANGE to reclassify 3.8 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone.
DESIGN REVIEWS for the following: 1) equipment rental facility; 2) outside storage and display. Generally located on the north side of Cactus Avenue and the west side of Redwood Street within Enterprise (description on file). JJ/r/syp (For possible action) **02/06/24 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

ADD Comprehensive Planning Condition:

- Design review as a public hearing for signage

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

8. **VS-23-0824-LAS VEGAS VALLEY WATER DISTRICT:**
VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue (extended) and Cactus Avenue, and between Rainbow Boulevard and Torrey Pines Drive; and a portion of a right-of-way being Redwood Street located between Rush Avenue and Cactus Avenue; and a portion of right-of-way being Rush Avenue located between Rainbow Boulevard and Redwood Street within Enterprise (description on file). JJ/r/syp (For possible action) **02/06/24 PC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions.

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

9. **PA-23-700045-ROOHANI KHUSROW FAMILY TRUST:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/al (For possible action) **02/06/24 PC**

The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 20224.

10. **ZC-23-0826-ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-1) Zone to an R-1 (Single Family Residential) Zone for a future single family residential development. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/al/syp (For possible action) **02/06/24 PC**

The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 20224.

11. **PA-23-700046-ROOHANI KHUSROW FAMILY TRUST:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the northeast corner of Frias Avenue and Fairfield Avenue within Enterprise. MN/gc (For possible action) **02/06/24 PC**

Motion by David Chestnut

Action: **DENY**

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

12. **ZC-23-0830-ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-1 (Single Family Residential) Zone for a future residential development. Generally located on the northeast corner of Frias Avenue and Fairfield Avenue within Enterprise (description on file). MN/gc/xx (For possible action) **02/06/24 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

13. **PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise. JJ/rk (For possible action) **02/06/24 PC**

The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 2024

14. **ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development. Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise (description on file). JJ/rk/xx (For possible action) **02/06/24 PC**

The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 2024.

15. **VS-23-0784-REUVEN YITZHAK:**
VACATE AND ABANDON easements of interest to Clark County located between Fairfield Avenue and Bermuda Road, and between Mesa Verde Lane and Moberly Avenue (alignment) within Enterprise (description on file). MN/dd/syp (For possible action) **02/06/24 PC**

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

16. **WS-23-0789-BARON BRIAN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a 6 foot high non-decorative wall with no landscaping within 15 feet of the front property line; **2)** eliminate setbacks for access gates; **3)** reduce setbacks for accessory structures; and **4)** reduce separation between structures in conjunction with a single family residence on 1.0 acre in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the south side of Pebble Road and the east side of Procyon Street within Enterprise. JJ/nai/syp (For possible action) **02/06/24 PC**

Motion by Barris Kaiser
Action: **APPROVE**
CHANGE Comprehensive Planning Bullet #1 to read;
• 2 years to complete the building permit and inspection process related to the block wall
CHANGE Comprehensive Planning Bullet #1 to read
• 2 years to remove the storage building and shade structure
Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

17. **ET-23-400180 (NZN-0914-17)-LOFTS PHASES 2 & 3, LLC:**
ZONE CHANGE THIRD EXTENSION OF TIME to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a proposed residential condominium development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) allow non-standard driveway geometrics per Clark County Improvement Standards.
DESIGN REVIEWS for the following: 1) proposed residential condominium development; and 2) finished grade. Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue (alignment) within Enterprise (description on file). MN/jm/syp (For possible action) **02/07/24 BCC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions
Motion **PASSED** (4-0) /Unanimous

18. **ET-23-400183 (VS-21-0695)-AGRAWAL, PAWAN & ROSY:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for an easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Gilespie Street within Enterprise (description on file). MN/rp/syp (For possible action) **02/07/24 BCC**

The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 2024

19. **VS-23-0853-AGRAWAL, PAWAN & ROSY:**
VACATE AND ABANDON a portion of right-of-way being La Cienega Street located between Ford Avenue and Pebble Road within Enterprise (description on file). MH/rp/syp (For possible action) **02/07/24 BCC**

The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 2024

20. **UC-23-0852-AGRAWAL, PAWAN & ROSY:**
USE PERMITS for the following: 1) allow a place of worship; and 2) increase building height.
DESIGN REVIEW for a place of worship on 2.2 acres in an R-E (RNP-I) Zone. Generally located on the west side of La Cienega Street, 260 feet north of Pebble Road within Enterprise. MN/jud/xx (For possible action) **02/07/24 BCC**

The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 2024

21. **WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalk and alternative landscaping; 2) increase wall height; 3) eliminate parking lot landscaping; 4) allow non-standard improvements; 5) reduce departure distance; and 6) reduce driveway width.
DESIGN REVIEWS for the following: 1) modification to previously approved tavern; 2) finished grade on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action) **02/07/24 BCC**

The applicant has requested a **HOLD** to The Enterprise TAB meeting on January 31, 2024.

22. **ZC-23-0822-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 2.5 acres from an R-D (Suburban Estates Residential) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the southwest corner of Frias Avenue and Bermuda Road within Enterprise (description on file). MN/al/syp (For possible action) **02/07/24 BCC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

23. **ZC-23-0827-A & A III, LLC ET. AL.:**
ZONE CHANGE to reclassify 6.3 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the north side of Pyle Avenue, 336 feet west of Valley View Boulevard within Enterprise (description on file). JJ/md/syp (For possible action) **02/07/24 BCC**

Motion by Barris Kaiser
Action: **APPROVE:** Zone Change
DENY: Design Review #1
APPROVE: Design Review # 2
ADD comprehensive Planning condition:

- 10,000 sq ft or greater lots adjacent to the following APNs: 177-30-604-014, 177-30-604-015, 177-30-604-016, and 177-30-604-022
- Single-story homes adjacent to existing single-story homes

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

24. **VS-23-0828-A & A III, LLC ET. AL.:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Hinson Street (alignment), and between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). JJ/md/syp (For possible action) **02/07/24 BCC**

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

25. **TM-23-500176-A & A III, LLC ET. AL.:**
TENTATIVE MAP consisting of 31 lots and common lots on 6.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Pyle Avenue, 336 feet west of Valley View Boulevard within Enterprise. JJ/md/syp (For possible action) **02/07/24 BCC**

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

VII. General Business:

1. Review and approve the 2024 meeting calendar (for possible action)
Motion by David Chestnut
Action: **APPROVE** Enterprise 2024 meeting calendar with the November 27,2024 meeting changed to November 26, 2024.
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.

- A citizen wanted to know why they received two notification cards for the same property.

IX. Next Meeting Date

The next regular meeting will be January 31, 2024 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 8:03 p.m.

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

ENTERPRISE TOWN BOARD CALENDAR 2024

January 10 & 31

February 28

March 13 & 27

April 10

May 1 & 15 & 29

June 12 & 26

July 10 & 31

August 14 & 28

September 11 & 25

October 9 & 30

November 13 & 26

December 11

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0849-SRMF TOWN SQUARE OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS to permit encroachment into air space.

DESIGN REVIEWS for the following: 1) commercial building; and 2) alternative parking lot landscaping in conjunction with an existing shopping center on a portion of 94 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

177-05-510-002 ptn

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Acreage: 94 (portion)
- Project Type: Commercial building with restaurants and outdoor dining and drinking
- Number of Stories: 1
- Building Height (feet): 50
- Square Feet: 9,300
- Parking Required/Provided: 5,515/5,588

Site Plans

The plans show a proposed inline retail building within an existing shopping center (Town Square). The proposed building is located on the north side of the property at the southeast corner of Sunset Road and the entrance along the Windy Road alignment. Access to the shopping center is from Las Vegas Boulevard South and Sunset Road via multiple driveways. An undeveloped pad site is currently located on the south side of the area proposed for development. This pad site will be relocated to the north and the building will be adjacent to Sunset Road on the east side of the north entrance to Town Square shopping center. Approximately 40 existing parking spaces will be removed because of the new construction. 85 new parking spaces are shown south of the new building, for a net increase of 45 parking spaces.

Landscaping

No changes to the existing landscaping are proposed or required with this application. The new parking lot areas will have diamond shaped landscape islands requiring a design review for alternative parking lot landscape design.

Elevations

The proposed inline retail building includes a combination of stucco siding, decorative metal accents, exterior stone, and partially enclosed patio spaces for outdoor dining and drinking. The façade consists of glazed window paneling, enhanced architectural features, and multiple wall returns. The 1 story inline commercial building extends up to a maximum height of 30 feet. Due to the proximity to Harry Reid International Airport, a waiver of development standards is necessary to encroach into air space, and a determination by the FAA will be required before this application can be acted on by the Board.

Floor Plans

The floor plans depict a 9,200 square foot building area with 3 leased spaces consisting of 3,500, 3,200, and 2,500 square feet. The 2 larger end units are anticipated to have restaurant uses with consistent seating areas, restrooms, kitchens, outdoor dining and drinking spaces, and service stations. The third space is also anticipated to be used as a restaurant with no outside dining and drinking space.

Applicant's Justification

The applicant states that they wish to construct an inline retail commercial building on an existing pad site in Town Square for 3 possible restaurant uses. Additionally, the applicant notes that a proposed hotel is located south and west of this site, and both developments will enhance the Town Square appeal. Moving the retail building to the north will provide greater visibility to Las Vegas Boulevard South traffic and place the building between the travelling public and parking. There are no residential uses near this location on the property and lighting and signs will comply with Code requirements at the time of development. The height is less than the typical 35 foot height of many of the other retail buildings on the property.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0670	Recreational facility (indoor golf simulator), accessory restaurant and bar	Approved by PC	November 2023
UC-23-0159	Recreational facility (putting course)	Approved by BCC	June 2023
UC-23-0126	Use permit & design review for a monorail station (Vegas Loop)	Approved by BCC	May 2023
ET-22-400107 (WS-19-0682)	First extension of time for a hotel	Approved by BCC	November 2022
WS-19-0682	Waived development standards for a hotel encroaching into air space	Approved by BCC	October 2019

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0918	Amended a comprehensive sign package	Approved by BCC	March 2019
UC-18-0804	Recreational facility (escape room)	Approved by PC	December 2018
UC-17-1045	Banquet facility and major training facility	Approved by PC	January 2018
WS-0790-17	Modifications to an approved comprehensive sign package	Approved by BCC	November 2017
WS-0865-15	Gasoline station (alternative fuel/electric car charging station)	Approved by BCC	May 2016
DR-0781-15	Retail pad site building	Approved by BCC	March 2016
UC-0287-13	Recreational facility with dining and on-premises consumption of alcohol, restaurant, and retail sales with minor training facilities, major training facilities, and colleges/universities	Approved by PC	July 2013
UC-0123-12	Specific uses within an H-1 zoned regional shopping center and allowed an increased number of temporary commercial uses	Approved by PC	May 2012
UC-0391-05	Regional shopping center, live entertainment, nightclubs, theaters, and associated uses	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	M-1 & H-1	Manufacturing, auto repair, industrial complex, & undeveloped
South	Entertainment Mixed Use	C-2	Commercial development (Clark County Aviation), liquor store, & retail buildings
East	Entertainment Mixed Use	H-1	Recreational facility (golf course)
West	Business Employment	M-1, M-D, & R-E	I 15 & industrial

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Design Review #1

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The proposed building is consistent with the existing Town Square development and will not be detrimental with future development in this area. The building location places the structure between the travelling public and the parking lot, which is encouraged in Title 30. This use is consistent with other uses along the resort corridor and Master Plan policy 5.5.3 supports small business development in appropriate and established commercial areas. This development is compatible with adjacent existing and planned land uses and off-site circulation patterns. Additionally, the project site has ample parking to accommodate visitors; therefore, staff can support this request.

Design Review #2

The proposed diamond planters within the parking lot are consistent with the existing parking lot landscaping in the shopping center. Finger islands are proposed at the end of parking rows, Staff can support this request.

Department of Aviation

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

More importantly, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Hazard and the Department of Aviation has reviewed the determination. (Note that section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted 2 weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see chapter 30.48 Part B].)

The property lies within the AE-70 (70 - 75 DNL) and the AE-65 (65 - 70 DNL) noise contours for Harry Reid 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 Harry Reid 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a

"Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation:

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use;
- Outside dining in the AE-70 is permitted subject to the recording of a Commercial Noise Disclosure Statement.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the 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.

Fire Prevention Bureau

- 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 and reference POC Tracking #0460-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHAMPION RESOURCE GROUP, LLC

CONTACT: CHAMPION RESOURCE GROUP, LLC, 4310 PLUMERIA MIST STREET,
LAS VEGAS, NV 89129



LAND USE APPLICATION

1A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <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"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-23-0849</u> DATE FILED: <u>12-11-2023</u> PLANNER ASSIGNED: <u>BRR</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>1-10-2024</u> PC MEETING DATE: <u>2-6-2024</u> BCC MEETING DATE: _____ FEE: <u>675</u>
	PROPERTY OWNER NAME: <u>SRMF TOWN SQUARE OWNER LLC</u> ADDRESS: <u>1 East Wacker Drive, Ste. 3110</u> CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60601</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>
	APPLICANT NAME: <u>Dante Amato, AIA Encompass Studio</u> ADDRESS: <u>241 West Charleston Blvd., Ste. 155</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-733-7759</u> CELL: <u>702-683-3646</u> E-MAIL: <u>dante@estudiovegas.com</u> REF CONTACT ID #: <u>39880611</u>
CORRESPONDENT NAME: <u>Mack McKnight</u> ADDRESS: <u>4310 Plumeria Mist St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-526-1313</u> CELL: <u>702-526-1313</u> E-MAIL: <u>frmackmcknight@gmail.com</u> REF CONTACT ID #: <u>222027</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-05-510-002
 PROPERTY ADDRESS and/or CROSS STREETS: PAD 2, Sunset Rd. West of Las Vegas Blvd. South
 PROJECT DESCRIPTION: New 9,200 SF ground up single-story 3-tenant fast food restaurant building.

(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.

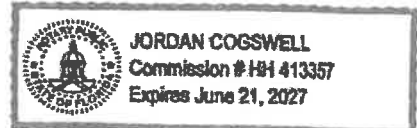
[Signature] KENNETH P. JONES
 Property Owner (Signature)* Property Owner (Print)

STATE OF FLORIDA
 COUNTY OF HILLSBOROUGH

SUBSCRIBED AND SWORN BEFORE ME ON SEPTEMBER 29, 2023 (DATE)

By JORDAN COGSWELL

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.

APR-23-101371



November 17, 2023

Clark County Comprehensive Planning Department
Las Vegas, NV 89155-1744

Attn: Staff Planners

Re: **Design Review – ‘Justification Letter’**
Town Square ‘PAD 2 – New Single-story Retail Building’
APN No. 177-05-510-002

DR-23-0849

PLANNER
COPY

To Whom it May Concern:

The property owner desires to construct a new 9,200 SF single-story Retail Building that will be leased out to three restaurant tenants: Shake Shack, Torchy’s Tacos and a third establishment yet to be determined. The proposed location within the Town Square development is PAD 2 located at the North Entrance of the development on Sunset Road.

The Site is currently paved with striped parking and flanked by an ungraded pad site identified as PAD 2. The proposed design shifts the previously approved building pad, formerly associated with the Bonefish Grill per ADR 12-900564 – since located elsewhere within the Development - from the south end of the site northward as shown on the accompanying Site Plan. The repositioned building footprint is outside of the Owner’s easement at the north end of the property as depicted on the accompanying site plan.

Outdoor dining areas associated with the Shake Shack and Torchy’s Tacos tenancy will feature a minimum 4 feet wide pedestrian walking surface as required by Title 30 as depicted on the accompanying site plan.

The property owner has arrived at this revised strategy in an effort to feature the structure more prominently along the Sunset Road thoroughfare with a commanding view from the Las Vegas Blvd intersection immediately to the east. Moreover, currently, the northern boundary of the development features nothing more than paved asphalt striped parking beyond the minimally landscaped buffer. The proposed new building, in conjunction with the pending eminent construction of the Westin ‘Element’ five-story hotel situated just south and to the west of the PAD 2 site, will undoubtedly liven up the northern end of the development and generally contribute favorably to the public experience along Sunset Road.

Existing landscaping approved under ADR 12-900564 shall remain unmodified. The construction documents associated with the ‘Landscape’ discipline for the project, not yet under development, featuring new plant materials in the parking area and adjacent to the building, hardscape, benches, and minor shade trellises, will comply with all requirements of the current and/or future versions of the Title 30 Unified Development Code; moreover, once the building has been constructed Town Square Development Facilities Management

principals:

Barrett Powley, architect 5492
Deb Hopson, registered interior designer 056

Design Review – ‘Justification Letter’
Town Square ‘PAD 2 – New Single-story Retail Building’
APN No. 177-05-510-002

Page 2

will enhance the Sunset Road fronting landscape buffer with landscape that comports with Title 30 ‘Landscape’ requirements and, moreover, enhances this particular North Entrance into the development.

We contend that shifting the required parking to the southern portion of the site affords a better positioning for potential future EV charging stations should the property owner elect to add to the EV charging program that is currently in place within the development.

Further, we believe that the project as proposed will enhance the community at large and significantly contribute to the property owner’s portfolio of successful venues and we urge you to favorably concur as evidenced by an enthusiastic endorsement of this ‘use by right’. Please note that ‘Signage’ is not a part of this application.

Sincerely

ENCOMPASS STUDIO



Dante Amato, AIA - Project Director | Architect

cc: Barrett Powley, AIA, Principal – Encompass Studio
Darin Grigg, Sen. Gen. Mgr., Town Square LV
Gerard Amlin, Operation Director, Town Square LV

**PLANNER
COPY**

Kimley»Horn

November 10, 2023

Clark County Comprehensive Planning

500 S. Grand Central Parkway

Las Vegas, NV 89155

Re: Town Square Proposed Pad 2 Retail Building

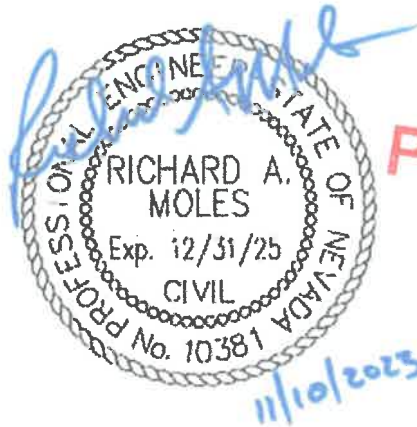
Kimley-Horn and Associates, Inc. was asked to review the drainage related to a future Retail pad at Town Square (See attached Exhibit). It is our understanding that the Developer is working with Comprehensive Planning, to allow for an Administrative Design Review for the project. It is also our understanding that Clark County is requesting "an opinion" relative to any future drainage concerns. Kimley-Horn notes that the proposed building location is not within one of the future pads that were designed with the original Town Square project. Review of the area, however, would indicate that adequate drainage for the building should be able to be accomplished using standard engineering principles. It is noted that since this is not within a current pad area, we would anticipate Clark County to require a full drainage study to be prepared and approved, prior to future Civil Engineering Improvement Plans being submitted.

If you have any questions, please feel free to contact me at 702-245-0663 or richard.moles@kimley-horn.com.

Sincerely,



Richard Moles
Sr. Vice President



PLANNER
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700045-ROOHANI KHUSROW FAMILY TRUST:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres.

Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/al (For possible action)

RELATED INFORMATION:

APN:

176-13-701-003; 176-13-701-026 ptn

EXISTING LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

ENTERPRISE – MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

ENTERPRISE – MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates that the justification for this amendment is grounded in the fact that a portion of one of the subject properties included in this request (western half of 176-13-701-026) is already master planned Mid-Intensity Suburban Neighborhood (MN), allowing for greater density than the requested land use category of LN. The requested LN land use designation will allow for a better transition between the R-E (RNP-1) developments to the west and the RUD development to the east. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl. The strategic placement of LN adjacent to an existing Mid-Intensity Suburban Neighborhood (MN) to the east acts as a catalyst for in-fill development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Establish an RNP-1 Overlay district within portions of the Enterprise Planning Area	Approved by BCC	October 2005
UC-0480-99	Overhead electrical power transmission line along the eastern boundary of the site	Approved by PC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	R-E (RNP-1)	Undeveloped
South	Ranch Estate neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential
West	Ranch Estate neighborhood (up to 2 du/ac)	R-E (RNP-1)	Undeveloped & single family residential

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

Related Applications

Application Number	Request
ZC-23-0826	Zone change to reclassify the site to an R-1 zone for a future residential development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment: 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed LN land use category include single family detached homes. Supporting land uses include accessory dwelling units

and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request to redesignate the site to Low-Intensity Suburban Neighborhood (LN) to not be compatible with the surrounding area. Edmond Steet currently acts as a clear line of demarcation between the Mid-Intensity Suburban Neighborhood (MN) to the east and the Ranch Estate Neighborhood (RN) to the west. The RN area west of the site and south of Cougar Avenue is zoned R-E (RNP-1) and is developed; and therefore, is still a viable RNP area. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278, and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for the LN land use category not appropriate for this location.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 6, 2024 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

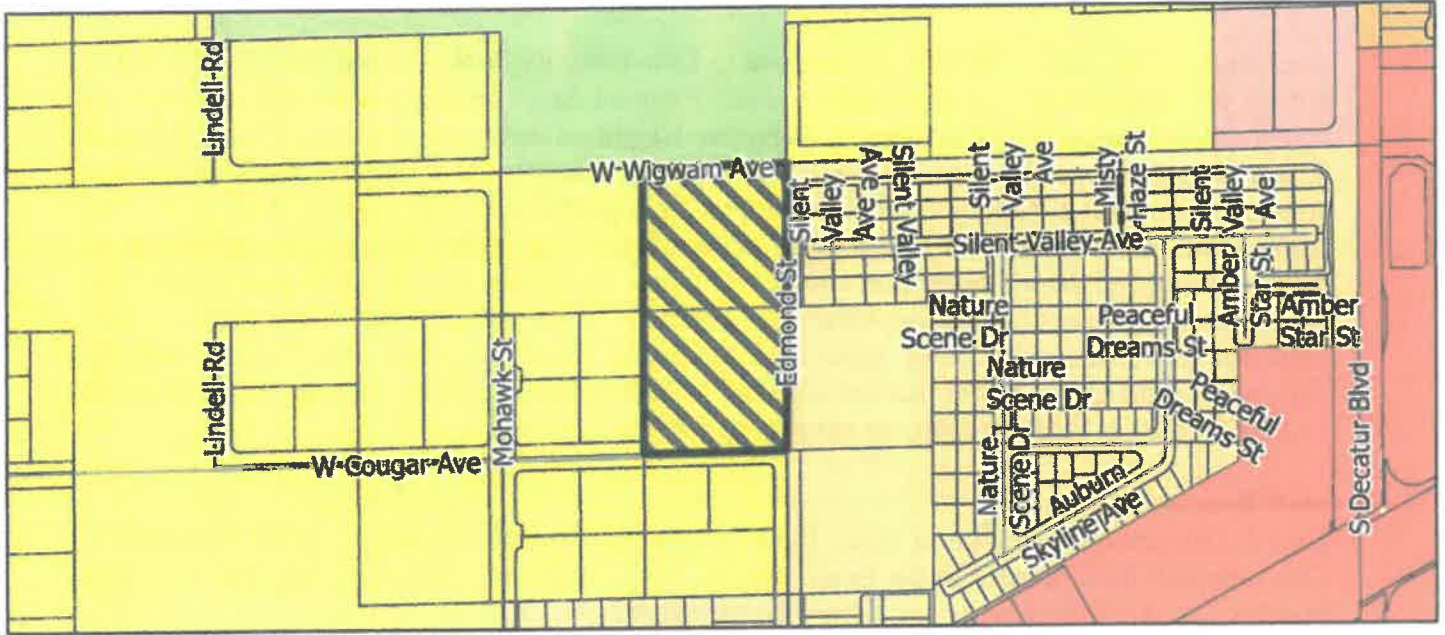
APPROVALS:

PROTEST:

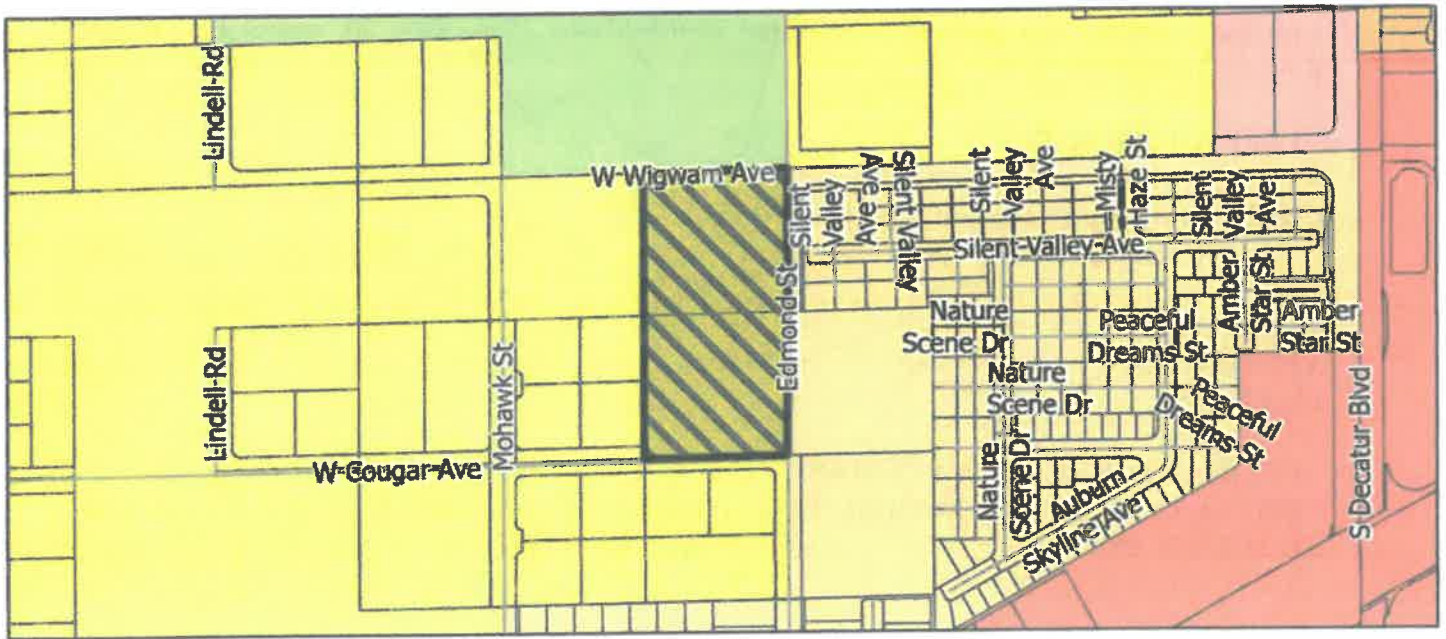
APPLICANT: KHUSROW ROOHANI

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118

DRAFT Planned Land Use Amendment PA-23-700045



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas

Enterprise Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.





MASTER PLAN AMENDMENT APPLICATION 2A

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE	STAFF	APP. NUMBER: <u>PA-23-700045</u> DATE FILED: <u>12-6-23</u>
<input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT		PLANNER ASSIGNED: _____ TABICAC: <u>ENTERPRISE</u> TABICAC MTG DATE: <u>1-10-24</u> PC MEETING DATE: <u>2-6-24</u> BCC MEETING DATE: <u>3-6-24</u> TRAILS? <input type="checkbox"/> YES <input type="checkbox"/> NO FEE: <u>\$2700.00</u>

PROPERTY OWNER	NAME: <u>Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust</u> ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____
-----------------------	--

APPLICANT	NAME: <u>Khusrow Roohani</u> ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____
------------------	---

CORRESPONDENT	NAME: <u>Taney Engineering; Attn: Jessica Walesa</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>jessicaw@taneycorp.com</u> REF CONTACT ID #: _____
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-13-701-003

CURRENT LAND USE PLAN DESIGNATION: RN

REQUESTED LAND USE PLAN DESIGNATION: LN

PROPERTY ADDRESS and/or CROSS STREETS: Wigwam Ave and Edmond 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. (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.

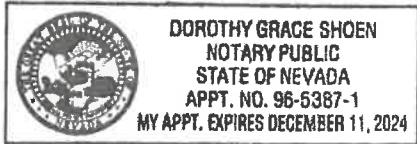
PLANNER COPY

[Signature] Khusrow Roohani

Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark

Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON 9-13-2023 (DATE)
 By Khusrow Roohani



NOTARY PUBLIC: Dorothy Grace Shoen

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



MASTER PLAN AMENDMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE <input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT	STAFF	APP. NUMBER: <u>PA-73-700095</u> DATE FILED: <u>12-6-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>1-10-24</u> PC MEETING DATE: <u>2-6-24</u> BCC MEETING DATE: <u>3-6-24</u> TRAILS? <input type="checkbox"/> YES <input type="checkbox"/> NO FEE: <u>\$2,700.00</u>
---	-------	--

PROPERTY OWNER	NAME: <u>Ramak Roohani</u> ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____
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APPLICANT	NAME: <u>Khusrow Roohani</u> ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering; Attn: Jessica Walesa</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>jessicaw@taneycorp.com</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): A portion of 176-13-701-026

CURRENT LAND USE PLAN DESIGNATION: RN

REQUESTED LAND USE PLAN DESIGNATION: LN

PROPERTY ADDRESS and/or CROSS STREETS: Wigwam Ave and Edmond 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. (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 <u>Nevada</u> COUNTY OF <u>Clark</u>	<u>Ramak Roohani</u> Property Owner (Print)	PLANNER COPY
SUBSCRIBED AND SWORN BEFORE ME ON <u>9-13-2023</u> (DATE) By <u>Ramak Roohani</u>		
NOTARY PUBLIC: <u>Dorothy Grace Shoen</u>		

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

Page 2 of 5



AUTHORIZATION TO SUBMIT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: APR-23-101254 (PA-23-70045)

Application Materials have been deemed ready to submit without revisions with minor revisions.

Notes: SEPARATE JUSTIFICATION LETTERS, FIX MINOR ERRORS
ON APPLICATIONS AS NOTED IN SEPARATE LETTER.

By: RICHARD RUGGLES, PRINCIPAL PLANNER Date: 11-16-23

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

Required Application(s):

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Land Use – Administrative Design Review (ADR) | <input type="checkbox"/> Tentative Map (TM) |
| <input checked="" type="checkbox"/> Land Use | <input type="checkbox"/> Land Use – Waiver of Conditions (WC) | <input type="checkbox"/> Vacation and Abandonment (VS) |
| <input checked="" type="checkbox"/> Zone Change (ZC) | <input type="checkbox"/> Land Use – Application for Review (AR) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Special Use Permit (UC) | <input type="checkbox"/> Land Use – Extension of Time (ET) | |
| <input type="checkbox"/> Waiver of Development Standards (WS) | | |
| <input type="checkbox"/> Design Review (DR) | | |

Required Fees:

- Refer to the attached Fee Sheet.

Next Steps:

- Review the attached submittal requirements for the applicable application type(s).
- Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
- Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact information list on Department's Contact Us webpage includes the phone number and email address for all planners.
- When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
- Once fees are paid, the application(s) will be considered "Submitted".



TANEY ENGINEERING

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

December 4, 2023

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

**Re: Wigwam & Edmond SWC
 APR-23-101254
 APN: 176-13-701-003 & a portion of 176-13-701-026
 Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Master Plan Amendment for a future single-family residential development.

Parcel Information

The subject parcels are 5 gross-acres and are located south of Wigwam Avenue, north of Cougar Avenue, and east and west of Edmond Street. The parcels are currently zoned R-E (Rural Estates Residential), with a planned land use of RN (Ranch Estate Neighborhood) and MN (Mid-Intensity Suburban Neighborhood) and lie within an RNP-I (Rural Neighborhood Preservation) Overlay District. A Master Plan Amendment and separate Zone Boundary Amendment are requested in support of a future single-family residential development that has not yet been designed.

Master Plan Amendment

This request is to amend the land use of APN: 176-13-701-003 and the west portion of APN: 176-13-701-026 to LN (Low-Intensity Suburban Neighborhood) from RN (Ranch Estate Neighborhood). This is requested in support of the proposed rezoning to R-1 (Single-Family Residential District). The parcels are adjacent to properties master planned OL (Open Lands) to the north, MN (Mid Intensity Suburban Neighborhood) to the east and south, and RN (Ranch Estate Neighborhood) to the south and west.

The justification for this amendment is grounded in the fact that a portion of the site not included in this request is already master planned as MN (Mid-Intensity Suburban Neighborhood), allowing for greater density than the requested land use category of LN. This strategic alignment with the existing master plan designation is considered appropriate for the area. The proposed transition to Low-Intensity Suburban Neighborhood and subsequent rezoning reflects a comprehensive approach to land use planning, addressing the evolving dynamics of the region.

Furthermore, this Master Plan Amendment aligns with the pressing need for infill developments within Clark County. Infill development is crucial for optimizing land use, promoting sustainability, and fostering a more connected and integrated urban fabric. By repurposing and enhancing underutilized spaces, this request contributes to the county's sustainability goals, ensuring efficient land utilization. The proposed land use designation acts as a catalyst for infill development, blending residential spaces harmoniously within the existing community while responsibly addressing the increasing demand for housing.



The proposed amendment not only addresses the current needs of the community but also proactively accommodates future growth within Clark County. The amendment, in conjunction with the Zone Boundary Amendment, prioritizes a forward-thinking approach to land use planning. It aims to optimize the subject parcels with due consideration for their specific geographical and environmental context, ensuring a sustainable and resilient development that aligns with the long-term vision for the region.

We are hopeful that this letter clearly describes the requests. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0826-ROOHANI KHUSROW FAMILY TRUST:

ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (RNP-1) Zone to an R-1 (Single Family Residential) Zone for a future single family residential development.

Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:

176-13-701-003; 176-13-701-026

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request is appropriate for this site since the abutting areas to the east of Edmond Street are developed with single family residences in an RUD zone or are undeveloped areas planned for Mid-Intensity Suburban Neighborhood (up to 8 du/ac). These existing and planned land uses allow higher densities than being requested for the site. The proposed request will allow for a better transition area between the existing and planned land uses to the east and the existing Rural Neighborhood Preservation Areas to the west and south. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl. The strategic placement of R-1 zoning adjacent to an existing RUD zoned residential development to the east acts as a catalyst for in-fill development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established an RNP-1 Overlay district within portions of the Enterprise Planning Area	Approved by BCC	October 2005

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0480-99	Overhead electrical power transmission line along the eastern boundary of the site	Approved by PC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	R-E (RNP-1)	Undeveloped
South	Ranch Estate neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD & R-E (RNP-1)	Single family residential
West	Ranch Estate neighborhood (up to 2 du/ac)	R-E (RNP-1)	Undeveloped & single family residential

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

Related Applications

Application Number	Request
PA-23-700045	Plan Amendment to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the request to reclassify the site to R-1 zoning to not be compatible with the surrounding area. Edmond Street currently acts as a clear line of demarcation between the RUD zoning to the east and the R-E (RNP-1) zoning to the west. The R-E (RNP-1) area south of Cougar Avenue is developed; and therefore, is still a viable RNP area. The applicant states the existing RUD zoned residential development and undeveloped areas planned Mid-Intensity Suburban Neighborhood (up to 8 du/ac) to the east across Edmond Street makes the site inappropriate for R-E (RNP-1) zoning. Adjacent parcels to the south and west of the site are developed with single family residences in an R-E (RNP-1) zone. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for R-1 zoning not appropriate for this location.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid 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 Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 6, 2024 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Right-of-way dedication to include 40 feet for Wigwam Avenue, 30 feet for Edmond Street and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.

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 at landuse@lasairport.com 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.

Fire Prevention Bureau

- 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: KHUSROW ROOHANI

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6050 S. JONES BLVD, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION 3A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>ZC-23-0826</u> DATE FILED: <u>12-6-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>1-10-24</u> PC MEETING DATE: <u>2-6-24</u> BCC MEETING DATE: <u>3-6-24</u> FEE: <u>\$1,050.00</u>
	PROPERTY OWNER	NAME: <u>Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust</u> ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u>
	APPLICANT	NAME: <u>Khusrow Roohani</u> ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Taney Engineering; Attn: Jessica Walesa</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>jessicaw@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-13-701-003

PROPERTY ADDRESS and/or CROSS STREETS: Wigwam Ave and Edmond St

PROJECT DESCRIPTION: Requesting rezoning from R-E (RNP-I) to R-1

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

[Signature]
KHUSROW ROOHANI
PLANNER COPY

Property Owner (Signature)* _____ Property Owner (Print) _____

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-13-2023 (DATE)
 By Khusrow Roohani

NOTARY PUBLIC: Dorothy Grace Shoen

DOROTHY GRACE SHOEN
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. NO. 96-5387-1
 MY APPT. EXPIRES DECEMBER 11, 2024

*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 6



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC-23-0826</u> DATE FILED: <u>12-6-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>1-10-24</u> PC MEETING DATE: <u>2-6-24</u> BCC MEETING DATE: <u>3-6-24</u> FEE: <u>\$1,050.00</u>
	PROPERTY OWNER NAME: <u>Ramak Roohani</u> ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u>
	APPLICANT NAME: <u>Khusrow Roohani</u> ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Taney Engineering; Attn: Jessica Walesa</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>jessicaw@taneycorp.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-13-701-026
 PROPERTY ADDRESS and/or CROSS STREETS: Wigwam Ave and Edmond St
 PROJECT DESCRIPTION: Requesting rezoning from R-E (RNP-I) to R-1

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

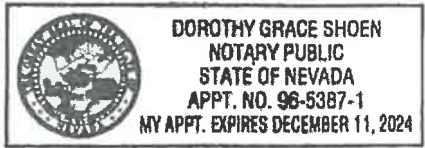
Property Owner (Signature)* [Signature] Property Owner (Print) Ramak Roohani

PLANNER COPY

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-13-2003 (DATE)
 By Ramak Roohani

NOTARY PUBLIC: Dorothy Grace Shoen



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity. Page 2 of 6



AUTHORIZATION TO SUBMIT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: APR-23-101254 (ZC-23-0826)

Application Materials have been deemed ready to submit without revisions with minor revisions.

Notes: SEPARATE JUSTIFICATION LETTERS, FIX MINOR ERRORS
ON APPLICATIONS AS NOTED IN SEPARATE LETTER.

By: RICHARD RUGGLES PRINCIPAL PLANNER

Date: 11-16-23

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

Required Application(s):

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Land Use – Administrative Design Review (ADR) | <input type="checkbox"/> Tentative Map (TM) |
| <input checked="" type="checkbox"/> Land Use | <input type="checkbox"/> Land Use – Wavier of Conditions (WC) | <input type="checkbox"/> Vacation and Abandonment (VS) |
| <input checked="" type="checkbox"/> Zone Change (ZC) | <input type="checkbox"/> Land Use – Application for Review (AR) | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Special Use Permit (UC) | <input type="checkbox"/> Land Use – Extension of Time (ET) | |
| <input type="checkbox"/> Waiver of Development Standards (WS) | | |
| <input type="checkbox"/> Design Review (DR) | | |

Required Fees:

- Refer to the attached Fee Sheet.

Next Steps:

- Review the attached submittal requirements for the applicable application type(s).
- Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
- Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
- When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
- Once fees are paid, the application(s) will be considered "Submitted".



TANEY ENGINEERING

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

December 4, 2023

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

**Re: Wigwam & Edmond SWC
 APR-23-101254
 APN: 176-13-701-003 & a portion of 176-13-701-026
 Justification Letter**

PLANNER COPY

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Zone Boundary Amendment for a future single-family residential development.

Parcel Information

The subject parcels are 5 gross-acres and are located south of Wigwam Avenue, north of Cougar Avenue, and east and west of Edmond Street. The parcels are currently zoned R-E (Rural Estates Residential), with a planned land use of RN (Ranch Estate Neighborhood) and MN (Mid-Intensity Suburban Neighborhood) and lie within an RNP-I (Rural Neighborhood Preservation) Overlay District. A Zone Boundary Amendment and separate Master Plan Amendment are requested in support of a future single-family residential development that has not yet been designed.

Zone Boundary Amendment

This request is to rezone the subject parcels to R-1 (Single-Family Residential District) from R-E (Rural Estates Residential). The parcels are adjacent to properties zoned R-E (Rural Estates Residential District) and RUD (Residential Urban Density District) to the north, RUD (Residential Urban Density District) to the east, and R-E (Rural Estates Residential District) to the south and west.

The zoning is appropriate since a portion of the site that is already master planned as MN (Mid-Intensity Suburban Neighborhood). This master plan designation allows for greater density than the requested R-1 (Single-Family Residential District) zoning category. The proposed zoning is considered suitable for the area, strategically serving as a buffer between the more intense RUD (Residential Urban Density District) development to the north and east and the existing rural neighborhood developments to the south and west.

Furthermore, this Zone Boundary Amendment aligns with the pressing need for infill developments within Clark County. Infill development is essential for optimizing land use, promoting sustainability, and fostering a more connected and integrated urban fabric. By repurposing and enhancing underutilized spaces, this request contributes to the county's sustainability goals, ensuring efficient land utilization. The proposed zoning acts as a catalyst for infill development, blending residential spaces harmoniously within the existing community while responsibly addressing the increasing demand for housing.

This proposed amendment not only addresses the current needs of the community but also proactively accommodates future growth within Clark County. The rezoning, in conjunction with the Master Plan



Amendment, prioritizes a forward-thinking approach to land use planning, aiming to optimize the subject parcels with due consideration for their specific geographical and environmental context. This ensures a sustainable and resilient development that aligns with the long-term vision for the region.

We are hopeful that this letter clearly describes the requests. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-23-700045/ZC-23-0826

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Enterprise TAB Time: 6:00 p.m.

Date: 1/10/2024

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 2/6/2024 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 3/6/2024 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:
 - Site plans Landscape plans Elevations Floor plans Photos Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW

TRS:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres.

Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-15-801-045

EXISTING LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that this amendment is justified by the unique characteristics of the subject parcel and its proximity to approved entitlements for adjacent single family residential developments. Directly to the southeast and northwest are approved R-1 and R-D zoned developments, respectively. According to the applicant, this proposed amendment is deemed appropriate as it aligns with and complements these neighboring future developments by ensuring compatibility with those with proposed densities greater than that allowed by the RN (Ranch Estate Neighborhood) land use. By aligning with approved entitlements for neighboring parcels, this request contributes to the creation of a cohesive and harmonious residential environment. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use and minimizing urban sprawl.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified this parcel and the surrounding 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
Southeast	Ranch Estate Neighborhood (up to 2 du/ac)	R-1	Undeveloped
Northwest	Ranch Estate Neighborhood (up to 2 du/ac)	R-D	Undeveloped

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

Related Applications

Application Number	Request
ZC-23-0832	Zone change to reclassify the site from R-E (RNP-I) to R-D zoning for future residential development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment: 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed LN land use category include single family detached homes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Even though this request does not comply with Policy 1.5.2 of the Master Plan which promotes standards to protect the established character and lifestyles associated with RNP areas, staff finds the request to redesignate the site to Low-Intensity Suburban Neighborhood (LN) appropriate due to the approved zoning entitlements on neighboring parcels. Since 2021 there have been 2 residential subdivisions approved with densities greater than that allowed by the RN (Ranch Estate Neighborhood) land use category. These projects are generally located east of Tenaya Way. The abutting R-1 zoned project to the southeast consists of 27 lots on 9.3 acres, and the abutting R-D zoned project to the northwest consists of 94 lots on 37.9 acres. Furthermore, this proposal will still maintain harmonious low density residential development which will serve as a transitional buffer between the established Rural Ranch Estate homes to the west and the higher density and intensity projects farther east toward Rainbow Boulevard.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 6, 2024 at 9:00 a.m., unless otherwise announced

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

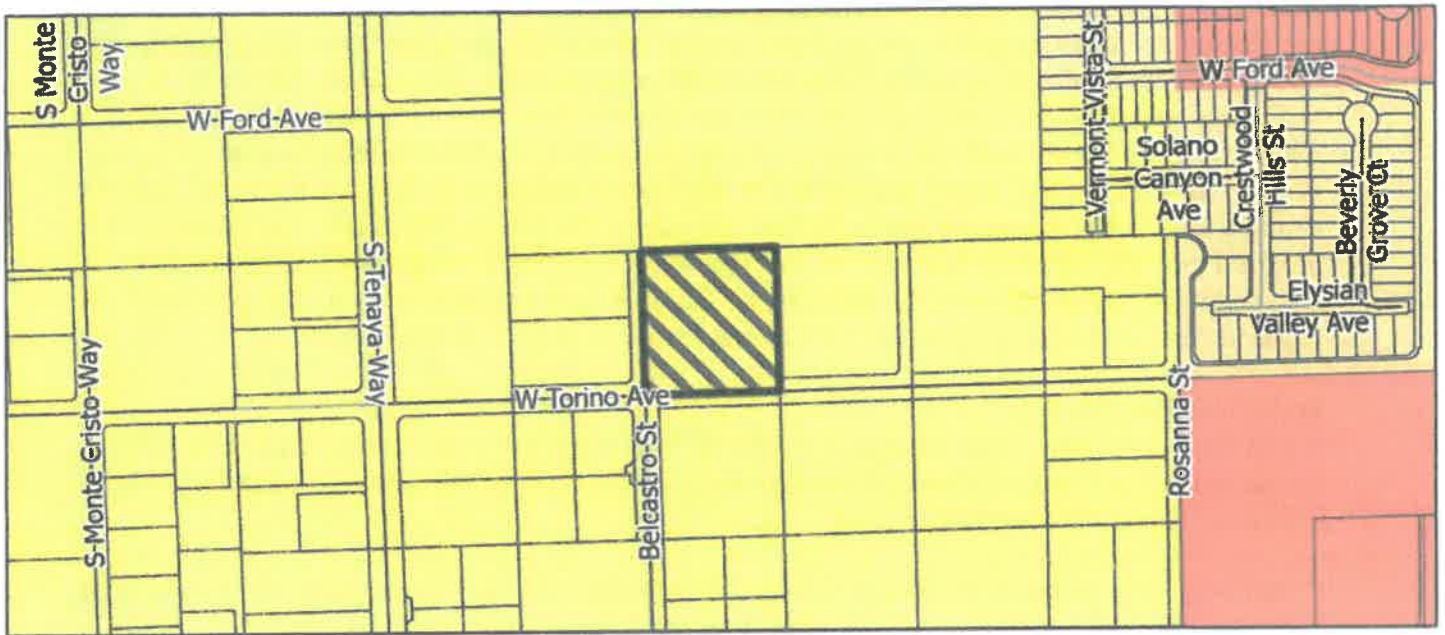
PROTEST:

APPLICANT: KHUSROW ROOHANI

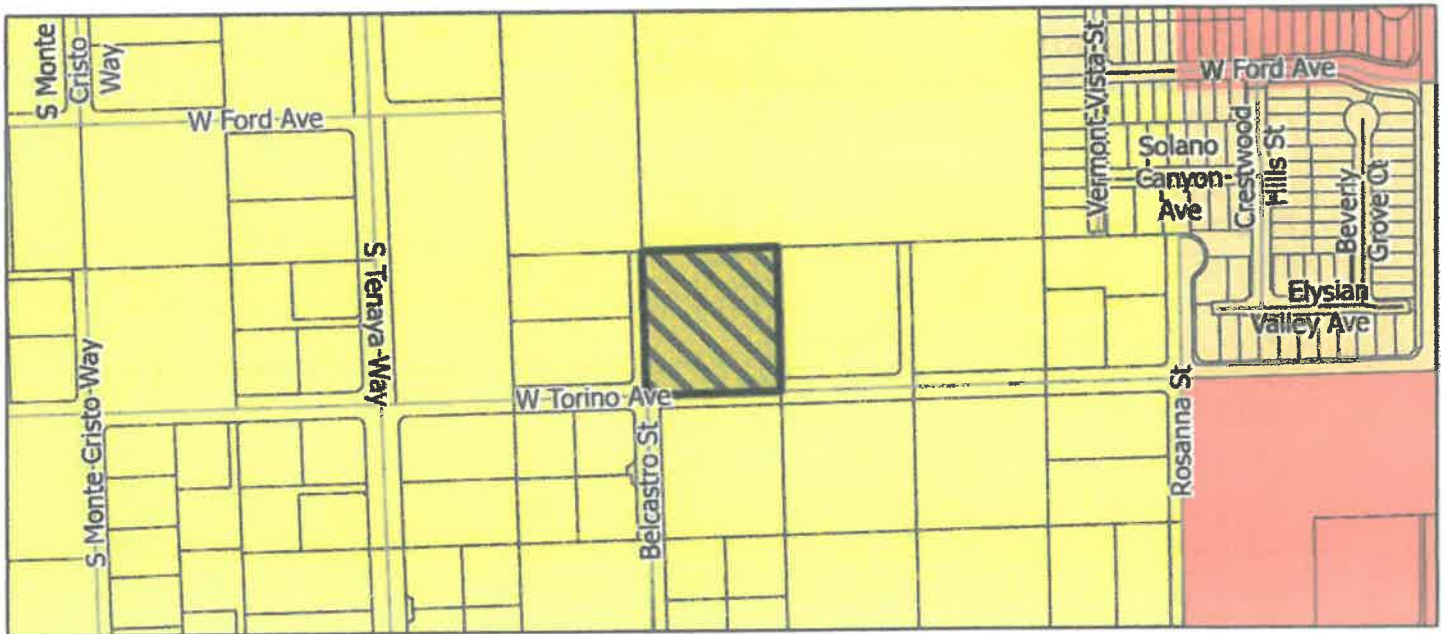
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118

DRAFT

**Planned Land Use Amendment
PA-23-700047**



Current



Requested

**Enterprise
Clark County, Nevada**

Note: Categories denoted in the legend may not apply to the presented area.

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas





MASTER PLAN AMENDMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

4A

APPLICATION TYPE	APP. NUMBER: <u>PA-23-700047</u>	DATE FILED: <u>12/7/23</u>
<input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT	PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>1/10/24 @ 6:00 PM</u> PC MEETING DATE: <u>2/6/24 @ 7:00 P.M.</u> BCC MEETING DATE: <u>3/6/24 @ 9:00 A.M.</u> TRAILS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <u>COMPANION ITEM:</u> FEE: <u>\$2,700.00</u> <u>20-23-0832</u>	STAFF

PROPERTY OWNER	NAME: <u>Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust</u> ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____
-----------------------	--

APPLICANT	NAME: <u>Khusrow Roohani</u> ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____
------------------	---

CORRESPONDENT	NAME: <u>Taney Engineering; Attn: Jessica Walesa</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>jessicaw@taneycorp.com</u> REF CONTACT ID #: <u>259044</u>
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-15-801-045

CURRENT LAND USE PLAN DESIGNATION: RN

REQUESTED LAND USE PLAN DESIGNATION: LN

PROPERTY ADDRESS and/or CROSS STREETS: Belcastro St and Torino 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. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Khusrow Roohani

Property Owner (Signature) _____ Property Owner (Print) _____

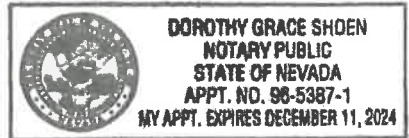
STATE OF Nevada

COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-13-2023 (DATE)

By Khusrow Roohani

NOTARY PUBLIC: Dorothy Grace Shoen



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



TANEY ENGINEERING

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

December 4, 2023

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

Re: Torino & Belcastro NEC
APR-23-101260
APN: 176-15-801-045
Justification Letter

PA-23-700047
**PLANNER
COPY**

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Master Plan Amendment for a future single-family residential development.

Parcel Information

The subject parcel is 2.5 gross acres and is located north of Torino Avenue and east of Belcastro Street. The parcel is currently zoned R-E (Rural Estates Residential District), with a planned land use of RN (Ranch Estate Neighborhood) and lies within an RNP-1 (Rural Neighborhood Preservation) Overlay District. A Master Plan Amendment and separate Zone Boundary Amendment are requested in support of a future single-family residential development that has not yet been designed.

Master Plan Amendment

This request is to amend the land use of the subject parcel to LN (Low-Intensity Suburban Neighborhood) from RN (Ranch Estate Neighborhood). This is requested in support of the proposed rezoning to R-D (Suburban Estates Residential District). The parcel is adjacent to properties master planned RN (Ranch Estate Neighborhood) to the north, east, south, and west.

The justification for this Master Plan Amendment is rooted in the approved entitlements for adjacent sites approximately 300 feet to the east and west, intended for rezoning to R-1 (Single-Family Residential District) and R-D (Suburban Estates Residential District), respectively. This proposed amendment is deemed appropriate as it aligns with and complements these neighboring developments, ensuring compatibility with those with proposed densities greater than that allowed by the RN (Ranch Estate Neighborhood) land use.

Furthermore, this Master Plan Amendment is a proactive response to the community's demand for thoughtful and coordinated development. By aligning with approved entitlements for neighboring parcels, this request contributes to the creation of a cohesive and harmonious urban environment. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use, minimizing urban sprawl, and fostering a more sustainable and connected urban fabric. This request actively promotes the county's sustainability goals by repurposing and enhancing underutilized spaces.

This proposed amendment not only addresses the immediate needs of the community but also signifies a forward-thinking approach to land use planning. The compatibility with adjacent rezoning efforts reflects a



commitment to sustainable and coordinated growth within the region. The Master Plan Amendment, in conjunction with the Zone Boundary Amendment, prioritizes the optimization of the subject parcel within the broader context of its geographical and environmental considerations, contributing to the long-term vision for the area.

We are hopeful that this letter clearly describes the requests. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

PA-23-700047
**PLANNER
COPY**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-1) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development.

Generally located on the north side of Torino Avenue and the east side of Belcastro Street within Enterprise (description on file). JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

176-15-801-045

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Existing Land Use: Undeveloped

Request

This request is a zone boundary amendment to R-D zoning with no specific development plans. This application is a companion item with a Plan Amendment (PA-23-700047). A future land use application for specific plans and layout will be submitted at a later date. The site has frontage along Torino Avenue to the south and is 2.5 acres in size.

Applicant's Justification

The applicant indicates the rezoning of this site lies in the approved entitlements for adjacent developments to the southeast and northwest of the subject property, slated to be rezoned to R-1 (Single Family Residential) district and R-D (Suburban Estates Residential) district, respectively. The proposed zone boundary amendment is considered appropriate as it aligns with and complements these developments, ensuring compatibility with similar densities. By aligning with approved entitlements for neighboring parcels, this request contributes to a cohesive residential environment. Additionally, the rezoning supports the need for in-fill developments. As urban areas expand, in-fill development becomes essential for optimizing land use and minimizing urban sprawl. Lastly, the compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassify this parcel and the surrounding 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
Southeast	Ranch Estate Neighborhood (up to 2 du/ac)	R-1	Undeveloped
Northwest	Ranch Estate Neighborhood (up to 2 du/ac)	R-D	Undeveloped

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

Related Applications

Application Number	Request
PA-23-700047	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Even though this request does not comply with Policy 1.5.2 of the Master Plan which promotes standards to protect the established character and lifestyles associated with RNP areas, staff finds the request for a zone boundary amendment to R-D zoning appropriate due to the approved zoning entitlements on neighboring parcels. Since 2021, there have been 2 residential subdivisions approved with densities greater than that allowed by the R-E zoning. These projects are generally located east of Tenaya Way. The abutting R-1 zoned project to the southeast consists of 27 lots on 9.3 acres, and the abutting R-D zoned project to the northwest consists of 94 lots on 37.9 acres. Furthermore, this proposal will still maintain harmonious low density residential development which will serve as a transitional buffer between the established Rural Ranch Estate homes to the west and the higher density and intensity projects farther east toward Rainbow Boulevard.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 6, 2024 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

Comprehensive 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 the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- 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: KHUSROW ROOHANI
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118



LAND USE APPLICATION 5A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>ZC-23-0822</u> DATE FILED: _____</p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>01/10/24</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>02/07/24</u></p> <p>FEE: <u>\$1050.00</u></p>
	PROPERTY OWNER	<p>NAME: <u>Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust</u></p> <p>ADDRESS: <u>9500 Hillwood Drive #201</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u></p> <p>TELEPHONE: <u>702-249-0777</u> CELL: _____</p> <p>E-MAIL: <u>sevenvalleysrealty@yahoo.com</u></p>
	APPLICANT	<p>NAME: <u>Khusrow Roohani</u></p> <p>ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u></p> <p>TELEPHONE: <u>702-249-0777</u> CELL: _____</p> <p>E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Taney Engineering; Attn: Jessica Walesa</u></p> <p>ADDRESS: <u>6030 S Jones Blvd</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-362-8844</u> CELL: _____</p> <p>E-MAIL: <u>jessicaw@taneycorp.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-28-803-001

PROPERTY ADDRESS and/or CROSS STREETS: Bermuda Rd and Frias Ave

PROJECT DESCRIPTION: Requesting rezone from R-D to R-1

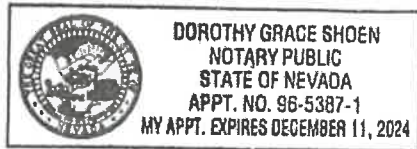
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature] Khusrow Roohani
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-25-23 (DATE)
 By Khusrow Roohani

NOTARY PUBLIC: Dorothy Grace Shoen



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



TANEY ENGINEERING

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

December 4, 2023

20-23-0822

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

Re: Bermuda & Frias
APR-23-101251
APN: 177-28-803-001
Justification Letter

PLANNER
COPY

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Zone Boundary Amendment for a future single-family residential development.

Parcel Information

The subject parcel is 2.5 gross-acres and is located west of Bermuda Road and south of Frias Avenue. The parcel is currently zoned R-D (Suburban Estates Residential), with a planned land use of LN (Low-Intensity Suburban Neighborhood). A Zone Boundary Amendment is requested in support of a future single-family residential development that has not yet been designed.

Zone Boundary Amendment

This request is to rezone the subject parcel to R-1 (Single-Family Residential District) from R-D (Suburban Estates Residential District). The parcel is adjacent to properties zoned R-E (Rural Estates Residential) to the north and west, R-3 (Multiple-Family Residential) to the east, and R-D (Suburban Estates Residential) to the south.

The rationale for this rezoning is grounded in the compatibility of the proposed R-1 (Single-Family Residential District) zoning category with the current land use designation. Additionally, considering the presence of more intense densities in neighboring developments, the request is deemed warranted and fitting for the area. This strategic shift in zoning aligns with the broader community's need for thoughtful development that adapts to the evolving dynamics of the region.

Furthermore, this Zone Boundary Amendment acknowledges the urgent need for infill developments within Clark County. As urban areas expand, infill development becomes crucial for optimizing land use and minimizing urban sprawl. By repurposing and enhancing underutilized spaces, this request contributes to the county's sustainability goals, promoting efficient land utilization and fostering a more connected and integrated urban fabric. The proposed zoning acts as a catalyst for infill development, ensuring a harmonious blend of residential spaces that enrich the existing community while addressing the increasing demand for housing in a responsible and sustainable manner.

Moreover, this proposed amendment not only addresses the current needs of the community but also proactively accommodates future growth within Clark County. The rezoning prioritizes a forward-thinking approach to land use planning. It aims to optimize the subject parcel with due consideration for its specific geographical and



environmental context, ensuring a sustainable and resilient development that aligns with the long-term vision for the region.

We are hopeful that this letter clearly describes the requests. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

02/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400183 (VS-21-0695)-AGRAWAL, PAWAN & ROSY:

VACATE AND ABANDON FIRST EXTENSION OF TIME for an easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Gilesie Street within Enterprise (description on file). MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:

177-16-801-007

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

This application is to request an extension of time to vacate a patent easement on the perimeter of the property. The property has a drainage easement along the north property line. The applicant is proposing a place of worship on the southern half of the parcel.

Previous Conditions of Approval

Listed below are the approved conditions for VS-21-0695:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

Applicant's Justification

The applicant indicates they are ready to move forward with development but cannot record the vacation and abandonment prior to the expiration date. Therefore, an extension of time is required. The applicant states that the extension of time is appropriate since there is no present

nor future public need for the vacated easement and that the public will not be materially injured by this extension. The applicant also indicated that circumstances to the subject property or immediate area have not substantially changed to warrant denial or added condition.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0695	Vacated and abandoned easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Gillespie Street within Enterprise	Approved by BCC	January 2022
DR-21-0694	Increased finished grade in conjunction with a single family residential development	Approved by BCC	January 2022
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
UC-23-0852	A use permit and design review for a place of worship is a companion item on this agenda.
VS-23-0853	A request to vacate and abandon a portion of right-of-way for a proposed place of worship is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until January 19, 2026 to record.
- Applicant is advised 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; that re-approval by the utility companies is required; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: FIRST CHURCH OF CHRIST, SCIENTIST LAS VEGAS

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012



VACATION APPLICATION 6A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
 - EASEMENT(S)
 - RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #):
VS-21-0695

DEPARTMENT USE

APP. NUMBER: ET-23-400183 DATE FILED: 12/12/2023
 PLANNER ASSIGNED: _____
 TAB/CAC: ENTERPRISE TAB/CAC DATE: 1/10/2024
 PC MEETING DATE: _____
 BCC MEETING DATE: 2/7/2024
 FEE: \$475-

PROPERTY OWNER

NAME: First Church of Christ, Scientist, Las Vegas
 ADDRESS: 300 S. Seventh Street
 CITY: Las Vegas STATE: NV ZIP: 89101
 TELEPHONE: (702) 280-0348 CELL: (702) 280-0348
 E-MAIL: rick.1stlv@gmail.com

APPLICANT

NAME: First Church of Christ, Scientist, Las Vegas
 ADDRESS: 300 S. Seventh Street
 CITY: Las Vegas STATE: NV ZIP: 89101
 TELEPHONE: (702) 280-0348 CELL: (702) 280-0348
 E-MAIL: rick.1stlv@gmail.com REF CONTACT ID #: N/A

CORRESPONDENT

NAME: Dionicio Gordillo, DG Consultants
 ADDRESS: 204 Belle Isle Ct.
 CITY: Henderson STATE: NV ZIP: 89012
 TELEPHONE: (702) 379-6601 CELL: (702) 379-6601
 E-MAIL: dgordillo@cox.net REF CONTACT ID #: 191488

ASSESSOR'S PARCEL NUMBER(S): 177-16-801-007

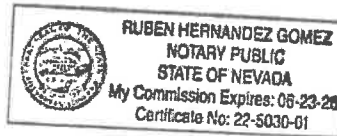
PROPERTY ADDRESS and/or CROSS STREETS: La Cienega Street, 300 feet north of Pebble Road

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.

Coyle E Knowles Jr
Property Owner (Signature)*

Coyle E Knowles, Jr.
Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON November 21, 2023 (DATE)
 By Coyle E Knowles Jr
 NOTARY PUBLIC: Ruben Hernandez Gomez



*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.

APR-23-100883
companion VS-23-0853
ET-23-400183/VS-
21-0695
 Revised 08/9/2023

October 26, 2023

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

PLANNER
COPY

RE: Extension of Time Request VS-21-0695 (APN: 177-16-801-007)

On behalf of First Church Christ, Scientist, Las Vegas, we are requesting an extension of time on the vacation and abandonment of patent easements that were a part of VS-21-0695. The subject site is 2.3 acres, zoned R-E (RNP-I), and located on the west side of La Cienega Street, 300 feet north of Pebble Road.

The applicant is ready to move forward with development but cannot record the above referenced vacation and abandonment prior to the expiration date. Therefore, an extension of time is required. The extension of time is appropriate since there is no present nor future public need for the vacated easements and that the public will not be materially injured by this extension.

Finally, circumstances to the subject property or immediate area have not substantially changed to warrant denial or added conditions. Therefore, we would respectfully request approval of this request for an extension of time to commence.

Thank you for your consideration.

Sincerely,



02/07/24 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0853-AGRAWAL, PAWAN & ROSY:

VACATE AND ABANDON a portion of right-of-way being La Cienega Street located between Ford Avenue and Pebble Road within Enterprise (description on file). MH/rp/syp (For possible action)

RELATED INFORMATION:

APN:
 177-16-801-007

LAND USE PLAN:
 ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of 5 feet along La Cienega Street. The applicant indicates the purpose of the request is to provide for detached sidewalks along the right-of-way as required by Title 30. Additionally, the applicant states the request will facilitate the much needed full off-site improvement which will also provide safe pedestrian and vehicular movement for a seamless, improved streetscape.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0695	Vacated and abandoned easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Gilespe Street within Enterprise	Approved by BCC	January 2022
DR-21-0694	Increased finished grade in conjunction with a single family residential development	Approved by BCC	January 2022
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
UC-23-0852	A use permit and design review for a place of worship is a companion item on this agenda.
ET-23-400183 (VS-21-0695)	A first extension of time for 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

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: FIRST CHURCH OF CHRIST, SCIENTIST LAS VEGAS
CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012

DRAFT



VACATION APPLICATION 7A

DEPARTMENT OF COMPREHENSIVE PLANNING
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0853</u>	DATE FILED: <u>12/14/23</u>
<input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC: <u>ENTERPRISE</u>
		PC MEETING DATE: _____	BCC MEETING DATE: <u>2/7/2024</u>
		FEE: <u>\$875-</u>	

PROPERTY OWNER	NAME: <u>First Church of Christ, Scientist Las Vegas</u>
	ADDRESS: <u>300 S. Seventh Street</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u>
	TELEPHONE: <u>(702) 280-0348</u> CELL: <u>(702) 280-0348</u>
	E-MAIL: <u>rick.1stlv@gmail.com</u>

APPLICANT	NAME: <u>First Church of Christ, Scientist Las Vegas</u>
	ADDRESS: <u>300 S. Seventh Street</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u>
	TELEPHONE: <u>(702) 280-0348</u> CELL: <u>(702) 280-0348</u>
	E-MAIL: <u>rick.1stlv@gmail.com</u> REF CONTACT ID #: <u>N/A</u>

CORRESPONDENT	NAME: <u>Dionicio Gordillo, DG Consultants</u>
	ADDRESS: <u>204 Belle Isle Ct.</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u>
	TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u>
	E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>

ASSESSOR'S PARCEL NUMBER(S): 177-16-801-007

PROPERTY ADDRESS and/or CROSS STREETS: La Cienega Street, 300 feet north of Pebble Road

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.

Coyle E. Knowles, Jr.
 Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON MAY 18, 2023 (DATE)
 by Coyle E Knowles Jr
 NOTARY PUBLIC: Jessica Gray

Coyle E. Knowles, Jr.
 Property Owner (Print)

JESSICA GRAY
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 11-14-2023
 Certificate No: 16-1285-1

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

Rev. 1/5/22

APR-23-100883
 Companion VC-23-0852
 ET 23-400183/
 VS-21-0695

June 26, 2023

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

PLANNER
COPY

**RE: Vacation and Abandonment of Right-of-Way (La Cienega Street)
Project Justification (APN: 177-16-801-007)**

On behalf of First Church of Christ, Scientist Las Vegas, we are requesting a vacation and abandonment of a portion of right-of-way for a proposed place of worship. The request is to vacate and abandon five feet along La Cienega Street. The purpose of the request is to provide for detached sidewalks along the right-of-way as required by Title 30. Additionally, this request will facilitate the much needed full off-site improvements which will also facilitate pedestrian and vehicular movements and provide for a seamless, improved streetscape.

Thank you for your consideration.

Sincerely,



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0852-AGRAWAL, PAWAN & ROSY:

USE PERMITS for the following: **1) allow a place of worship;** and **2) increase building height.**
DESIGN REVIEW for a place of worship on 2.2 acres in an R-E (RNP-1) Zone.

Generally located on the west side of La Cienega Steet, 260 feet north of Pebble Road within Enterprise. MN/jud/syp (For possible action)

RELATED INFORMATION:

APN:

177-16-801-007

USE PERMITS:

1. Place of worship.
2. Increase the building height to 39.2 feet where 35 feet is the standard per Table 30.40-1 (a 12% increase).

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.2
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 39.2
- Square Feet: 4,969
- Parking Required/Provided: 50/51

Site Plans

The plans depict a 1 story place of worship with the following setbacks: 46 feet along the east; 10 feet, 170.7 feet along the west; and 66.9 feet along the south. The building is located on the eastern portion of the site. Detached sidewalks are provided along La Cienega Street, with access to the site via La Cienega Street. The parking areas are located behind the building with 51 parking spaces provided along the north, west, and south side of the site. The on-site circulation of vehicles is services by two-way driveway aisles, ranging in width between 25 feet and 30 feet. The proposed trash enclosure is located on the west side of the site 75 feet way from the west vacant residential property and 69 feet from the developed single family residential to the south.

Landscaping

The street landscaping consists of a 15 foot landscaped area including a detached sidewalk along La Cienega Street. All perimeter landscaping along the north, west, and south will consist of an intense landscaping with a 6 foot high decorative block wall. The parking lot landscaping is also provided per Code requirements. A 6 foot high steel swinging vehicular gate is located at the entrance of the site as well as a 6 foot high steel pedestrian gate. Also, a 6 foot high open decorative steel fence is proposed along the front of the site (on the east).

Elevations

The proposed building consists of multiple surface plane variations with both vertical and horizontal articulation along with various elements such as stucco siding, accent bands, reveal lines, and pitched concrete tile roofs. Architectural detailing is provided on all sides consistent with the primary/front elevation. The overall height of the proposed building is 21.5 feet, with an ornamental spire, which is centrally located on the building, at a height of 39.5 feet.

Floor Plan

The 4,969 square foot building is accessed on the south and west sides of the building, with secondary accesses to the outdoor activity area via the west and north side of the proposed building. The square footages are as follows: a 441 square foot reading room, a 1,200 square foot Sunday school room, an approximately 2700 square foot sanctuary, in addition to restrooms, meeting rooms, audio room and other miscellaneous areas.

Applicant's Justification

The applicant states the proposed hours are as follows: 1) Sunday service and Sunday school which convene concurrently is planned from 10:00 a.m. to 11:00 a.m. and 2) Wednesday evening service from 7:30 p.m. to 8:30 p.m. The place of worship will also house a Christian Science Reading Room which is open limited hours during the week. The hours on Sunday morning are from 9:00 a.m. until the start of the service as well as for an hour or so after the Sunday service and from 6:00 p.m. until the beginning of our Wednesday meeting. Additionally, the place of worship is opened for 2 hours on Fridays. The anticipated attendance for services and Sunday school combined is on average between 35 and 50 congregants. There is no daycare provided. Additionally, the applicant states the building with street landscaping will be the focal point of the streetscape along La Cienega Street which will be consistent with the residential appearance of the area. Finally, since the congregants have been members for years, the applicant maintains that the access to the site will be via from Pebble Road and heading north to La Cienega Street; therefore, minimizing any cut-through traffic through the residential areas north of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0695	Vacated and abandoned easement of interest located between Pebble Road and Ford Avenue, and between La Cienega Street and Giles pie Street	Approved by BCC	January 2022
DR-21-0694	Increased finished grade in conjunction with a single family residential development	Approved by BCC	January 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the site from R-E to R-E (RNP I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-23-0853	A vacation and abandonment of a portion of right-of-way for a detached sidewalk is a companion item on this agenda.
ET-23-400183 (VS-21-0695)	First extension of time for a vacation and abandonment of easement is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

**Comprehensive Planning
Use Permits**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The building is siting closer to the east side of the site. The building massing and scale, as well as the buffering for the proposed place of worship are consistent and compatible with residential neighborhoods in accordance with Title 30 and the Master Plan. The planned number of congregants is low and therefore, staff does not anticipate impacts to the neighborhood given there is sufficient parking on the site. Staff finds that the request to increase the building height is appropriate since it is only for the ornamental spire. The overall building height is well within the zoning district height allowance. Therefore, staff does not have an issue with the proposed use and building height increase.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the proposed site design to be acceptable. The building facades show architectural articulations to break-up the building mass. Also, the proposed materials are compatible with the surrounding area. The parking lot is located behind the proposed building and proposed decorative fence and block wall will contribute to the compatibility of the site with the existing neighborhood. The plans show intense landscape buffer along the north, west, and south property lines. Staff finds the entire site has sufficient landscape provided. In conclusion, staff finds the design of the site appropriate of the area and can support the design review.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance.

Fire Prevention Bureau

- 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 and reference POC Tracking #0005-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FIRST CHURCH OF CHRIST, SCIENTIST LAS VEGAS

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012

DRAFT



LAND USE APPLICATION 8A

DEPARTMENT OF COMPREHENSIVE PLANNING
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

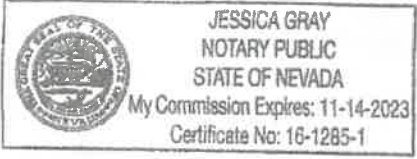
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>UC-23-0852</u> DATE FILED: <u>12/12/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>1/10/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/7/2024</u> FEE: <u>\$11650.00</u>
PROPERTY OWNER	NAME: <u>First Church of Christ, Scientist Las Vegas</u> ADDRESS: <u>300 S. Seventh Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 280-0348</u> CELL: <u>(702) 280-0348</u> E-MAIL: <u>rick.1stlv@gmail.com</u>	
APPLICANT	NAME: <u>First Church of Christ, Scientist Las Vegas</u> ADDRESS: <u>300 S. Seventh Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 280-0348</u> CELL: <u>(702) 280-0348</u> E-MAIL: <u>rick.1stlv@gmail.com</u> REF CONTACT ID #: <u>N/A</u>	
CORRESPONDENT	NAME: <u>Dionicio Gordillo, DG Consultants</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-16-801-007
 PROPERTY ADDRESS and/or CROSS STREETS: La Cienega Street, 300 feet north of Pebble Road
 PROJECT DESCRIPTION: Place of Worship

(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.

Coyle E. Knowles, Jr. Coyle E. Knowles, Jr.
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON May 18, 2023 (DATE)
 By Coyle E Knowles Jr
 NOTARY PUBLIC: Jessica Gray



*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.

Revised 01/18/2023

APR-23-100883
 companion vs-23-0853 R/W
 ET-23-400183/VS
 210695

October 31, 2023

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

RE: REVISED - Special Use Permit and Design Review – First Church of Christ, Scientist, Las Vegas (APN: 177-16-801-007 ptn)

On behalf of First Church of Christ, Scientist, Las Vegas, we are requesting a special use permit and design review for a place of worship. The overall site is 2.3 acres, zoned R-E (RNP-I), and located on the west side of La Cienega Street, 270 feet north of Pebble Road. However, the request is on the southern half of the overall site which is 1.2 acres. The north half of the overall site is not a part of this request.

The proposed use is considered with a special use permit in an R-E (Rural Estates Residential) zoning district. Based on the attached site plan with corresponding setbacks, screening and buffering, limited access point on La Cienega Street, and in close proximity to Pebble Road, which is an arterial street, the proposed use is entirely consistent with the intent of the standards for approval of a special use permit with no impacts on adjacent or contiguous properties.

Special Use Permit

Certain prescribed uses are only permitted with a special use permit and not permitted by right due to a special characteristic of its operation or installation. The use may be permitted with discretion in a district subject to review by the Commission or the Board to ensure compatibility with existing or planned surrounding uses and characteristics of development.

The request is compliant and consistent with key considerations for a special use permit regarding compatibility with existing neighborhood, building and site design. As such, the request complies with multiple goals and policies contained within the Clark County Master Plan. Goal EN-4 which furthers improving multimodal connectivity in Enterprise in conjunction with future growth. The request is compliant and furthers Policy EN-6.5 which promotes the efficient use of public services and facilities while minimizing costs of service extension and maintenance paid by the service provider and the County by encouraging contiguous development where possible. Policy EN-6.6 which encourages development in areas already served by the County and service providers to the maximum extent feasible.

The proposed hours, which are consistent with the existing facility in the City of Las Vegas, are as follows: 1) Sunday service and Sunday school which convene concurrently is planned from 10:00 a.m. to 11:00 a.m. and 2) Wednesday evening service from 7:30 p.m. to 8:30 p.m. The place of worship will also house a Christian Science Reading Room which is open limited hours during the week. We are currently open on Sunday morning from 9:00 a.m. until the start of the service as well as for an hour or so after the Sunday service and from 6:00 p.m. until the beginning of our Wednesday meeting. It is also open for two hours on Friday. The anticipated attendance for services and Sunday school combined is anticipated to average between 35 and 50 congregants. There is no daycare provided. Finally, since the congregants have been members for years, we can ensure that access to the site is from Pebble Road which will minimize and/or eliminate any cut-through traffic through the residential areas north of the site.

Design Review

The applicant is requesting a design review for the site and building design. The submitted site plan depicts an effective layout of the building, parking areas, circulation, and proper screening. The streetscape will comply with required street landscaping of 15 feet with a detached sidewalk along La Cienega Street. Since the property will be unoccupied for a large amount of time, we will have a decorative fence and gate facing La Cienega Street which will be locked to prevent unauthorized/unwanted use of the property. All perimeter landscaping along the north, west, and south will consist of an intense landscaping consistent with Figure 30.64-12 which also includes a 6 foot high decorative block wall. The parking areas are behind the building; therefore, the building with street landscaping will be the focal point of the streetscape along La Cienega Street which will be consistent with the residential appearance of the area.

The elevations for the proposed buildings consist of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as stucco siding, accent bands, reveal lines, and other unique and modern materials and pitched concrete tile roofs. The architectural detailing is provided on all sides consistent with the primary/front elevation. The maximum height of the building, at the top of the roof ridge, will be 21.5 feet in height with an ornamental spire, which is centrally located on the building, at a height of 39.5 feet.

Therefore, the proposed use and site location achieve the following: a) the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; b) the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and c) the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,



02/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0817-SOMPHONE & KHOURY, LLC:

USE PERMIT to reduce the separation from a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks with alternative landscaping; 2) reduce height setback ratio; and 3) allow talk box to face residential development; and 4) throat depth.

DESIGN REVIEWS for the following: 1) commercial complex; and 2) finished grade on 3.9 acres in a C-2 (Commercial General) Zone.

Generally located on the northeast corner of Rainbow Boulevard and Wigwam Avenue within Enterprise. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-14-201-010

USE PERMIT:

1. a. Reduce the separation from a vehicle wash to a residential use to 41 feet where 200 feet is required per Table 30.44-1 (a 78% reduction).
- b. Reduce the separation from a convenience store with gasoline station to a residential use to 61 feet where 200 feet is required per Table 30.44-1 (a 70% reduction).
- c. Reduce the separation from outdoor dining to a residential use to 74 feet where 200 feet is required per Table 30.44-1 (a 63% reduction).
- d. Reduce the separation from a gasoline station to a residential use to 176 feet where 200 feet is required per Table 30.44-1 (a 12% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate street landscaping including the detached sidewalk along Castalia Street where landscaping and detached sidewalks are required per Figure 30.64-17.
- b. **Reduce parking lot landscaping where Figure 30.64-14 is required.**
2. a. Allow a reduction to the height/setback ratio to 41 feet where 52 feet is required adjacent to a single family residential use for a proposed vehicle wash building per Section 30.56.070 (a 67% reduction).
- b. Allow a reduction to the height/setback ratio to 51 feet where 92 feet is required adjacent to a single family residential use for a proposed retail building per Section 30.56.070 (a 33% reduction).
3. Allow drive-thru talk box to face residential development.
4. Reduce the throat depth along Wigwam Avenue to 35 feet where 75 feet is required per Uniform Standard drawings 222.1 (a 30% reduction).

DESIGN REVIEWS:

1. Commercial complex consisting of a vehicle wash, convenience store with gasoline stations, retail building, restaurant with drive-thru, and outdoor dining.
2. Increase finished grade to 42 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 17 % increase).

LAND USE PLAN:**ENTERPRISE - CORRIDOR MIXED-USE****BACKGROUND:****Project Description****General Summary**

- Site Address: 8452 Rainbow Boulevard
- Site Acreage: 3.9
- Project Type: Commercial complex
- Building Height: 17 feet 4 inches (vehicle wash)/30 feet 6 inches (retail)/21 (restaurant with drive-thru)/19 feet 4 inches (convenience store with drive-thru)
- Square Feet: 4,500 (vehicle wash)/5,420 (retail)/2,975 (Starbucks restaurant with drive-thru & outside dining)/4,550 (convenience store with drive-thru)
- Parking Required/Provided:103/103

Site Plans

The plans depict a proposed commercial complex with several pad sites for commercial businesses to include a convenience store with gasoline pump station with a drive-thru, restaurant (Starbucks) with drive-thru and outside dining, retail building, and vehicle wash. Access to the commercial complex will be from Rainbow Boulevard by 2 driveways. The vehicle wash is in the northern portion of the parcel with vacuum stations, a retail building, and a Starbucks restaurant with a drive-thru located in the center portion of the parcel and a proposed convenience store with a drive-thru and gasoline station in the southern portion of the parcel adjacent to Wigwam Avenue. Pedestrian circulation allows for public access to the site with painted walkways delineating the pedestrian path for access to all on-site businesses. Per the plans, a CMU block wall along with landscaping will buffer the residential subdivision to the east.

The application includes use permits for a reduction in residential separation for the vehicle wash, convenience store, and an outdoor dining area. Included are waivers of development standards to allow for an attached sidewalk where detached sidewalks are required along Wigwam Avenue, height setback ratio reduction, and reduction in the required throat depth. An increase in finished grade up to 42 inches of fill is proposed to allow for flood protection.

Landscaping

The plans submitted show landscaping along the perimeter of the parcel with a detached sidewalk and landscaping along Rainbow Boulevard and an attached sidewalk with 15 feet of landscaping. An intense landscape buffer is shown along the eastern parcel line to an existing residential development to the east with trees spaced at 20 feet on center. Interior landscaping is shown throughout the commercial complex showing both large and medium trees. Parking lot

landscaping adheres to Figure 30.64-14 with shrubs and groundcover. **The plans also depict landscape screening measures for the vehicle wash tunnel facing out towards Rainbow Boulevard with trees planted within the landscape island in addition to street landscaping.**

Elevations

The plans depict several commercial buildings of varying heights, yet similar architectural styles for each pad site. The vehicle wash building is 17 feet in height with the vehicle tunnel egress on the western exterior facing Rainbow Boulevard and will consist of stucco finish with various color scheme of white, beige, and blue. The retail building will be 30 feet, 6 inches in height to the top and includes a parapet wall, metal canopy, stucco finish with various color schemes of white, beige, and blue. The proposed restaurant with a drive-thru (Starbucks) will be 21 feet in height with metal canopy, stucco finish, with a brick veneer, and a color scheme of grey, white, and fiber board cedar finish and will have an outdoor dining area with a protective barrier. The proposed convenience store is 19 feet, 4 inches in height and includes a parapet wall with a stucco finish and a color scheme of white, blue, beige, and anodized metal paint. The gas pumps station canopy will be 20 feet in height with metal top and columns painted red and grey with signage.

Floor Plans

The plans depict individual floor plans for each pad site. The vehicle wash is self-automated with a waiting area and utility room. The retail building shows 5,420 square feet of floor area and will consist of 4 individual suites. The restaurant (Starbucks) is 2,975 square feet and includes a drive-thru and outdoor dining area with protective barrier and meets the minimum width for the sidewalk around the dining area. The convenience store is 4,550 square feet and includes a drive-thru lane.

Applicant’s Justification

The applicant is proposing a commercial complex with a self-service vehicle wash, Starbucks with drive-thru and outside dining, a retail building and convenience store with gasoline station. The application will include use permits to reduce the residential separation for both the vehicle wash and convenience store and waivers for throat depth and to allow for an attached sidewalk. The applicant states they are proposing landscaping around the perimeter of the site as well as the interior and parking lot. In addition, landscaping is proposed behind the retail building, Starbucks, and convenience store for increased buffering to the residential subdivision to the east. Detached sidewalks are being proposed along Rainbow Boulevard, yet the plans depict an attached sidewall along Wigwam Avenue and the applicant is requesting a waiver request. Likewise, a design review for increased grade of 42 inches is being proposed to mitigate flood hazards for the property.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0053-08	Vacated and abandoned a portion of right-of-way being Rainbow Boulevard	Approved by PC	March 2008

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0190-07	Administrative design review for 2 pad sites in conjunction with a previously approved commercial complex	Approved by ZA	March 2007
VS-1224-06	Vacated and abandoned easements located between Rainbow Boulevard and Redwood Street, and between Wigwam Avenue and Shelbourne Avenue	Approved by PC	October 2006
DR-0166-06	Shopping Center - expired	Approved by PC	March 2006
ZC-1488-01 (ET-0015-05)	First extension of time to reclassify 5 acres from R-E to C-2 zoning for a 32,600 square foot shopping center and future development pad sites	Approved by BCC	February 2005
ZC-1488-01	Reclassified 5 acres from R-E to C-2 zoning for a 32,600 square foot shopping center and future development pad sites	Approved by BCC	February 2005
MP-0642-99	Major project for a concept plan for a mixed-use comprehensive planned community and identification of related issues of concern to Clark County and the applicant on approximately 1,700 acres	Approved by BCC	August 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Corridor Mixed-Use	C-2	Undeveloped/retail commercial complex
South	Corridor Mixed-Use	R-3	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

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

Related Applications

Application Number	Request
TM-23-500174	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 is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The vehicle wash, convenience store with gasoline station, retail uses, and a restaurant with outside dining and drive-thru are conditional under the C-2 zoning district which has measures to reduce or eliminate adverse impacts to adjacent residential uses. Staff finds the proposed plans submitted that depict reduction in residential separation is a self-imposed hardship. A redesign of the parcel where these uses could be positioned on the parcel can help alleviate or reduce those impacts associated with these uses, including noise, and environmental pollution. Staff cannot support the use permit as proposed due to potential impact to the adjacent residential subdivision to the east.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the uses of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff does not support the request to install attached sidewalks where detached sidewalks are required along arterial streets **especially when considering the proximity to Rainbow Boulevard**. A detached sidewalk will promote a consistent streetscape and pedestrian safety measures, especially along any arterial or collector street. County records note that the applicants have already dedicated the right-of-way and easements for a detached sidewalk. **The other related waiver is for parking lot landscaping.**

Review of the plans do show that the site has adequate room to provide for both the required landscaping widths and materials along Wigwam Avenue and redesign to include or mitigate the parking lot landscaping to meet Title 30 requirements under 30.64-14. Therefore, staff cannot support this request.

Waiver of Development Standards #2

Staff finds that the height setback ratio as set forth under Section 30.56.070 could impact the adjacent residential property to the east. The Code stipulates that the height setback ratio from the proposed retail building and convenience store with gasoline pumps would not be required if

an intense landscape buffer was provided. Staff believes the current request is a self-imposed hardship and cannot support this request.

Waiver of Development Standards #3

The proposed location of the order (talk) box that faces the residential subdivision will increase the potential noise nuisance to the residents and thereby reduce their quality of life. Staff feels a redesign can be done to place the order box to face away from residential uses or provide for greater setback to lessen the impact of noise pollution. Therefore, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Design Review #1

Staff finds the proposed commercial complex will be constructed with decorative materials and other architectural features, including varying heights, pop-outs, storefront windows, to break-up the horizontal roofline. Commercial complexes are an integral part of the community and provide local services to residents. However, due to the waivers requested by the applicant staff feels the proposed design can be reconfigured and redesign of the parcel where these uses could be positioned on the parcel can help alleviate or reduce those impacts associated with these uses, including noise, and environmental pollution. Therefore, staff cannot support the requested design review.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support the reduction in the throat depth for the Wigwam Avenue commercial driveway. With the location of the drive-thru entrance and trash enclosure being so close to the driveway may not allow vehicles to exit the right-of-way without immediate conflicts causing potential safety hazards.

Design Review #2

This design review represents the maximum grade difference within 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. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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 5 feet for Wigwam Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacate any unnecessary easements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0102-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GOLCHEC DEVELOPMENT AND INVESTMENTS

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION

9A


DEPARTMENT OF COMPREHENSIVE PLANNING


APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

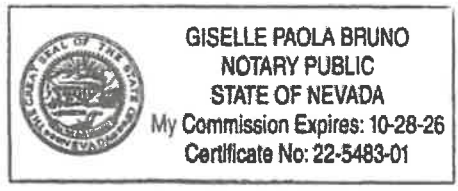
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0817</u> DATE FILED: <u>11/30/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>1/10/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/7/24</u> FEE: <u>\$ 1,825</u>
	PROPERTY OWNER NAME: <u>Somphone & Khoury, LLC</u> ADDRESS: <u>1668 Liege Dr.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Golcheh Development and Investments, LLC</u> ADDRESS: <u>1180 Beverly Drive #300</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90035</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Jennifer Lazovich - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 176-14-201-010
 PROPERTY ADDRESS and/or CROSS STREETS: Rainbow and Wigwam
 PROJECT DESCRIPTION: Design review for a commercial center

(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 6/9/2023 (DATE)
 By ISSA KHOURY
 NOTARY PUBLIC: _____


 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.

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
O: 702.792.7050

October 11, 2023

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

UC-23-0817

Re: Revised Justification Letter – Special Use Permit for Self-Service Car Wash, Outside Dining, and Gasoline Station; Design Review for Commercial Center, Throat Depth and Increased Grade Fill; and Waivers of Development Standards

To Whom It May Concern:

Please be advised this office represents Golcheh Developments (the “Applicant”) in the above-referenced matter. The Applicant is proposing a car wash, drive-through establishments, and retail building on West Wigwam Avenue and South Rainbow Boulevard on approximately 4.05 acres, more particularly described as APN: 176-14-201-010 (the “Site”). The proposed uses for the Site require special use permits for self-service car wash and gasoline station. The Applicant also requests a design review for the project, and a waiver to allow attached sidewalk on Wigwam Avenue.

DESIGN REVIEW

The Applicant proposes a commercial center with self-service car wash, a Starbucks with drive-through and outside dining, a retail building, and a gasoline station with convenience store and drive-through on the Site. The Site fronts onto South Rainbow Boulevard, with C-2 zoning to the north and west, and residential zoning to the east (R-2) and south (R-3). A special use permit is required for the car wash, gasoline station, and outside dining in conjunction with the proposed Starbucks, which is discussed further below.

The Applicant proposes two access points: One on West Wigwam Avenue, and another on South Rainbow Boulevard. Where 103 parking spaces are required for the Site, the Applicant proposes to provide 103 parking spaces. The proposed elevations of the building include modern blue and grey color tones, with complementary metal finishing’s. The car wash is proposed at a height of 17 feet and 4 inches; the retail building is proposed at a height of 30 feet and 5 inches; the Starbucks is proposed at a height of 20 feet and 11 inches; and the convenience store is proposed at a height of 19 feet and 4 inches.

The Applicant proposes landscaping around the perimeter of the Site, as well as landscaping along the interior of the Site between the proposed buildings. The Applicant proposes

additional landscaping behind the proposed retail building, as well as the proposed Starbucks, to provide additional buffer to the residential uses to the east. The Applicant is providing detached sidewalks with landscaping as required along Rainbow Boulevard. The Applicant requests a waiver to allow attached sidewalk on Wigwam, as discussed further below.

DESIGN REVIEW FOR GRADE FILL

The Applicant is also requesting a grade fill to allow for a maximum of 3.6 feet. The site is tying into the existing street and to protect the site from the 100-year event, the hump elevation on Rainbow has been increased. Additionally, the existing ground slopes easterly and the buildings have to be set 18" above the centerline of the street.

SPECIAL USE PERMITS

Vehicle Wash

The Applicant proposes a self-service car wash along the northern portion of the Site, which abuts an existing commercial center. The Applicant is meeting all conditions for a special use permit, except the 200-foot residential setback. The building is set back 41 feet and 8 inches from the shared property line with residential uses to the east. These residential uses, zoned R-2, are buffered by proposed landscaping, as well as an existing CMU block wall. The exit of the car wash faces South Rainbow Boulevard, which places the drying unit as far from residential as possible. The car wash exit faces South Rainbow Boulevard, however there is landscaping and a crash gate to screen the car wash from direct view of the right-of-way. As a result, the Applicant requests favorable consideration of this special use permit.

Gasoline Station with Convenience Store

The Applicant proposes a gas station with convenience store on the south end of the Site. The convenience store proposes a quick-service restaurant at approximately 1,700 square feet, with drive-thru. The Applicant is meeting all conditions for the proposed use, except the 200-foot residential setback. The fuel pumps are located approximately 177 feet from the adjacent residential to the east of the Site and the convenience store building is set back 61.5 feet from the property line shared with the residential uses. The residential uses to the east are also buffered from the proposed fuel pumps by existing CMU wall, as well as proposed landscape and a drive aisle at the rear of the convenience store. The residential uses to the south are buffered by West Wigwam Avenue, an 80-foot right-of-way. The Site is designed to place the fuel pumps as far from residential as possible, and as a result, the Applicant requests favorable consideration of this special use permit.

Outside Dining

The Applicant requests a special use permit for outside dining in conjunction with the proposed Starbucks. The Applicant meets all conditions for the use, except the 200-foot residential setback. The outside dining portion of the proposed Starbucks is buffered from the residential uses

to the east by perimeter landscape, as well as additional landscaping located between the drive-through aisle, and the building is set back approximately 74 feet from the shared property line with residential. The outside dining area is enclosed by a gate, as shown on the site plans. Additionally, the area is surrounded by 6 foot and 3 inch walking area, where pedestrians have access. The inclusion of outside dining is not anticipated to create significantly increased intensity due to its relatively small size of 745 square feet. For these reasons, the Applicant requests favorable consideration of this special use permit.

WAIVERS OF DEVELOPMENT STANDARDS

To Allow Attached Sidewalk On Wigwam with Alternative Street Landscaping

The Applicant requests a waiver to allow an attached sidewalk on Wigwam Avenue, where detached sidewalks are required. The Applicant is providing the required detached sidewalk along Rainbow Boulevard. However, to align with existing sidewalk in the area, the Applicant requests a waiver for attached sidewalk along Wigwam Avenue.

To Reduce Residential Adjacency Building Height

Where commercial uses abut residential uses, a 3:1 height setback ratio is required. Here, the Applicant meets this ratio on the southern portion of the Site, but does not meet this ratio at the northern portion of the Site (retail building and car wash). Where the car wash is 17 feet and 4 inches in height, approximately 52 feet of setback is required to the residential uses to the east. Here, 41 feet is proposed. The car wash has been oriented away from residential, and placed as far back from residential as possible, while also being placed as far from the right-of-way as possible to mitigate the impacts to both residential and the right-of-way. Where the retail building is 30 feet and 5 inches, approximately 91 feet and 6 inches of setback is required. Here, 61 feet is proposed. The retail building height is increased due to the height of the parapet, which rests only on a portion of the building. Without the parapet, the majority of the building is 23 feet and 5 inches in height, which would require the building to be setback 70 feet and 6 inches, still requiring a waiver, though reflective of a lesser waiver request. The Applicant is proposing large areas of landscape to provide additional buffer to the residences to the east, and as a result, the Applicant respectfully requests favorable consideration of this setback reduction.

Reduction of Throat Depth

The Applicant is requesting a reduction from the required 50 foot throat depth to 35 feet along Wigwam Avenue. There is no parking along the east portion of the Wigwam drive aisle so therefore there will not be any conflicts and the area is also buffered by the drive thru island. The Applicant is meeting the required minimum 50 feet along the west portion of the entry on Wigwam Avenue.



Thank you for your consideration of this project, and please do not hesitate to contact this office with any questions

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink that reads "JLazovich". The signature is written in a cursive, flowing style.

Jennifer Lazovich

JL/amp
:

02/07/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500174-SOMPHONE & KHOURY, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 3.9 acres in a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Rainbow Boulevard and Wigwam Avenue within Enterprise. JJ/mh/jd (For possible action)

RELATED INFORMATION:

APN:
176-14-201-010

LAND USE PLAN:
ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Address: 8452 S. Rainbow Boulevard
- Site Acreage: 3.9
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 3.9 acre site which is being developed as a commercial center with a vehicle wash, convenience store with a gasoline station, and retail building. Access to the site is proposed to be from Rainbow Boulevard and Wigwam Avenue. Attached sidewalks are proposed along Wigwam Avenue and detached sidewalks are proposed along Rainbow Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0053-08	Vacated and abandoned a portion of right-of-way being Rainbow Boulevard located between Shelbourne Avenue and Wigwam Avenue	Approved by PC	March 2008
ADR-0190-07	Administrative design review for 2 pad sites in conjunction with a previously approved shopping center - expired	Approved by ZA	March 2007
VS-1224-06	Vacated and abandoned easements located between Rainbow Boulevard and Redwood Street, and between Wigwam Avenue and Shelbourne Avenue	Approved by PC	October 2006

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0166-06	Shopping center - expired	Approved by PC	March 2006
ZC-1488-01 (ET-0015-05)	First extension of time to reclassify 5 acres from R-E to C-2 zoning for a 32,600 square foot shopping center and future development pad sites	Approved by BCC	February 2005
ZC-1488-01	Reclassified 5 acres from R-E to C-2 zoning for a 32,600 square foot shopping center and future development pad sites	Approved by BCC	February 2005
MP-0642-99	Major project for a concept plan for a mixed-use comprehensive planned community and identification of related issues of concern to Clark County and the applicant on approximately 1,700 acres	Approved by BCC	August 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	C-2	Shopping center
South	Compact Neighborhood (up to 18 du/ac)	R-3	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Corridor Mixed-Use	C-2	Undeveloped

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

Related Applications

Application Number	Request
UC-23-0817	A use permit for a vehicle wash, convenience store with a gasoline station, and retail building is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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 5 feet for Wigwam Avenue.
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger:
- Vacate any unnecessary easements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Addressing

- 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 and reference POC Tracking #0103-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GOLCHEC DEVELOPMENT AND INVESTMENTS

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

10A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: _____	PC MEETING DATE: _____
		BCC MEETING DATE: _____	FEE: _____

PROPERTY OWNER	NAME: <u>SOMPONE & KHOURY, LLC</u>
	ADDRESS: <u>1668 LIEGE DRIVE</u>
	CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89012</u>
	TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u>
	E-MAIL: <u>N/A</u>

APPLICANT	NAME: <u>GOLCHEH DEVELOPMENT AND INVESTMENTS, LLC</u>
	ADDRESS: <u>1180 BEVERLY DRIVE #300</u>
	CITY: <u>LOS ANGELES</u> STATE: <u>CA</u> ZIP: <u>90035</u>
	TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u>
	E-MAIL: <u>N/A</u> REF CONTACT ID #: <u>N/A</u>

CORRESPONDENT	NAME: <u>JENNIFER LAZOVICH - KAEMPFER CROWELL</u>
	ADDRESS: <u>1980 FESTIVAL PLAZA DRIVE #650</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-792-7000</u> CELL: <u>702 792 7048</u>
	E-MAIL: <u>APIERCE@KCNVLAW.COM</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 176-14-201 010

PROPERTY ADDRESS and/or CROSS STREETS: RAINBOW BLVD & WIGWAM AVE

TENTATIVE MAP NAME: RAINBOW & WIGWAM

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)* Issa Khoury Property Owner (Print)

STATE OF NEVADA

COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON SEPTEMBER 19, 2023 (DATE)

By ISSA KHOURY

NOTARY PUBLIC: [Signature]



SHAYN TOLENTINO
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 22-9776-01
MY APPT. EXPIRES JANUARY 13, 2026

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

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
O: 702.792.7050

October 11, 2023

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: Revised Justification Letter – Special Use Permit for Self-Service Car Wash, Outside Dining, and Gasoline Station; Design Review for Commercial Center, Throat Depth and Increased Grade Fill; and Waivers of Development Standards

To Whom It May Concern:

Please be advised this office represents Golcheh Developments (the “Applicant”) in the above-referenced matter. The Applicant is proposing a car wash, drive-through establishments, and retail building on West Wigwam Avenue and South Rainbow Boulevard on approximately 4.05 acres, more particularly described as APN: 176-14-201-010 (the “Site”). The proposed uses for the Site require special use permits for self-service car wash and gasoline station. The Applicant also requests a design review for the project, and a waiver to allow attached sidewalk on Wigwam Avenue.

DESIGN REVIEW

The Applicant proposes a commercial center with self-service car wash, a Starbucks with drive-through and outside dining, a retail building, and a gasoline station with convenience store and drive-through on the Site. The Site fronts onto South Rainbow Boulevard, with C-2 zoning to the north and west, and residential zoning to the east (R-2) and south (R-3). A special use permit is required for the car wash, gasoline station, and outside dining in conjunction with the proposed Starbucks, which is discussed further below.

The Applicant proposes two access points: One on West Wigwam Avenue, and another on South Rainbow Boulevard. Where 103 parking spaces are required for the Site, the Applicant proposes to provide 103 parking spaces. The proposed elevations of the building include modern blue and grey color tones, with complementary metal finishing’s. The car wash is proposed at a height of 17 feet and 4 inches; the retail building is proposed at a height of 30 feet and 5 inches; the Starbucks is proposed at a height of 20 feet and 11 inches; and the convenience store is proposed at a height of 19 feet and 4 inches.

The Applicant proposes landscaping around the perimeter of the Site, as well as landscaping along the interior of the Site between the proposed buildings. The Applicant proposes

additional landscaping behind the proposed retail building, as well as the proposed Starbucks, to provide additional buffer to the residential uses to the east. The Applicant is providing detached sidewalks with landscaping as required along Rainbow Boulevard. The Applicant requests a waiver to allow attached sidewalk on Wigwam, as discussed further below.

DESIGN REVIEW FOR GRADE FILL

The Applicant is also requesting a grade fill to allow for a maximum of 3.6 feet. The site is tying into the existing street and to protect the site from the 100-year event, the hump elevation on Rainbow has been increased. Additionally, the existing ground slopes easterly and the buildings have to be set 18" above the centerline of the street.

SPECIAL USE PERMITS

Vehicle Wash

The Applicant proposes a self-service car wash along the northern portion of the Site, which abuts an existing commercial center. The Applicant is meeting all conditions for a special use permit, except the 200-foot residential setback. The building is set back 41 feet and 8 inches from the shared property line with residential uses to the east. These residential uses, zoned R-2, are buffered by proposed landscaping, as well as an existing CMU block wall. The exit of the car wash faces South Rainbow Boulevard, which places the drying unit as far from residential as possible. The car wash exit faces South Rainbow Boulevard, however there is landscaping and a crash gate to screen the car wash from direct view of the right-of-way. As a result, the Applicant requests favorable consideration of this special use permit.

Gasoline Station with Convenience Store

The Applicant proposes a gas station with convenience store on the south end of the Site. The convenience store proposes a quick-service restaurant at approximately 1,700 square feet, with drive-thru. The Applicant is meeting all conditions for the proposed use, except the 200-foot residential setback. The fuel pumps are located approximately 177 feet from the adjacent residential to the east of the Site and the convenience store building is set back 61.5 feet from the property line shared with the residential uses. The residential uses to the east are also buffered from the proposed fuel pumps by existing CMU wall, as well as proposed landscape and a drive aisle at the rear of the convenience store. The residential uses to the south are buffered by West Wigwam Avenue, an 80-foot right-of-way. The Site is designed to place the fuel pumps as far from residential as possible, and as a result, the Applicant requests favorable consideration of this special use permit.

Outside Dining

The Applicant requests a special use permit for outside dining in conjunction with the proposed Starbucks. The Applicant meets all conditions for the use, except the 200-foot residential setback. The outside dining portion of the proposed Starbucks is buffered from the residential uses

to the east by perimeter landscape, as well as additional landscaping located between the drive-through aisle, and the building is set back approximately 74 feet from the shared property line with residential. The outside dining area is enclosed by a gate, as shown on the site plans. Additionally, the area is surrounded by 6 foot and 3 inch walking area, where pedestrians have access. The inclusion of outside dining is not anticipated to create significantly increased intensity due to its relatively small size of 745 square feet. For these reasons, the Applicant requests favorable consideration of this special use permit.

WAIVERS OF DEVELOPMENT STANDARDS

To Allow Attached Sidewalk On Wigwam with Alternative Street Landscaping

The Applicant requests a waiver to allow an attached sidewalk on Wigwam Avenue, where detached sidewalks are required. The Applicant is providing the required detached sidewalk along Rainbow Boulevard. However, to align with existing sidewalk in the area, the Applicant requests a waiver for attached sidewalk along Wigwam Avenue.

To Reduce Residential Adjacency Building Height

Where commercial uses abut residential uses, a 3:1 height setback ratio is required. Here, the Applicant meets this ratio on the southern portion of the Site, but does not meet this ratio at the northern portion of the Site (retail building and car wash). Where the car wash is 17 feet and 4 inches in height, approximately 52 feet of setback is required to the residential uses to the east. Here, 41 feet is proposed. The car wash has been oriented away from residential, and placed as far back from residential as possible, while also being placed as far from the right-of-way as possible to mitigate the impacts to both residential and the right-of-way. Where the retail building is 30 feet and 5 inches, approximately 91 feet and 6 inches of setback is required. Here, 61 feet is proposed. The retail building height is increased due to the height of the parapet, which rests only on a portion of the building. Without the parapet, the majority of the building is 23 feet and 5 inches in height, which would require the building to be setback 70 feet and 6 inches, still requiring a waiver, though reflective of a lesser waiver request. The Applicant is proposing large areas of landscape to provide additional buffer to the residences to the east, and as a result, the Applicant respectfully requests favorable consideration of this setback reduction.

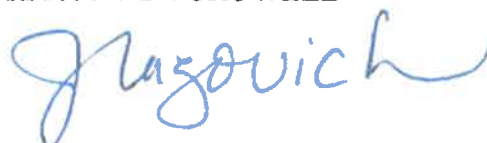
Reduction of Throat Depth

The Applicant is requesting a reduction from the required 50 foot throat depth to 35 feet along Wigwam Avenue. There is no parking along the east portion of the Wigwam drive aisle so therefore there will not be any conflicts and the area is also buffered by the drive thru island. The Applicant is meeting the required minimum 50 feet along the west portion of the entry on Wigwam Avenue.

Thank you for your consideration of this project, and please do not hesitate to contact this office with any questions

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/amp

:

02/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0819-JONES 215, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; and 2) modified CMA Design Overlay District standards.

DESIGN REVIEWS for the following: 1) showroom facility; and 2) finish grade on 14.2 acres in a C-2 (Commercial General) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the south side of Roy Horn Way, 460 feet east of Torrey Pines Drive within Enterprise. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-02-601-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping where required per Figure 30.64-14.
2. Allow a horizontal roofline to exceed 100 feet in length without roofline variations where required per Section 30.48.050.

DESIGN REVIEWS:

1. Showroom addition.
2. Increase finished grade to 62 inches where 36 inches is the standard per Section 30.32.040 (a 72% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6425 Roy Horn Way
- Site Acreage: 14.2
- Project Type: Vehicle sales/repair/maintenance facility
- Number of Stories: 1
- Building Height : 21 feet, 4 inches
- Square Feet: 15,817
- Parking Required/Provided: 119/205

Site Plan

The proposed project is for a new vehicle sales showroom and vehicle maintenance facility in conjunction with existing vehicle sales, maintenance and vehicle repair facility with ancillary uses with outside display of automobiles. The new showroom facility will be for the sale and service of Polestar electric vehicles. The street frontage along Roy Horn Way consists of landscape areas with detached sidewalk and a vehicle display area along both sides of the main entry drive to the dealership. Access to the site is from Roy Horn Way to the north. A new showroom building will be constructed along the eastern property line. This proposed addition to the existing auto dealership will require the removal of existing landscaping, including landscape islands and perimeter landscaping.

Landscaping

The plans depict landscaping along Roy Horn Way and in portions of the parking lot. The applicant will be removing landscaping to accommodate the new showroom building. The proposed addition will eliminate 10 trees and 80 shrubs from the existing landscaping as shown on the plans. Other landscaping will be untouched by this application request; however, a waiver is requested to have parking lot landscaping exceed the maximum of 6 spaces between landscape islands along Roy Horn Way behind the vehicle display parking.

Elevations

The plans depict a new showroom and service facility with a modern aesthetic with gray and white exteriors. The materials for the buildings will be painted CMU and metal paneling with large glass walls and doors on the north and west elevations and a flat roof. The maximum height of the building is 24 feet. The east side of the property has an existing 6 foot block wall that will remain. The service building will have a roll-up door on the west side of the building that will be screened from the right-of-way by the existing Volvo dealership.

Floor Plans

The plans depict a floor plan for Polestar vehicles and includes a new showroom for vehicle display, service, storage, offices, restrooms and handover bay.

Applicant's Justification

The applicant states that the new showroom and service building will be located on the northeast corner of the Property on a portion of the property that is currently being used for the parking and display of vehicles. Although some parking spaces will be lost due to the additional development of the Polestar showroom and service building, 205 parking spaces will remain, which exceeds the required amount. Some of the landscaping along the eastern border of the property will be eliminated with the construction of the Polestar showroom and service building. This landscaping area will be screened by the proposed Polestar building and the eastern boundary block wall adjacent to the under construction Switch project, so the landscaping is not needed. The design review includes a review of the grading and cross sections for the project. To proceed with constructing the project as proposed, the site has a maximum fill of 5.1 feet, which exceeds what is permitted, but is needed to develop the showroom and service building.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0261	Vehicle repair facility in conjunction with a vehicle sales lot (dealership)	Approved by BCC	July 2021
WC-21-400091 (ZC-0606-01)	Waived conditions for recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements if dealerships are individually owned and operated	Approved by BCC	July 2021
WS-20-0079	Vehicle (automobile) dealership with waivers to the CMA Design Overlay District, parking lot landscaping, cross access, and throat depth	Approved by ZA	March 2020
WC-20-400014 (ZC-0606-01)	Waived conditions for recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements if dealerships are individually owned and operated	Approved by ZA	March 2020
ADR-19-900634	Storage building in conjunction with an existing vehicle sales facility	Approved by ZA	October 2019
WS-18-0519	Increased height of a proposed freestanding sign and design review for a freestanding sign in conjunction with an existing vehicle sales on the western portion of the site	Approved by BCC	September 2018
VS-1073-17	Vacated and abandoned various easements on this site - recorded	Approved by PC	February 2018
ZC-0215-17	Reclassified a portion of this site to M-D zoning for a vehicle sales facility on the western portion of this site	Approved by BCC	May 2017
VS-0237-16	Vacated and abandoned right-of-way on a portion of the overall development site for a detached sidewalk - recorded	Approved by PC	June 2016
ZC-0606-01	Reclassified a portion of this site to C-2 zoning for 2 vehicle sales facilities	Approved by BCC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Office building with a production studio (UFC)
South	Business Employment	C-2 & M-D	Surface overflow parking lot
East	Business Employment	M-D	Undeveloped
West	Business Employment	M-D & C-2	Vehicle sales facility (Findlay Subaru)

This site is located within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. While staff does not generally support waivers to reduce or eliminate parking lot landscaping similar waivers have been approved with the adjacent auto dealership facilities with no known adverse impacts. Staff can support this request.

Waiver of Development Standards #2

The horizontal roofline design of the proposed facility is consistent and compatible with the existing facilities and with those of the adjacent vehicle dealership to the west. In addition, the exterior textures, colors, and materials are similar to those on-site and those of adjacent uses that are vehicle sales, maintenance and/or repair. The elevations depict metal canopies, storefront windows and architectural off-sets that eliminate blank elevations visible to the public. Staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Design Review #1

The CMA Design Overlay District was established to encourage and promote a high level of quality development that will produce a stable environment in harmony with existing and future development and protect the use of neighboring properties. Staff finds that the proposed Polestar showroom addition will be compatible to the surrounding area and complies with the majority of the CMA Design Overlay District requirements. Staff finds the intended use is consistent with the purpose and intent of the Business and Design/Research Park land use designation which applies to areas where commercial, professional, and/or manufacturing developments are designed to assure minimal impact on surrounding areas. The proposed vehicle sales and maintenance facility is a functional extension for the existing development that consists of a seamless automobile sales corridor. Therefore, staff recommends approval of this request.

Public Works - Development Review

Design Review #2

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

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation:
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.:
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved: that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments: that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- 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 and reference POC Tracking #0467-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: JONES 215, LLC

CONTACT: ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN AVENUE, SUITE 382, LAS VEGAS, NV 89123



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 11A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-23-0819</u> DATE FILED: <u>11/30/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>1/10/24</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>2/7/24</u></p> <p>FEE: <u>\$ 1,190</u></p>
	PROPERTY OWNER	<p>NAME: <u>Jones 215, LLC</u></p> <p>ADDRESS: <u>310 N. Gibson Road</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u></p> <p>TELEPHONE: <u>(702) 982-4901</u> CELL: _____</p> <p>E-MAIL: <u>jdiguilio@findlayauto.com</u></p>
	APPLICANT	<p>NAME: <u>Jones 215, LLC</u></p> <p>ADDRESS: <u>6385 Roy Horn Way</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>(702) 982-4901</u> CELL: _____</p> <p>E-MAIL: <u>jdiguilio@findlayauto.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Elizabeth M. Sorokac, Esq.</u></p> <p>ADDRESS: <u>8965 S. Eastern Ave., Suite 382</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u></p> <p>TELEPHONE: <u>(702) 727-6258</u> CELL: <u>(702) 245-5075</u></p> <p>E-MAIL: <u>esorokac@rsnvlaw.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-02-601-022

PROPERTY ADDRESS and/or CROSS STREETS: 6385 Roy Horn Way, Las Vegas, NV 89118

PROJECT DESCRIPTION: Addition of a Polestar showroom and service building to the existing Volvo dealership site

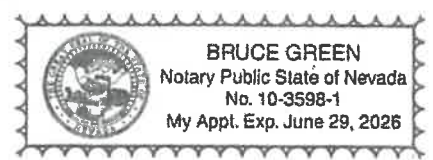
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON SEPTEMBER 07, 2023 (DATE)

By Bruce Green
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.



Elizabeth M. Sorokac, Esq.
Email: esorokac@rsnvlaw.com

WS-23-0819

8965 South Eastern Avenue, Suite 382
Las Vegas, Nevada 89123
Phone: (702) 727-6258
Cell: (702) 245-5075
Fax: (702) 446-6756

November 2, 2023

Via Online Submission: <https://citizenaccess.clarkcountynv.gov/CitizenAccess/Login.aspx>

Sami Real, Director
Clark County Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89106

***Re: Applications for a Design Review and Waiver of Development Standards (collectively, the "Application") for that certain real property located at 6425 Roy Horn Way between Rainbow and Jones with an APN of 176-02-601-022 ("Property")
Justification Letter***

Dear Ms. Real:

This office represents Jones 215, LLC, a Nevada limited liability company ("Applicant"), on the Applications referenced above. This is a request for a design review and waiver of development standards for the proposed addition of a Polestar showroom and service building to an existing Volvo dealership site.

The Property is 14.02 acres of land located in the southwest part of the valley within the Enterprise land use plan area. The Property has been developed as a Volvo dealership and is planned Business Employment and zoned General Commercial (C-2). To the north of the Property is the 215 beltway (public right-of way of approximately 330 feet). The property to the east is planned Business Employment and zoned M-D and is currently under development. The property to the south was developed as an industrial building, is located across Maule Avenue (a sixty-foot (60') right-of-way), is planned Business Employment and zoned M-D. The property to the west is also an auto dealership which is planned Business Employment and zoned M-D.

The proposed project is for new vehicle sales with vehicle maintenance and vehicle repair as ancillary uses. The new building will be for the sale and service of Polestar vehicles, which are electric vehicles. The new showroom and service building will be located on the northeast corner of the Property on a portion of the Property that is currently being used for the parking and display of vehicles. The Polestar showroom is 6,887 square feet and the service area is 8,930 square feet for a total of 15,817 square feet. The Polestar vehicles will be displayed inside the showroom as well as outside on the existing lot.

With respect to parking, the Property meets the parking requirements. The new showroom and service building require sixty-four (64) parking spaces. The existing Volvo dealership requires fifty-five (55) parking spaces. The total parking required for the two dealerships is 119 parking spaces. Although some parking spaces will be lost due to the additional development of the Polestar showroom and service building, two hundred five (205) parking spaces will remain, which exceeds the required amount. In addition to the 205 parking spaces provided for customer parking, employee parking and inventory storage, there are additional parking spaces for the display of vehicles along the frontage of Roy Horn Way and along the main driveway entrance from Roy Horn Way. Five (5) of the remaining parking spaces will be Polestar designated parking spaces. They will be located directly to the north of the proposed Polestar building.

The Applicant is requesting a waiver of development standards with respect to parking lot landscaping. Some of the landscaping along the eastern border of the property will be eliminated with the construction of the Polestar showroom and service building. This landscaping area will be screened by the proposed Polestar building and the eastern boundary block wall adjacent to the under-construction Switch project so the landscaping is not needed.

The design review includes a review of the grading and cross sections for the project. In order to proceed with constructing the project as proposed, the site has a maximum fill of 5.1 feet, which exceeds what is permitted, but is needed to develop the showroom and service building in the proposed configuration. The layout was chosen due to the fact that Polestar wants visibility from the 215 and Roy Horn Way. The cross section is included with the plans.

The design of the showroom and service building is a modern aesthetic with gray and white exteriors on the customer facing facades. The materials for the buildings will be painted CMU and metal paneling with large glass walls and doors on the north and west elevations and a flat roof. The maximum height of the building is twenty-four feet (24'). The east side of the Property has an existing six-foot (6') block wall that will remain. The service building will have a roll-up door on the west side of the building that will be screened from the right-of-way by the existing Volvo dealership. There is a second roll-up door on the south side of the service building that will be screened from the right of way by an existing block wall further south on the Property. A waiver is required for the length of the west and east horizontal roof lines of the Polestar buildings, which are approximately 228 feet long without a roofline variation. The



Ms. Sami Real
November 2, 2023
Page 3

proposed showroom and service building is an appropriate use for this Property for the following reasons: (1) it is already developed as an automobile dealership (Volvo); and (2) the Property is part of the overall development of properties in this area as an automobile dealership center and for other commercial uses.

The Applicant respectfully requests the approval of the Applications. Please contact me at 702-727-6258 or 702-245-5075 or via email at esorokac@rsnlaw.com if you have any questions or need any additional information if you have any further questions.

Very Truly Yours,

REISMAN·SOROKAC

A handwritten signature in cursive script that reads "Elizabeth M. Sorokac".

Elizabeth M. Sorokac, Esq.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0895-KIM HYUN SOOK:

USE PERMITS for the following: 1) accessory structures architectural compatibility; and 2) accessory building size.

WAIVER OF DEVELOPMENT STANDARDS to reduce setback for accessory structures in conjunction with an existing single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Eldorado Lane and the west side of Valley View Boulevard within Enterprise. MN/nai/ng (For possible action)

RELATED INFORMATION:

APN:

177-07-508-009

USE PERMITS:

1. Allow 2 accessory structures (shipping containers) not to be architecturally compatible with the principal dwelling where required per Table 30.44-1.
2. Allow an accessory building (detached garage) to have a total of 1,878 square feet where 1,365 square feet (half the footprint of the principal dwelling) is the maximum allowed per Table 30.44-1 (a 138% increase).

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side street setback for an accessory structure (shipping container) to be 5 feet, 3 inches where 10 feet is required per Table 30.40-1 (50% decrease).

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7475 S. Valley View Boulevard
- Site Acreage: 0.9
- Project Type: Shipping container
- Building Height (feet): Shipping containers 9 feet, 6 inches
- Square Feet: 1,878 (detached garage)/320 (each shipping container)

Site Plans

The plans depict a corner lot with a single family residence with a detached garage and 2 conex boxes in the rear yard. The primary residence is 2,760 square feet and its main entrance is facing east towards Valley View Boulevard. The detached garage is 1,878 square feet and each conex box is 320 square feet. All 3 accessory structures meet the 6 foot separation distance. However, the conex box is 5 feet, 3 inches away from the side street setback, when 10 feet is required.

Landscaping

Landscaping is not part of this application.

Elevations

The conex boxes have a bright blue metal exterior that does not match the architectural compatibility of the house. The height for both conex boxes is 9 feet, 6 inches tall.

Applicant's Justification

Applicant has 2 conex boxes in the rear yard that is not architecturally compatible to the primary residence. The applicant bought the conex boxes to store their furniture, until their event furniture rental business was ready to re-open. Now that their business has re-opened, the applicant wants to keep both conex boxes because she is having difficulty selling them.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0009-12	Remove and replace fiber optic lines on existing utility structures (poles)	Approved by PC	March 2012
ZC-1026-05	Reclassified approximately 3,800 parcels of land from an R-E Zone to R-E	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-1)	Single family residential
East	Business Employment	RS20 (RNP-1)	Undeveloped

Clark County Public Response Office

CS22-11665 is an active case for having 2 storage containers with no permits.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Use Permit #1

Staff reviews use permit requests to ensure compatibility with existing development in the area and finds the structure will be visually obtrusive on adjacent properties. Staff finds this request constitutes a self-imposed hardship; therefore, staff cannot support this application.

Use Permit #2

The total square footage of the principal dwelling is 2,730 square feet and half of the square footage is 1,365. The applicant has a detached garage that is 1,878 square feet, which is already more than half of the square footage of the primary residence. Staff found a building permit BD06-53773-B/G2 which states the detached garage was approved to be 1,350 square feet. Staff cannot support this application because the original building permit was approved for a different square footage.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds the reduction of the setback for the conex box is detrimental to the surrounding properties as the reduced setback, combined with the lack of architectural compatibility, has a negative effect on the aesthetics of the area.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process;
- Paint the shipping containers to match the house.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: HYUN SOOK KIM

CONTACT: YOO JIN SUH, 4575 DEAN MARTIN DR, UNIT 2503, LAS VEGAS, NV 89103



LAND USE APPLICATION 12A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF UC/WS-23-0895 APP. NUMBER: _____ DATE FILED: <u>12-27-2023</u> PLANNER ASSIGNED: <u>RBB</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>1-31-2024</u> PC MEETING DATE: <u>2-20-2024</u> BCC MEETING DATE: _____ FEE: <u>1950</u>
	PROPERTY OWNER NAME: <u>HYUN SOOK KIM</u> ADDRESS: <u>1457 FOOTHILLS VILLAGE DR.</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702 401 2154</u> CELL: <u>702 401 2154</u> E-MAIL: <u>HYUNSUKI062@GMAIL.COM/YOOJENII@GMAIL.COM</u>
	APPLICANT NAME: <u>HYUN SOOK KIM</u> ADDRESS: <u>7475 S VALLEY VIEW BLVD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702 349 4571</u> CELL: <u>702 349 4571</u> E-MAIL: <u>YOOJENII@GMAIL.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>YOO JIN (JENNY) SUH</u> ADDRESS: <u>4575 DEAN MARTIN DR. UNIT 2503</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702 349 4571</u> CELL: <u>702 349 4571</u> E-MAIL: <u>YOOJENII@GMAIL.COM</u> REF CONTACT ID #: _____

Active Code Violation Double Fee

ASSESSOR'S PARCEL NUMBER(S): 177-07-508-009

PROPERTY ADDRESS and/or CROSS STREETS: 7475 S VALLEY VIEW BLVD., LAS VEGAS, NV 89139

PROJECT DESCRIPTION: USE PERMIT FOR ARCHITECTURAL COMPATIBILITY FOR ACCESSORY STRUCTURES; WAIVER FOR SIDE STREET CORNER SETBACK, AND SEPARATION DISTANCE

(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] HYUN SOOK KIM
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON DECEMBER 20, 2023 (DATE)
 By Hyun Sook Kim
 NOTARY PUBLIC: [Signature]

Notary Public - State of Nevada
 COUNTY OF CLARK
KELLY GEHRING
 My Appointment Expires
 August 7, 2027
 No. 07-4292-1

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

Hyun Sook Kim
7475 S Valley View Blvd
Las Vegas, NV 89139

Clark County Comprehensive Planning Department
500 S Grand Central Parkway #1
Las Vegas, NV 89155

September 1, 2023

RE : CASE# 23-100942 - Justification Letter

To Whom It May Concern,

I, Hyun Sook Kim, the owner of 7475 S Valley View Blvd, would like to apply for a "special use permit" in Clark County to allow the use of two shipping containers added to the backyard. I am applying for this permit as the shipping containers do not need to be architecturally compatible to the primary residence (ref. SEC3044-1).

During the pandemic, my husband's events furniture rental business was shut down for a long period of time. We urgently needed space to store additional goods in the meantime as we had to terminate our commercial lease due to lack of business from the shutdown. As a last resort, to avoid having to throw away all the business properties, we purchased two metal container boxes to put in the open lot behind my property. As the pandemic passed, we were able to secure another commercial lease and move most of the items out of the area. Little rental items and personal items remain in the storage; however, we are having much difficulty selling the containers to meet the county's requirement. Therefore, I have decided to apply for this permit to abide by Clark County's requirements for my residence's zoning.

Should there be any requests to repaint the exterior of the containers, we are willing to abide by the request to paint it.

For any questions, please contact my daughter, YooJin (Jenny) Suh, who have been marked as the correspondent in the case application. (yoojenii@gmail.com / 702 349 4571)

Thank you.

Best Regards,

Hyun Sook Kim

PLANNER
COPY

Clark County Comprehensive Planning Department
500 S Grand Central Parkway #1
Las Vegas, NV 89155

December 25, 2023

RE : CASE# 23-100942 – Cover Letter

To Whom It May Concern,

Thank you for taking the time to consider this Land Use application.

We were given the approval to submit this application and submitted the requested documents online via the Accela Citizen Access portal. Once the documents are approved, we are ready to make the full payment and proceed with the remainder of the process.

We were advised to finalize the submission and payment by December 27, 2023 in order to avoid having to refile the application in light of the new code update occurring in 2024.

If our application can be considered at your earliest convenience, it would be greatly appreciated. We are even willing and able to make the payment on-site on Tuesday, December 26, if possible.

Should you have any questions, please do not hesitate to ask.

Thank you.

Best Regards,

Jenny (YJ) Suh and Hyun Sook Kim

702-349-4571 / yoajenii@gmail.com

702-401-2154 / hyunsooki062@gmail.com

PLANNER
COPY

APR-23-100942

02/20/24 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0884-LAS VEGAS PAVER MFG, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Redwood Street (alignment) and Torrey Pines Drive (alignment), and between Gomer Road and Landberg Avenue (alignment) within Enterprise (description on file). JJ/jm/syp (For possible action)

RELATED INFORMATION:

APN:
 176-26-101-006

LAND USE PLAN:
 ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict a vacation and abandonment of a 20 foot wide patent easements located along the north property line running east to west and 2 adjacent 30 foot wide patent easements that begin approximately 280 feet from the east property line running north and south. It was discovered in 2021 that concrete plant expansion now resides on top of the patent easement. The vacation and abandonment would allow the applicant to legally occupy the space.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0058	Reduced parking, eliminate screening, waive off-site improvements and design reviews for light manufacturing building and finished grade	Approved by BCC	April 2021
WS-16-0601	Reduced parking, allow flat roof without parapet wall, waive off-site improvements with a waiver of conditions for paving on Gomer and right-of-way dedication and a design review for light manufacturing facility	Approved by BCC	October 2016
ZC-08-0952	Reclassified M-1 and R-E to M-1 zoning for waiver of development standards to reduce parking, eliminate landscaping, off-site improvements and a design review for equipment storage facility	Approved by BCC	January 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment (BE)	IL	Public right-of-way
South & West	Business Employment (BE)	IL	Undeveloped
East	Business Employment (BE)	IL	Material Storage

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 patent 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

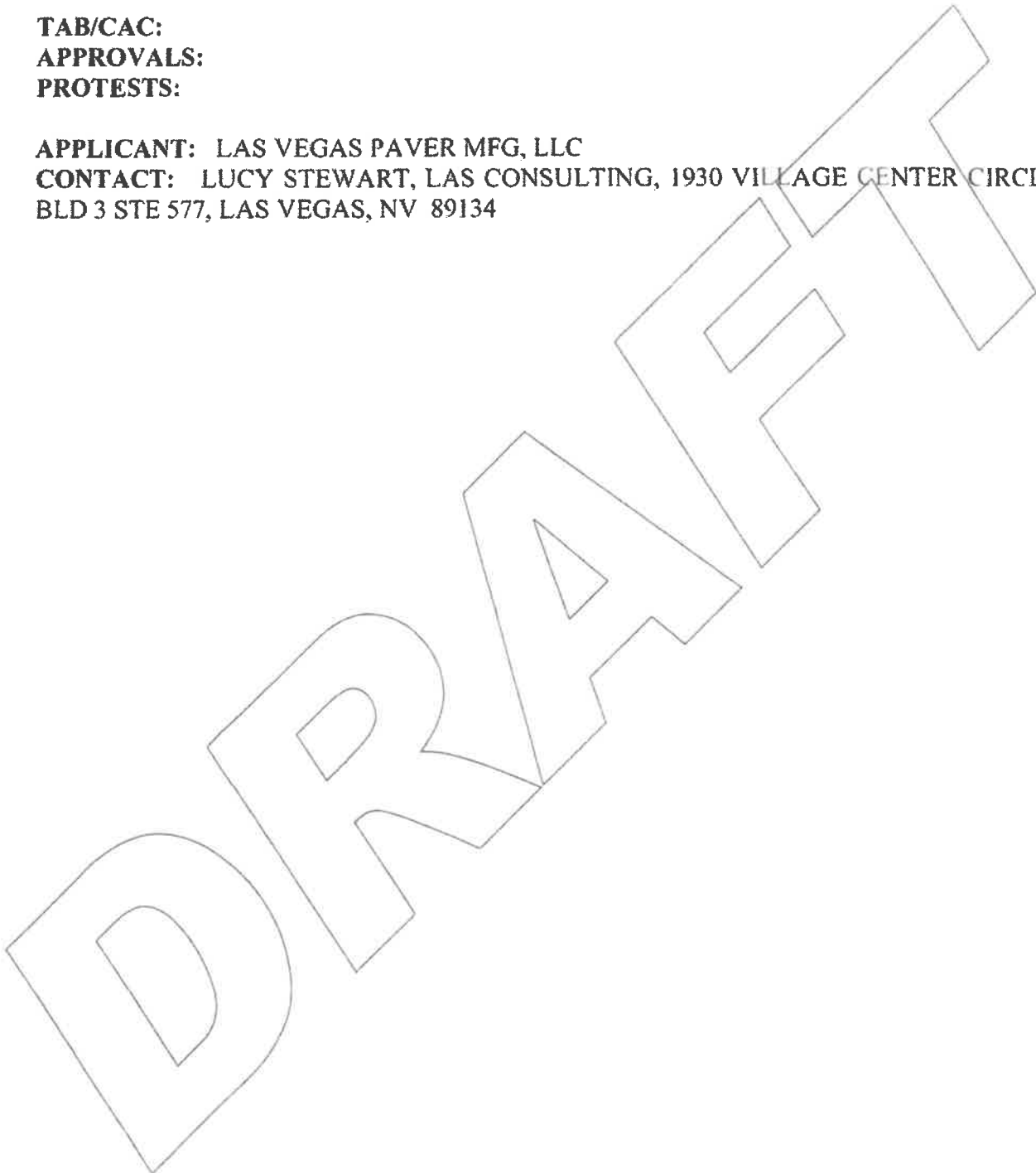
- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: LAS VEGAS PAVER MFG, LLC
CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134





VACATION APPLICATION 13A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0984</u>	DATE FILED: <u>12/26/23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>01/31/24</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: <u>02/20/24</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$875.00</u>	

PLANNER
COPY

PROPERTY OWNER	NAME: <u>Las Vegas Paver MFG LLC</u>
	ADDRESS: <u>2215 B Renaissance Dr</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: _____ CELL: <u>602-443-1403</u>
	E-MAIL: <u>jayd@amt-america.com</u>

APPLICANT	NAME: <u>Las Vegas Paver MFG LLC</u>
	ADDRESS: <u>2215 B Renaissance Dr</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: _____ CELL: <u>602-443-1403</u>
	E-MAIL: <u>jayd@amt-america.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>LAS Consulting Lucy Stewart</u>
	ADDRESS: <u>1930 Village Center Circle Bldg 3-577</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: <u>702-499-6469</u>
	E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>176655</u>

ASSESSOR'S PARCEL NUMBER(S): 176-26-101-006

PROPERTY ADDRESS and/or CROSS STREETS: S. side of Gomer
S. side of Gomer

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 concluded.

[Signature]
 Property Owner (Signature)*

Daryl Jay Donkersloot
 Property Owner (Print)

STATE OF NEVADA Arizona
 COUNTY OF Maricopa
 SUBSCRIBED AND SWORN BEFORE ME ON 12/11/2023 (DATE)
 By Heather Brown
 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.

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

US-23-0884
JL

December 14, 2023

Mr. Tyler DeLorenzo, Planner
Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155

PLANNER
COPY

RE: APN 176-26-101-006/APR 23-101541

Dear Mr. DeLorenzo:

Please accept this letter as our request for a vacation and abandonment for patent easement on the subject property. This is the site of an existing concrete factory that was built in 2018 and an expansion was approved in 2021. After the expansion was built, it was discovered the building was built on top of the easement. This request is to remove the patent easement and legalize the site. There is a 60-foot patent easement (two 30 foot easements) in the center of the site, running north-south, and a 20 foot, east-west easement, within the right of way.

We respectfully request approval of this request. Please do not hesitate to contact me with any questions you might have.

Yours truly,

Lucy Stewart

Lucy Stewart

02/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0884-LAS VEGAS PAVER MFG, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Redwood Street (alignment) and Torrey Pines Drive (alignment), and between Gomer Road and Landberg Avenue (alignment) within Enterprise (description on file). JJ/jm/syp (For possible action)

RELATED INFORMATION:

APN:

176-26-101-006

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict a vacation and abandonment of a 30 foot wide patent easements located along the north property line running east to west and 2 adjacent 30 foot wide patent easements that begin approximately 280 feet from the east property line running north and south. It was discovered in 2021 that concrete plant expansion now resides on top of the patent easement. The vacation and abandonment would allow the applicant to legally occupy the space.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0058	Reduced parking, eliminate screening, waive off-site improvements and design reviews for light manufacturing building and finished grade	Approved by BCC	April 2021
WS-16-0601	Reduced parking, allow flat roof without parapet wall, waive off-site improvements with a waiver of conditions for paving on Gomer and right-of-way dedication and a design review for light manufacturing facility	Approved by BCC	October 2016
ZC-08-0952	Reclassified M-1 and R-E to M-1 zoning for waiver of development standards to reduce parking, eliminate landscaping, off-site improvements and a design review for equipment storage facility	Approved by BCC	January 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment (BE)	IL	Public right-of-way
South & West	Business Employment (BE)	IL	Undeveloped
East	Business Employment (BE)	IL	Material Storage

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 patent 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LAS VEGAS PAVER MFG, LLC

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

DRAFT

02/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0892-GARNER GEORGE W & T 2000 LIV TR & MAGEL LAWRENCE W TRS:

VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and between Procyon Street and Polaris Avenue within Enterprise (description on file). MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

177-08-202-005

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The applicant is proposing to vacate existing patent easements located on the west (33 feet), east (8 feet), and north (8 feet) property lines.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0659-03	Reclassified from R-E to C-P zoning and airspace encroachment	Approved by BCC	August 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Office & warehouse
South	Neighborhood Commercial	CP	Undeveloped
East	Public Use	RS20, PF, AE-65	Undeveloped & fire station
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20, RNP-I, AE-60	Single family residential

Related Applications

Application Number	Request
UC-23-0891	A use permit for a congregate care facility, encroachment in airspace, eliminate cross access, access from local street, and lighting plan 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 patent 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Eldorado Lane, 25 feet to the back of curb for Polaris Avenue and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that 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 - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-23-0892; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/rights-of-way are reserved; it is understood that this vacation shall not

reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TODD MCBRAYER
CONTACT: TODD MCBRAYER, BRESLIN BUILDERS, 4710 W. POST RD., SUITE 140,
LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
			TAB/CAC: _____	
			PG MEETING DATE: _____	
			BCC MEETING DATE: _____	
			FEE: _____	

PROPERTY OWNER	NAME: <u>George W. Garner and Thelma D Garner 2000 Living Trust</u>
	ADDRESS: <u>4724 Pony Express St.</u>
	CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89031</u>
	TELEPHONE: <u>702-645-0896</u> CELL: <u>702-499-2465</u>
	E-MAIL: <u>LWMAGELJR@GMAIL.COM</u>

APPLICANT	NAME: <u>IMPACT DEVELOPMENT, LLC</u> <u>DANIEL LOERA, JR., Agent</u>
	ADDRESS: <u>3275 S. Jonas Blvd., Suite 105</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-971-2278</u> CELL: <u>702-403-4998</u>
	E-MAIL: <u>FZDL@HOTMAIL.COM</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>BRESLIN BUILDERS / TODD MCBRAYER</u>
	ADDRESS: <u>4710 Post Rd., Suite 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-798-3977</u> CELL: <u>702-234-5159</u>
	E-MAIL: <u>TMCBRAYER@BRESLINBUILDERS.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-08-202-005


PROPERTY ADDRESS and/or CROSS STREETS: SWC Eldorado Lane/Polaris Ave.

I (We) the undersigned owner and my (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 make 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 obtained 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 W. Magel
 Property Owner (Signature) Lawrence W. Magel, Successor Trustee
 Property Owner (Print)

STATE OF NEVADA Clark
 COUNTY OF
 SUBSCRIBED AND SWORN TO before me on 9/25/23 (DATE)

By Diane Crosby
 NOTARY PUBLIC *Diane Crosby*


 DIANE CROSBY
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. NO. 18-1191-01
 MY APPT. EXPIRES SEPTEMBER 01, 2027

*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

BRESLIN BUILDERS

DESIGN-BUILD GENERAL CONTRACTOR

September 20, 2023

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

Re: Polaris Care Center – Vacation Application

To Whom It May Concern:

On behalf of our client, we hereby respectfully request approval for a Vacation for existing patent easements remaining on the parcel located at the southwest corner of Eldorado Lane and Polaris Avenue, APN: 177-08-202-005.

The proposed project, being submitted under a separate application, will be for a 76-bed congregate care facility. The patent easement on the north side will become part of a street dedication for West Eldorado Lane, the east side for Polaris Avenue right-of-way dedication, and the west side will be vacated as it is not needed for the development. Refer to the Vacation Map prepared by Actus for the specific locations and areas related to the Vacation request.

Should additional information be needed, or other questions arise, please feel free to contact me at (702) 798-3977, mobile at (702) 234-5159, or tmcbrayer@breslinbuilders.com.

Respectfully,



Todd McBrayer, LEED AP
Preconstruction | Design | PM

**PLANNER
COPY**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0891-GARNER GEORGE W & T 2000 LIV TR & MAGEL LAWRENCE W TRS:

USE PERMIT for a congregate care facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit encroachment into air space; 2) eliminate cross access; and 3) allow access to a local street where access from a collector or arterial street is required.

DESIGN REVIEWS for the following: 1) congregate care facility; and 2) lighting plan on 2.5 acres in a C-P (Commercial Professional) (AE-60) Zone.

Generally located on the south side of Eldorado Lane, 600 feet west of Dean Martin Drive within Enterprise. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

177-08-202-005

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5 (90,618 square feet net)
- Project Type: Congregate care
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 31,204
- Parking Required/Provided: 33/45

History

This site was reclassified to a C-P zone by ZC-0659-03 in August 2003 and included a waiver for encroachment into airspace for six, 35 foot high office buildings. The zone change was conforming to the land use plan and was approved subject to no resolution of intent and an ordinance was adopted to change the zoning map. The previous development plan showed 6 office buildings up to 35 feet in height on 15 acres, including this property. None of the office buildings were constructed on the 15 acres. Since this is a new project, the conditions of the previous zone change from 2003 are not applicable to this site, and a waiver to those conditions is not required. However, applicable conditions may be considered with this project.

Site Plan

The site plan depicts a congregate care facility on a 2.5 acre property with a net area of 2 acres after development and dedication of rights-of-way for Eldorado Lane and Polaris Avenue. Access is provided from Eldorado Lane at the northwest corner of the property and Polaris Avenue at the southeast corner of the property. There are 45 parking spaces provided along the west and south sides of the proposed congregate care building with the drive aisle connecting Eldorado Lane with Polaris Avenue. A loading zone is located at the south side of the building with bicycle parking located near the entrance. The building covers 35% of the lot with a maximum height of 22 feet penetrating the 100:1 notification limit, requiring a waiver for airspace encroachment.

Landscaping

The landscape plan depicts 15 feet of landscaping along the west property line that will meet Figure 30.64-11 as a buffer adjacent to a less intensive use. Detached sidewalks with 5 feet of landscaping on either side is shown along Eldorado Lane and Polaris Avenue. Landscape fingers with trees are shown in all areas of the parking lot, exceeding the requirements in areas along the west and south property lines. Additional planters are shown immediately adjacent to the building with 5 additional trees located in a communal courtyard space located in the middle of the building.

Elevations

The elevations depict a 22 foot high building with a combination of painted stucco siding, decorative honed block façade treatments, concrete tile roof materials, and a covered entrance on the west side of the building. The exterior of the building is designed with a residential appearance that includes a combination of hip roof and flat roof styles.

Floor Plans

The floor plans depict a 31,204 square foot building with a central courtyard, kitchen, dining room, office space, reception with lobby, laundry room, storage spaces, and 38 rooms (76 beds).

Applicant's Justification

The applicant is proposing a congregate care facility with 38 rooms and 76 total beds on 2.5 acres at the southwest corner of Eldorado Lane and Polaris Avenue. The property is currently planned for neighborhood commercial uses with CP commercial professional zoning. The special use permit is required in all zone districts that allow congregate care. Access is not provided from a collector street in this case as required by Title 30, but does have access to Dean Martin Drive 600 feet to the east. The property east of this site is intended for commercial or public use development and would not be negatively impacted by the development. The building has a residential design that is compatible with adjacent residential uses. A 15 foot wide landscape buffer with trees every 20 feet is provided along the west property line and existing homes. The building is set back 71 feet from the west property line and existing residential property. Cross access is not needed for the property to the south since it is likely to develop as office space with separate access to Polaris Avenue. Polaris Avenue south of the adjacent property is vacated and not intended for future access. All lighting will be shielded and building mounted, soffit mounted or pole mounted in accordance with Title 30 standards. Maximum pole

lighting height will be 20 feet and all lighting will be installed to minimize impact to the residential area west of the building.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0659-03	Reclassified from R-E to C-P zoning with a waiver for encroachment into an airspace	Approved by BCC	August 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Office & warehouse
South	Neighborhood Commercial	CP	Undeveloped
East	Public Use	RS20, PF, AE-65	Undeveloped and fire station
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20, R-E (RNP-1) (AE-60)	Single family residential

Related Applications

Application Number	Request
VS-23-0892	A request to vacate patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The land to the east of this site is planned for public use or existing business employment with a fire station built at Dean Martin Drive and Eldorado Lane, and the land to the north is zoned M-D. However, the lands west of this site are zoned R-E (RNP-1). The proposed congregate care would be a better fit if located in an area not adjacent to neighborhood protection areas. Due to the location of the nearest emergency rooms and hospitals, emergency ingress and egress will most likely take place through the neighborhood protection areas. Staff cannot support the use permit request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #2

The lack of cross access to the property south of this site may or may not be critical depending on the type of development proposed south of this site. It should still be provided to accommodate potential future need and meet Title 30 standards. Staff cannot support this waiver request.

Waiver of Development Standards #3

The land to the east of this site is planned for public use and existing business employment across Dean Martin Drive, with a fire station built at the corner of Dean Martin Drive and Eldorado Lane. The nearest collector streets are 1,000 feet west to Valley View Boulevard, passing through R-E zoned RNP-I lands, and Dean Martin Drive 600 feet to the east. The proposed congregate care would be a better fit if located on either of those streets. Depending on the policy of the congregate care provider, resident assistance may or may not require emergency services calls depending on the type of incident. Although there is an existing fire station located 450 feet east of this site, the additional emergency services demanded by this type of facility will create additional noise in the form of emergency vehicles including ambulances and fire trucks (even a short distance). For this reason access from a collector or arterial street is preferred. Staff cannot support this waiver request.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff agrees that the design, materials and height of the building is appropriate for construction of this type of use. The property has enhanced amounts of landscaping in increased buffer zones and added landscape fingers in the parking areas. The single family homes located west of this property are 2 story buildings that are elevated above this property and building. However, since staff cannot support waivers #2 and #3 and the use is not appropriate immediately adjacent to neighborhood protection overlay areas, staff cannot support the design reviews.

Department of Aviation

Waiver of Development Standards #1

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of

the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Eldorado Lane, 25 feet to the back of curb for Polaris Avenue and associated spandrel.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0013-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: TODD MCBRAYER

**CONTACT: TODD MCBRAYER, BRESLIN BUILDERS, 4710 W. POST RD., SUITE 140,
LAS VEGAS, NV 89118**



LAND USE APPLICATION 15A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p><input type="checkbox"/> CONFORMING (C)</p> <p><input type="checkbox"/> NONCONFORMING (NC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p><small>(ORIGINAL APPLICATION #)</small></p> <p><input type="checkbox"/> ANNEXATION REQUEST (AR)</p> <p><input type="checkbox"/> EXTENSION OF TIME (E)</p> <p><small>(ORIGINAL APPLICATION #)</small></p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p><small>(ORIGINAL APPLICATION #)</small></p>	STAFF	<p>UC/WS/DR-23-0891</p> <p>APP. NUMBER: _____ DATE FILED: <u>12-27-2023</u></p> <p>PLANNER ASSIGNED: <u>RBS</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>1-31-2024</u></p> <p>PC MEETING DATE: <u>2-20-2024</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>1,825</u></p>
	PROPERTY OWNER	<p>NAME: <u>George W. Garner and Thera D. Garner 2000 Living Trust</u></p> <p>ADDRESS: <u>4724 Pony Express St</u></p> <p>CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89031</u></p> <p>TELEPHONE: <u>702-645-0896</u> CELL: <u>702-498-2465</u></p> <p>E-MAIL: <u>lwmaigejr@gmail.com</u></p>
	APPLICANT	<p>NAME: <u>Impact development / Daniel Loera, Jr., Agent</u></p> <p>ADDRESS: <u>3275 S. Jones Blvd., Suite 105</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u></p> <p>TELEPHONE: <u>702-971-2278</u> CELL: <u>702-403-4986</u></p> <p>E-MAIL: <u>CZDL@HOTMAIL.COM</u> REF CONTACT ID #: _____</p>
	RESPONSIBLE PARTY	<p>NAME: <u>Bresin Builders / Todd McBrayer</u></p> <p>ADDRESS: <u>4710 W. Post Road, Suite 140</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-798-3477</u> CELL: <u>702-234-5150</u></p> <p>E-MAIL: <u>TMCBRAYER@BRESINBUILDERS.COM</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-08-202-005

PROPERTY ADDRESS and/or CROSS STREETS: SWG Colorado Lane/Polar's Avenue

PROJECT DESCRIPTION: Approx. 31,204 square foot single-story new congregate care building.

I, We, the undersigned owner and say that I am, We are, the owner(s) of record on the Tax Rolls of the lot (only the land in this application, if any, are) otherwise entitled to make this application under Clark County Code. That the information on the attached legal description, all plans and drawings submitted hereto, and all the statements and assertions 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 do hereby authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs and such property for the purpose of reviewing the subject of the proposed use, unless:

Lawrence W. Magel *TFE* Lawrence W. Magel, Successor Trustee
 Property Owner (Signature) Property Owner (Print)

STATE OF Minnesota
 COUNTY OF Chicago

SUBSCRIBED AND SWORN before me on August 24, 2023 (DATE)
 By Lawrence W. Magel
 NOTARY PUBLIC Molly Ann Konz



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

APR-23 100885

Page 1 of 4

Congregate Care



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (FC) <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 type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> ANNEXATION REQUEST (AR) <input type="checkbox"/> EXTENSION OF TIME (E) <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> APPLICATION REVIEW (AR) <small>(ORIGINAL APPLICATION #)</small>	STAFF	APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER	NAME: <u>George W. Garner and Thera D. Garner 2000 Living Trust</u> ADDRESS: <u>4724 Pony Express St</u> CITY: <u>North Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89031</u> TELEPHONE: <u>702-845-0886</u> CELL: <u>702-498-2465</u> E-MAIL: <u>lwmagcjr@gmail.com</u>
	APPLICANT	NAME: <u>Impact development / Daniel Loera, Jr., Agent</u> ADDRESS: <u>3275 S. Jones Blvd., Suite 105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-971-2278</u> CELL: <u>702-403-4986</u> E-MAIL: <u>CZDL@HOTMAIL.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Bresin Builders / Todd McBrayer</u> ADDRESS: <u>4710 W. Post Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-798-3877</u> CELL: <u>702-234-5150</u> E-MAIL: <u>TMCBRAYER@BRESINBUILDERS.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-08-012-005
 PROPERTY ADDRESS and/or CROSS STREETS: SWC Colorado Lane/Polaris Avenue
 PROJECT DESCRIPTION: Approx. 31,204 square foot single story new congregational care building.

I, We, the undersigned owner and any 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 make this application under Clark County Code, but the information on the attached legal description, all plots and drawings attached thereto, 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, do also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on this property for the purpose of advising the public of the proposed application.

Lawrence W. Magel TTEE
 Property Owner (Signature) Lawrence W. Magel, Successor Trustee
 Property Owner (Print)

STATE OF Minnesota
 COUNTY OF Chicago
 SUBSCRIBED AND SWORN before me on August 24, 2022 (DATE)
 By Lawrence W. Magel
 NOTARY PUBLIC Molly Ann Konz



*NOTE: Corporate certification 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 a signature in a representative capacity.

BRESLIN BUILDERS

DESIGN-BUILD GENERAL CONTRACTOR

September 22, 2023

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

**PLANNER
COPY**

Re: Polaris Care Center – Design Review and SUP Application

To Whom It May Concern:

On behalf of our client, we hereby respectfully request approval for a Design Review, Waivers and a Special Use Permit for a new 76-bed, 31,204-square-foot congregate care facility to be constructed on the southwest corner of Eldorado Lane and Polaris Avenue, APN: 177-08-202-005.

The facility will be used for congregate care per the allowances of Title 30.08. A total of 76 beds (double occupancy rooms) will be provided at the facility. The current zoning is C-P, which allows for this use via a Special Use Permit. Due to our adjacency to residential to the west, our exterior façade has been designed with a residential appearance including the use of hip roofs with concrete tile, as well as accents with decorative CMU block, painted stucco wall surfaces, etc. Our lot size (after street dedications) will be 90,618 square feet approximately. As part of this request, we seek a waiver and approval to allow this use to access a "local street" where a collector or arterial street is required (Table 30-44.1 #2). It should be noted that parcel is surrounded on three sides by commercial zoning uses (on intended to be future commercial uses).

The parking exceeds the requirements of Title 30 (Table 30.60-1) for a care facility and 45 stalls have been provided where 33 stalls are required. Vehicular and fire lane access to the site and parking area is provided with a driveway from both streets. A decorative CMU trash enclosure, which is located over 126 feet from the adjacent residential, has been provided along the south property line. While not required by Title 30, a 10'x25' loading zone consistent with Title 30.60.070 has been included on the south side of the project.

Half-street improvements for both Eldorado Lane and Polaris Avenue will be required and completed per applicable Clark County standards. A detached sidewalk and landscape area have been provided along both streets. Landscaping will be provided per Title 30.64.030, including Figure 20.64-11 along the west property line against the existing residential use.

There is existing 33-foot-wide Patent Easements along the west, east, and north parcel lines (Eldorado Lane alignment, Polaris Avenue alignment, and the west property line) that will need to be vacated also as part of this application.

The project will maintain the current C-P zoning, which allows for a minimum 15'-0" setback along both street frontages. The building is setback 69'-1" from the adjacent two-story single-family residential to the west. In addition to the residential dwellings being two-story and taller than our project, their existing grades and finished floor elevations are also higher than our proposed finished floor elevations (about 30 inches higher). The existing development to the north consists of industrial tilt-up warehouse uses. Currently, the parcels to the east and south are vacant and anticipated to be used for future commercial uses. The proposed single-story building height is 22'-0" maximum above the finish floor elevation.

The proposed single-story structure is less than 35 feet in height and is over 6,000 feet from the nearest runway at Harry Reid International Airport. As such we do not fall under the requirements of FAA 7460 or the DOA's shielding requirements. Existing adjacent uses in the area have a higher building height (warehouse uses and two-story residences). The intended use will not have any adverse effects on the airport operations.

We request a waiver to Table 30.56-2 Design Standard for cross access to the parcel to the south. We request this waiver given a few conditions specific related to this location and the composition of development in the area. There are only two parcels within this section of Polaris Avenue (based on proposed developments to the south and the Polaris Avenue alignment has been abandoned). The flow of vehicular traffic on this "local street" would be reduced due to only two parcels being served, one being this project. While the adjacent parcel is of similar zoning (C-P), the likelihood of a compatible project needing cross-access is low. The need for cross-access between our care facility and a potential office or other use allowable in a C-P zone would/should not be needed. As such, and not knowing what the adjacent use would be and encumbering our parcel with this requirement, we request a waiver and relief from this requirement.

All area and security lighting (LED) will be either building mounted, soffit mounted, or pole mounted. All lighting will be cut off or shielded style (light hoods) to minimize the lighting impact to the residential parcels to the west. If pole lights are required, a height of no more than 20 feet will be utilized and directed away from the residential parcels.

We find that the proposed project is consistent with the existing facilities and uses in the surrounding area and consistent with the current C-P zoning in place (ZC-0659-03 was approved but not constructed). The proposed project will not have any adverse effects on the surrounding uses or facilities.

Should additional information be needed, or other questions arise, please feel free to contact me at (702) 798-3977, mobile at (702) 234-5159, or tmcbrayer@breslinbuilders.com.

Respectfully,



Todd McBrayer, LEED AP
Preconstruction | Design | PM

PLANNER
COPY

02/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0934-PIAZZA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Robindale Road and Moberly Avenue and between Giles Street and Las Vegas Boulevard South and a portion of a right-of-way being Giles Street located between Robindale Road and Moberly Avenue within Enterprise (description on file). MN/nai/syp (For possible action)

RELATED INFORMATION:

APN:

177-09-301-001

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict a vacation of 2 patent easements and 1 public right-of-way that will be vacated. First, there is a 5 foot public right-of-way along the east property line on Giles Street. Secondly, there is a 33 foot wide patent easement along the south property line and a 33 foot wide patent easement that runs through the property from north to south and continues along the remaining south property line until it reaches Giles Street on the east side. The same patent easement along Giles Street becomes 3 feet wide that will also be vacated.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0009-12	Allowed an overhead communication line on existing utility structures along public rights-of-way	Approved by PC	March 2012
UC-0052-11	Recording studio in conjunction with an existing shopping center	Approved by PC	April 2011
UC-0220-09	Banquet facility and permit outside uses for a banquet facility in conjunction with an existing shopping center	Approved by PC	May 2009
ET-0024-09 (UC-0205-02)	Second extension of time for a use permit to allow live entertainment in conjunction with a restaurant and reduced the separation requirements for outdoor live entertainment in conjunction with a restaurant within a shopping center	Approved by PC	March 2009

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0041-08	Massage establishment as a principal use	Withdrawn by PC	February 2008
ET-0266-04 (UC-0995-01)	First extension of time for a use permit to allow live entertainment in conjunction with a restaurant in a commercial center	Approved by PC	October 2004
ET-0041-04 (UC-0205-02)	First extension of time for a use permit to allow live entertainment in conjunction with a restaurant and reduced the separation requirements for outdoor live entertainment in conjunction with a restaurant within a shopping center	Approved by PC	March 2004
UC-0205-02	Allowed live entertainment in conjunction with a restaurant and reduced the separation requirements for outdoor live entertainment in conjunction with a restaurant within a shopping center	Approved by PC	March 2002
UC-0995-01	Allowed live entertainment in conjunction with a restaurant in a commercial center	Approved by PC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed Use	H-1	Restaurant & retail
South	Entertainment Mixed Use	H-1 & C-1	Restaurants & gas station
East	Neighborhood Commercial	H-1	Hotel
West	Entertainment Mixed Use	H-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Right-of-way dedication to include 54 foot property line spandrel at the northwest corner of the site;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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 - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PIAZZA, LLC

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

Department of Comprehensive Planning 16A

Application Form

ASSESSOR PARCEL #(s): 177-09-301-001

PROPERTY ADDRESS/ CROSS STREETS: 7700 LVBS

Patent easement and 5' of right of way for Giles

NAME: The Piazza LLC
 ADDRESS: 7700 LVBS
 CITY: Las Vegas STATE: NV ZIP CODE: 89123
 TELEPHONE: _____ CELL _____ EMAIL: lorrainehuntbono@yahoo.com

NAME: Same as owner
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

NAME: LAS Consulting-Lucy Stewart
 ADDRESS: 1930 Village Center Circle Bldg 3-577
 CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577
 TELEPHONE: _____ CELL 702-499-6469 EMAIL: stewplan@gmail.com

*Correspondent will receive all project communication

(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 and 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.

Danielle Hunt
 Property Owner (Signature)*

LORRAINE HUNT
 Property Owner (Print)

12-27-2023
 Date

V5-23-0934
2-20-24

RR
12-28-23

ENTERPRISE 1-31-24

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

December 19, 2023

Clark County Current Planning
500 Grand Central Parkway
Las Vegas, NV 89106

RE: Justification letter- APR 23-101437

Dear Sir or Madam:

Please accept this letter as our request for a vacation and abandonment of five feet of right of way for Giles Street. This development was built in 2001 and at that time, the right-of-way for the surrounding streets was dedicated. Since that time, the county has adopted an ordinance that required detached sidewalks. Since Giles has been dedicated, we are requesting to vacate 5 feet so can build the detached sidewalk with the proposed parking lot. In addition, during the review of the Giles vacation, it was discovered the patent easements had never been vacated, so we are requesting their vacation as well.

We respectfully request approval of this vacation.

Yours truly,

Lucy Stewart

Lucy Stewart

PLANNER COPY 1

02/20/24 PC AGENDA SHEET

RESTAURANT/RETAIL BUILDING
(TITLE 30)

RAINBOW BLVD/CACTUS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0121-LAGOON INVESTMENTS, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for a restaurant building with drive-thru services and retail building on a pad site on a 0.7 acre portion of a 5.5 acre shopping center in a C-2 (General Commercial) Zone.

Generally located on the west side of Rainbow Boulevard, 220 feet north of Cactus Avenue within Enterprise. JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:
176-27-823-002; 176-27-823-004 through 176-27-823-009 pm

WAIVER OF DEVELOPMENT STANDARDS:
Reduce parking for a shopping center to 160 spaces where a minimum of 193 spaces are required per Table 30.60-1 (a 17.1% reduction).

LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 10415, 10425, 10435, 10455, 10465 & 10475 S. Rainbow Boulevard
- Site Acreage: 0.7 (pad site)/5.5 (shopping center)
- Project Type: Restaurant with drive-thru service and retail building
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 3,000
- Parking Required/Provided: 193/160 shopping center

Site Plan

The applicant is proposing to construct a commercial building on a pad site within an existing shopping center. The shopping center is located at the northwest corner of Rainbow Boulevard and Cactus Avenue and access is provided to the center by 2 existing driveways, 1 from each of these streets. The pad site is located in the central portion of the eastern half of the shopping

center. The proposed building will consist of lease spaces for a retail business and a restaurant with a drive-thru service. The retail space is in the west portion of the building and the restaurant in the east portion. The entrance to the drive-thru service is located at the northwest corner of the building and travels along the west, south, and east sides of the building. The call box for the drive-thru service is located at the southwest corner of the building and the pick-up window is located on the northeast corner. Additional parking is being added for this use and shopping center within the pad site. New parking spaces are located to the front (north) of the building and along the west and south sides of the pad site, and will be accessed from existing drive aisles within the shopping center.

Landscaping

Landscaping consisting of trees, shrubs, and groundcover are being added to the new parking areas within the pad site and adjacent to the building. There will be some slight modifications to the landscape area along Rainbow Boulevard to the east of the pad site to provide a handicapped accessible walkway from the public sidewalk to the entrances of the proposed building.

Elevations

The building is 1 story with a maximum height of 25 feet. The building has a flat roof behind a parapet wall that varies between 20 feet to 25 feet in height. The exterior of the building consists of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as a stucco finish painted in earth tone colors, metal awnings, accent bands, and reveal lines.

Floor Plans

The plans depict a 3,000 square foot building that will be divided into 2 lease spaces; the western portion of the building will be a retail space, the eastern portion will be a restaurant with a drive-thru service, and the pickup window is located on the east side of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the building will have similar architectural elements that provide for a seamless development site and contemporary style of urban architecture that is compatible with the surrounding area. The proposed uses are consistent and compatible with existing development in the area. The proposed uses are in harmony with the Master Plan and will not have a substantial or undue adverse effect on adjacent properties. The parking for the shopping center is 33 spaces (17%) less than required by Code. The applicant indicates that the proposed parking is adequate for the uses within the shopping center and will not have a substantial or undue adverse effect on the adjacent developments.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0228	Vehicle maintenance (smog testing) facility within an existing shopping center	Approved by BCC	June 2022
DR-18-0146	Shopping center	Approved by BCC	April 2018
VS-1094-17	Vacated and abandoned right-of-way and easements	Approved by PC	February 2017
WS-0656-17	Modified street standards and design review for a restaurant with drive-thru, retail building, convenience store with fueling canopy, and vehicle wash in conjunction with the first phase of a proposed shopping center	Approved by BCC	September 2017
ZC-0126-17	Reclassified this site to C-2 zoning for a mini-warehouse facility and future commercial development	Approved by BCC	May 2017
MP-1009-02	Specific Plan for Mountain's Edge Master Planned Community	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD & C-2	Single family residential & undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3 & C-2	Single family residential & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	M-1	Water reservoir for the Las Vegas Valley Water District
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Mini-warehouse facility

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

STANDARDS FOR APPROVAL.

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

Analysis

Comprehensive 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.

When the shopping center was first approved, the facility was parked at 4 spaces per 1,000 square feet of building area. Due to changing circumstances and changes to the Code, the shopping center is now parked at 5 spaces per 1,000 square feet of building. The shopping center is in compliance with the old parking standard. Staff finds the proposed parking is adequate for the shopping center and does not object to the waiver.

Design Review

The proposed uses of the building are consistent and compatible with the existing and planned land uses abutting this site. The design of the building is similar to the other buildings within the shopping center; therefore, staff supports the design review.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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 effective January 1, 2024 the County has adopted a rewrite to Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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.

Fire Prevention Bureau

- 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 and reference POC Tracking #0140-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MEQ-CACTUS & RAINBOW, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012

DRAFT



LAND USE APPLICATION 17A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-23-0121</u> DATE FILED: _____</p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: _____ TAB/CAC DATE: _____</p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: _____</p> <p>FEE: _____</p>
	PROPERTY OWNER	<p>NAME: <u>MEQ-Cactus & Rainbow, LLC</u></p> <p>ADDRESS: <u>1437 7th Street, #200</u></p> <p>CITY: <u>Santa Monica</u> STATE: <u>CA</u> ZIP: <u>90401</u></p> <p>TELEPHONE: <u>(626) 494-6344</u> CELL: <u>(626) 494-6344</u></p> <p>E-MAIL: <u>kyle@masseq.com</u></p>
	APPLICANT	<p>NAME: <u>MEQ-Cactus & Rainbow, LLC</u></p> <p>ADDRESS: <u>1437 7th Street, #200</u></p> <p>CITY: <u>Santa Monica</u> STATE: <u>CA</u> ZIP: <u>90401</u></p> <p>TELEPHONE: <u>(626) 494-6344</u> CELL: <u>(626) 494-6344</u></p> <p>E-MAIL: <u>kyle@masseq.com</u> REF CONTACT ID #: <u>N/A</u></p>
	CORRESPONDENT	<p>NAME: <u>Dionicio Gordillo, DG Consultants</u></p> <p>ADDRESS: <u>204 Belle Isle Ct.</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u></p> <p>TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u></p> <p>E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-27-823-008

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow Boulevard and Cactus Avenue

PROJECT DESCRIPTION: Restaurant with drive-thru and retail pad site within existing shopping center

(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]
Andrew J. Sobel
 Property Owner (Signature) Property Owner (Print)

STATE OF California
 COUNTY OF Jefferson

SUBSCRIBED AND SWORN BEFORE ME ON July 29 2021 (DATE)

By Andrew J. Sobel

NOTARY PUBLIC: [Signature]

WILLIAM F HEIN
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20184009209
 MY COMMISSION EXPIRES 02/26/2022

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

D G Consultants

August 1, 2022

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

WS-23-0121

RE: REVISED - JUSTIFICATION LETTER – Design Review for a Retail and Restaurant with Drive-Thru

On behalf of MEQ-Cactus & Rainbow, LLC, we are requesting a design review for a proposed 3,000 square foot retail and restaurant with drive-thru building on an undeveloped pad site within an existing shopping center. The subject parcel is 0.7 acres, zoned C-2, and located at the NW corner of Cactus Avenue and Rainbow Boulevard. By way of background, the zoning was originally approved with ZC-17-0126 in May 2017, for a mini-warehouse facility and future shopping center. The site is part of the Mountain's Edge Planned Community. The original zone boundary amendment requires a design review as a public hearing on final plans for the shopping center. Since the shopping center has been approved in phases, the proposed building has never been approved through any of the following land use requests: 1) WS-17-0656; and 2) DR-18-0146. However, the building and drive-thru has always been depicted on site plans, approved drainage study, and approved traffic study. In fact, the proposed building is in compliance with the approved drainage and traffic studies.

The proposed retail and restaurant with drive-thru building is entirely consistent with the intent of the C-2 zoning district and is a typical pad site development in conjunction with shopping centers within Clark County. The request is in compliance with several Goals and Policies contained within the Clark County Master Plan regarding opportunities for additional commercial developments to serve residential areas.

Site Plan and Elevations

The site is located at the northwest corner of Cactus Avenue and Rainbow Boulevard which are both arterial streets. The proposed development plan provides for cross access and shared parking with the existing shopping center. The off-site improvements, street landscaping, and driveways all exist and are not a part of this request. The primary access to this pad site is from an existing driveway on Rainbow Boulevard. Since access to the site is from two arterial streets, there will be no negative impacts to the surrounding properties.

The proposed restaurant with drive-thru is designed to minimize any potential vehicular conflicts by having sufficient queueing for the drive-thru. The building will have similar architectural elements that provide for a seamless development site and a contemporary style of urban architecture that is compatible with the surrounding area. The building is 20 to 25 feet high with parapet walls and enhanced cornice treatments along all roof lines that provide for variations in roof lines for all elevations. The exterior elevations consist of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as stucco siding, metal awnings, accent bands and reveal lines. **The architectural detailing is provided on all sides consistent with the primary/front elevation.**

Therefore, the proposed uses and site location achieve the following: **a)** the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; **b)** the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the

D G Consultants

neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and c) the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,

Dominic Smith

02/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0932-PIAZZA LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** allow non-standard improvements within the right-of-way; and **3)** reduce throat depth.

DESIGN REVIEW for an overflow parking lot in conjunction with an existing shopping center on a portion of 4.4 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Robindale Road and the west side of Giles Street within Enterprise. MN/nai/syp (For possible action)

RELATED INFORMATION:

APN:

177-09-301-001 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce street landscaping width on Robindale Road to 6 feet where 15 feet is required per Section 30.64.030 (a 60% reduction).
- b. Eliminate detached sidewalk and landscaping on Las Vegas Boulevard South required per Figure 30.64-17.
2. Allow non-standard improvements (landscaping, detached sidewalk, and paving) within the right-of-way where not permitted per Section 30.52.30.
3. Reduce the throat depth to 5 feet 8 inches where 75 feet is required per Uniform Standard Drawing 222.1 (a 94% reduction).

DESIGN REVIEW:

Overflow parking lot in conjunction with an existing shopping center.

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 7700 Las Vegas Boulevard South
- Site Acreage: 4.4 (portion)
- Project Type: Parking lot
- Parking Required/Existing/Provided: 139/154/254 (additional 100 parking spaces will be developed.)

Site Plan

The plan depicts an approximate 55,000 square foot existing shopping complex located on the corner of Robindale Road and Las Vegas Boulevard South. There are existing restaurant, retail, and offices within the property, and there is currently 154 parking spaces. On the east side of the property along Giles Street, there is a 1 acre vacant area that will be developed to have street landscaping, a landscaping buffer, landscaping islands with 100 more parking spaces being placed. Access to the property will be off Robindale Road on the north side of the property. The applicant is requesting to reduce the throat depth to 5 feet 8 inches where 75 feet is required. The new parking area will have a drive aisle width between 24 feet and 26 feet and will include 4 accessible parking spaces.

Landscaping

The applicant will include landscaping within the new parking lot area. Along Robindale there is an existing attached sidewalk with a 6 foot landscaping buffer. The applicant will plant large trees with 20 feet separation and plant 2 shrubs in between. The applicant is requesting to reduce the landscaping width to 6 feet where 15 feet is required.

The applicant will include a detached sidewalk and landscaping along Giles Street. The 2 rows of trees will be planted generally 20 feet apart with 1 row on each side of the sidewalk planted generally 40 feet apart, and there will be 4 shrubs planted in between each tree.

Within the parking lot there are landscaping islands. Along Robindale Road and Giles Street there are 5 foot wide landscaping islands located every fifth, sixth, or seventh parking space. One large tree will be planted in each island. Within the new parking lot area there are 6 foot wide landscaping islands located every twelfth parking space. Two large trees will be planted in these islands.

There is also an 8 foot wide landscaping buffer that will be placed between the existing parking lot and the new parking lot area. The buffer runs from the north end of the property to the south end. At the north portion of the buffer, there will be gravel placed between the existing sidewalk and the striped pedestrian walkway. This gravel area will not have any landscaping placed. At the south end of the buffer there is a 24 foot wide drive aisle opening to enter into the new parking lot area.

Applicant's Justification

The applicant is applying for a design review and for 4 waivers of development standards for an existing shopping center that has the Bootlegger Italian Bistro and retail shops. The applicant wants to build 100 more parking spaces where currently there are 154 parking spaces. With the new addition it will be a total of 265 parking spaces. The first waiver is for Robindale Road, there is an existing attached sidewalk with a 6 foot landscaping buffer where 15 feet is required. The second waiver is to eliminate the detached sidewalk and landscaping on Las Vegas Boulevard South. There will be a 100 foot dedication on Las Vegas Boulevard South. The third waiver is to have the sidewalk and landscaping within the right of way on Las Vegas Boulevard South. Lastly, the applicant wants to reduce the throat depth to 5 feet 8 inches where 75 feet is required.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0009-12	Remove and replace fiber optic lines on existing utility structures (poles)	Approved by PC	March 2012
UC-0052-11	Recording studio in conjunction with an existing shopping center	Approved by PC	April 2011
UC-0220-09	Banquet facility and a permit for outside uses for a banquet facility	Approved by PC	May 2009
ET-400266-04 (UC-0995-01)	Extension of time to review live entertainment in conjunction with a restaurant within a commercial center	Approved by PC	October 2004
ET-400041 (UC-0205-02)	Extension to time to review live entertainment in conjunction with a restaurant within a commercial center, with a waiver to reduce the separation requirements for outdoor live entertainment in conjunction with a restaurant	Approved by PC	March 2004
UC-0205-02	Extension to time for live entertainment in conjunction with a restaurant and a waiver to reduce the separation requirements for outdoor live entertainment in conjunction with a restaurant	Approved by PC	March 2002
UC-0995-01	Live entertainment in conjunction with a restaurant within a commercial center	Approved by PC	September 2001
ET-0311-99 (UC-1194-98)	Extension of time for a shopping center, outside dining in conjunction with a proposed restaurant with variances for reduced required setback from the centerline of Las Vegas Boulevard South and reduced side yard setback	Approved by PC	September 1999
UC-1194-98	Shopping center, outside dining in conjunction with a proposed restaurant with variances for reduced required setback from the centerline of Las Vegas Boulevard South and reduced side yard setback	Approved by PC	August 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	H-1	Shopping complex
South	Entertainment Mixed-Use	H-1	Hotel, restaurant, and gas station
East	Neighborhood Commercial	H-1	Hotel
West	Entertainment Mixed-Use	H-1	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1a

There is an existing attached sidewalk on Robindale Road with a vacant 6 foot landscape strip. The applicant is requesting to reduce the required 15 foot landscaping width to 6 feet. There is an existing attached sidewalk and 6 feet of street landscaping along the western end of Robindale Road. Staff can support this request so the sidewalk remains consistent.

Waivers of Development Standards #1b

The applicant submitted a vacation and abandonment application (VS-23-0934) in conjunction with this application. In the application it mentions that a 100 foot right of way on Las Vegas Boulevard will be dedicated. As a result, the existing meandering sidewalk and approximate 50 foot landscape buffer will be in the right of way. As a result, a 6 foot landscaping buffer will be left to the property owner along Las Vegas Boulevard. The applicant wants to waive the detached sidewalk and landscaping requirement. New landscaping will not be placed in this new buffer, because there is already existing landscaping. Due to the existing conditions, staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

There is an existing shopping center that has restaurants, offices, and retail uses that requires 139 parking spaces, when a total of 154 parking spaces exist. With the additional parking lot to be developed there will be a total of 254 parking spaces. Along Giles Street the required detached sidewalk and the 15 foot landscaping will be included. Along Robindale Road, there is an attached sidewalk already existing. As a result, the applicant would have to waive the 15 foot landscaping requirement to 6 feet. This way, it can match the remaining street landscaping along Robindale Road on the property. Also, within the new parking lot there will be landscape islands between the spaces, to soften the new hardscape that will be placed. Also, a larger landscape

buffer will be placed within the property to provide a nice separation between the old and new parking spaces.

Overall, staff can support this project. This application is enhancing the existing property with providing more parking spaces and landscaping along Robindale Road and Giles Street where the new parking spaces will be placed. Staff's main concern is the throat depth reduction from 5 feet and 8 inches, when the requirement is 75 feet. If the applicant can find a way to meet the 75 feet throat depth, then staff can fully approve this application.

Public Works - Development Review

Waiver of Development Standards #2

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping or pavers placed in the right-of-way. Staff can support Waiver of Development Standards #2 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Waiver of Development Standards #3

Staff has no objection to the reduced throat depth Robindale Road commercial driveway. The applicant worked with staff to provide more room for vehicles to safely exit the right-of-way to gain access to the site. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Right-of-way dedication to include 54 foot property line radius spandrel at the northwest corner of the site;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

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

Department of Comprehensive Planning Application Form

18A

ASSESSOR PARCEL #(s): 177-09-301-001

PROPERTY ADDRESS/ CROSS STREETS: 7700 LVBS

Additional parking lot and waivers to bring site up to current code.

NAME: The Piazza LLC
 ADDRESS: 7700 LVBS
 CITY: Las Vegas STATE: NV ZIP CODE: 89123
 TELEPHONE: _____ CELL _____ EMAIL: lorrainehuntbono@yahoo.com

NAME: Same as owner
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

NAME: LAS Consulting-Lucy Stewart
 ADDRESS: 1930 Village Center Circle Bldg 3-577
 CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577
 TELEPHONE: _____ CELL 702-499-6469 EMAIL: stewplan@gmail.com

*Correspondent will receive all project communication

(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.

Lorraine Hunt Property Owner (Signature)* LORRAINE HUNT Property Owner (Print) 12-27-2023 Date

- | | | | | | | |
|-------------------------------|--|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> FT | <input type="checkbox"/> PUD1 | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADIR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # WS-23-0932

ACCEPTED BY RR

ISSUANCE DATE 2-20-24

DATE 12-28-23

PROJECT NAME ENTERPRISE DATE 1-31-24

PLANNER COPY

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

December 27, 2023

Mr. Richard Ruggles, AICP
Principal Planner
Clark County Current Planning
500 Grand Central Parkway Las Vegas, NV 89106

RE: Justification letter- APR 23-101094

Dear Mr. Ruggles:

Please accept this letter as our request for a design review, and waiver of development standards.

Project Description:

Planned Land Use: Entertainment Mixed-Use (EM)

Zoning Classification: Limited Resort and Apartment (H-1)

Applications Requested:

- A design review for an overflow parking lot for an existing shopping center.
- Waiver of Development Standards to reduce landscaping adjacent to Robindale.
- Waiver of Development Standards to eliminate Street landscaping including the detached sidewalk along Las Vegas Boulevard South.
- Waiver of Development Standards to allow non-standard improvements within the right-of-way (Las Vegas Boulevard South).
- A vacation and abandonment for 5' of Giles and Patent Easements is a companion item.

PLANNER COPY

Background:

The subject parcel is a remainder 1.04-acre vacant portion of 4.4 acres located on the southeast corner Las Vegas Boulevard South (LVBS) and E. Robindale Road.

This is the site of the Bootlegger Italian Bistro and retail shops. The property was built in 2001, and at that time parking was required 5.5 spaces/1000 for a total of 154 spaces required and 154 spaces are provided. Off-sites, including an attached sidewalk, were built along Robindale Rd, from Las Vegas Blvd. to Giles Street. At that time, a parcel map was proposed on the entire site. A condition of the approval was dedication of the surrounding streets to Clark County and dedication of Las Vegas Blvd South to the state of Nevada. The parcel map never recorded and the dedication never occurred. A record of survey has been submitted to Clark County to determine the dedication needed. As a result of this, waivers are needed on the existing development along LVBS.

Surrounding area:

An indoor outlet mall with several out parcels is located north of Robindale. To the east and south are a motel and hotel, respectively. Las Vegas Boulevard is along the western boundary. The surrounding properties are zoned H-1 as well.

Proposed Project:

This proposed project provides an additional 100 parking spaces. Access is provided via the existing parking lot, and cross access through the property to the south. There is an emergency exit on Giles Street. There are landscape islands throughout the parking lot per code, and a detached sidewalk on Giles, with landscaping on each side of the sidewalk. There is an existing detached sidewalk along LVBS, with landscaping within the proposed right of way. The proposed parking lot uses the existing driveway on Robindale. The existing driveway has a throat depth of 5'8" on the entry side and 15' on the exit side. The driveway was installed prior to the throat depth and doesn't meet the 75-foot throat depth required. Tearing out the driveway and rebuilding it isn't possible due to the existing condition. Robindale dead ends to the west at Las Vegas Blvd South, and there is a stop sign immediately to the east at Giles, therefore there shouldn't have an impact on traffic because it is going fairly slowly adjacent to the site.

Waiver Request:

REQUEST- Reduce the landscaping on Robindale to 6 feet where 15 feet are required.

JUSTIFICATION- The existing portion of the parking lot has an attached sidewalk with 6 feet of landscaping where 15 feet is required adjacent to an existing attached sidewalk. We are requesting extending the landscaping along Robindale to Giles Street to match the existing parking lot. We are providing the required landscaping on Giles Street.

REQUEST- Waiver of Development Standards to eliminate Street landscaping including the detached sidewalk along Las Vegas Boulevard South where required per Table 30.64-2 and Figure 30.64-17.

JUSTIFICATION- There is an existing detached sidewalk and landscaping which are currently within the subject property. The right of way has not been dedicated but will be dedicated with this application, placing the sidewalk and landscaping within the right of way. LVBS has a large right of way, and it is unknown when or if the roadway will ever be expanded. Granting this waiver will allow the street frontage to remain attractive until such time the roadway is expanded. The frontage has had this appearance since 2001.

REQUEST- Allow non-standard improvements (landscaping, detached sidewalk, pavers) within the right-of-way (Las Vegas Boulevard South) where not permitted per Chapter 30.52.

JUSTIFICATION- The right of way has not been dedicated but will be dedicated with this application, placing the sidewalk and landscaping within the right of way. LVBS has a large right of way, and it is unknown when or if the roadway will ever be expanded. Granting this waiver will allow the street frontage to remain attractive until such time the roadway is expanded.

REQUEST- WAIVER of Development Standards for Standard drawing 221.2 to allow 5'8" and 15' where 85 feet is required.

JUSTIFICATION- The existing driveway has a throat depth of 5'8" on the entry side and 15' on the exit side. The driveway was installed prior to the throat depth and doesn't meet the 75-foot throat depth required. Tearing out the

driveway and rebuilding it isn't possible due to the existing condition. Robindale dead ends to the west at Las Vegas Blvd South, and there is a stop sign immediately to the east at Giles, therefore there shouldn't have an impact on traffic because it is going slowly adjacent to the site.

Conclusion:

This request will add additional parking along the rear of the property, plus bring the current development up to code once the right of way is dedicated. Additionally, the right of way will finally be dedicated for LVBS. We believe this request to be an asset to the area and we respectfully request your approval.

Yours truly,

Lucy Stewart

Lucy Stewart

02/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700049-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 1.9 acres.

Generally located on the south side of Torino Avenue and the west side of Belcastro Street within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-15-801-037 through 176-15-801-040

EXISTING LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that this amendment is justified by the unique characteristics of the subject parcel and its proximity to approved entitlements for adjacent single family residential developments. To the east and northwest are approved R-1 and R-D zoned developments, respectively. According to the applicant, this proposed amendment is deemed appropriate as it aligns with and complements these neighboring future developments by ensuring compatibility with those with proposed densities greater than that allowed by the RN (Ranch Estate Neighborhood) land use category. By aligning with approved entitlements for neighboring parcels, this request contributes to the creation of a cohesive and harmonious residential environment. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use and minimizing urban sprawl.

Prior Land Use Requests

Application Number	Request	Action	Date
MSM-600191-06	Created a 4 lot subdivision	Approved	August 2006
ZC-1026-05	Reclassified this parcel and the surrounding 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
Northwest	Ranch Estate Neighborhood (up to 2 du/ac)	R-D	Undeveloped

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

Related Applications

Application Number	Request
ZC-23-0851	A zone change to reclassify the site from R-E (RNP-I) to R-D zoning for future residential development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed LN land use category include single family detached homes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Even though this request does not comply with Policy 1.5.2 of the Master Plan which promotes standards to protect the established character and lifestyles associated with RNP areas, staff finds the request to redesignate the site to Low-Intensity Suburban Neighborhood (LN) appropriate due to the approved zoning entitlements on neighboring parcels. Since 2021 there have been 2 residential subdivisions approved with densities greater than that allowed by the RN (Ranch Estate Neighborhood) land use category. These projects are generally located east of Tenaya Way. The R-1 zoned project to the east consists of 27 lots on 9.3 acres, and the abutting R-D zoned project to the northwest consists of 94 lots on 37.9 acres. Furthermore, this proposal will still maintain harmonious low density residential development which will serve as a transitional buffer between the established rural ranch estate homes to the west and the higher density and intensity projects farther east toward Rainbow Boulevard.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2024 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KHUSROW ROOHANI

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118

DRAFT Planned Land Use Amendment PA-23-700049



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Planning Areas

Requested Area To Change

Enterprise Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.





MASTER PLAN AMENDMENT APPLICATION 19A

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE <input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT	STAFF	APP. NUMBER: <u>PA-23-700049</u> DATE FILED: <u>12-12-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>1-31-24</u> PC MEETING DATE: <u>2-20-24</u> BCC MEETING DATE: <u>3-20-24</u> TRAILS? <input type="checkbox"/> YES <input type="checkbox"/> NO FEE: <u>\$2,700.00</u>
---	-------	---

PROPERTY OWNER	NAME: <u>Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust</u> ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____
----------------	--

APPLICANT	NAME: <u>Khusrow Roohani</u> ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering; Attn: Jessica Walesa</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>jessicaw@taneycorp.com</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-15-801-037, -038, -039, & -040

CURRENT LAND USE PLAN DESIGNATION: RN

REQUESTED LAND USE PLAN DESIGNATION: LN

PROPERTY ADDRESS and/or CROSS STREETS: Belcastro St and Torino Ave

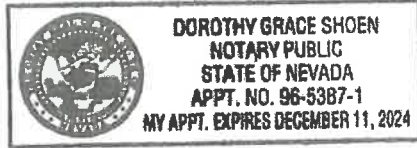
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 Property Owner (Signature)* Property Owner (Print) Khusrow Roohani
 STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-13, 2023 (DATE)

By Khusrow Roohani

NOTARY PUBLIC: Dorothy Grace Shoen



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



TANEY ENGINEERING

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

December 4, 2023

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

Re: Torino & Belcastro SWC
APR-23-101261
APN: 176-15-801-037, 176-15-801-038, 1746-15-801-039, & 176-15-801-040
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Master Plan Amendment for a future single-family residential development.

Parcel Information

The subject parcels total 1.89 gross acres and are located south of Torino Avenue and west of Belcastro Street. The parcels are currently zoned R-E (Rural Estates Residential District), with a planned land use of RN (Ranch Estate Neighborhood) and lie within an RNP-I (Rural Neighborhood Preservation) Overlay District. A Master Plan Amendment and separate Zone Boundary Amendment are requested in support of a future single-family residential development that has not yet been designed.

Master Plan Amendment

This request is to amend the land use of the subject parcels to LN (Low-Intensity Suburban Neighborhood) from RN (Ranch Estate Neighborhood). This is requested in support of the proposed rezoning to R-D (Suburban Estates Residential District). The parcels are adjacent to properties master planned RN (Ranch Estate Neighborhood) to the north, east, south, and west.

The justification for this Master Plan Amendment is rooted in the approved entitlements for adjacent sites approximately 300 feet to the east and west, intended for rezoning to R-1 (Single-Family Residential District) and R-D (Suburban Estates Residential District), respectively. This proposed amendment is deemed appropriate as it aligns with and complements these neighboring developments, ensuring compatibility with those with proposed densities greater than that allowed by the RN (Ranch Estate Neighborhood) land use.

Furthermore, this Master Plan Amendment is a proactive response to the community's demand for thoughtful and coordinated development. By aligning with approved entitlements for neighboring parcels, this request contributes to the creation of a cohesive and harmonious urban environment. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use, minimizing urban sprawl, and fostering a more sustainable and connected urban fabric. This request actively promotes the county's sustainability goals by repurposing and enhancing underutilized spaces.

This proposed amendment not only addresses the immediate needs of the community but also signifies a forward-thinking approach to land use planning. The compatibility with adjacent rezoning efforts reflects a



commitment to sustainable and coordinated growth within the region. The Master Plan Amendment, in conjunction with the Zone Boundary Amendment, prioritizes the optimization of the subject parcels within the broader context of their geographical and environmental considerations, contributing to the long-term vision for the area.

We are hopeful that this letter clearly describes the requests and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

02/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0851-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone for a future residential development.

Generally located on the south side of Torino Avenue and the west side of Belcastro Street within Enterprise (description on file). JJ/rk/ng (For possible action)

RELATED INFORMATION:

APN:

176-15-801-037 through 176-15-801-040

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Existing Land Use: Undeveloped

Request

This request is a zone boundary amendment to R-D zoning with no specific development plans. This application is a companion item with a Plan Amendment (PA-23-700049). A future land use application for specific plans and layout will be submitted at a later date. The site has frontage along Belcastro Street to the east and is 1.9 acres in size.

Applicant's Justification

The applicant indicates the rezoning of this site lies in the approved entitlements for adjacent developments to the east and northwest of the subject property, slated to be rezoned to R-1 (Single Family Residential) district and R-D (Suburban Estates Residential) district, respectively. The proposed zone boundary amendment is considered appropriate as it aligns with and complements these developments, ensuring compatibility with similar densities. By aligning with approved entitlements for neighboring parcels, this request contributes to a cohesive residential environment. Additionally, the rezoning supports the need for in-fill developments. As urban areas expand, in-fill development becomes essential for optimizing land use and minimizing urban sprawl. Lastly, the compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region.

Prior Land Use Requests

Application Number	Request	Action	Date
MSM-600191-06	Created a 4 lot subdivision	Approved	August 2006
ZC-1026-05	Reclassified this parcel and the surrounding 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
Northwest	Ranch Estate Neighborhood (up to 2 du/ac)	R-D	Undeveloped

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

Related Applications

Application Number	Request
PA-23-700049	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Even though this request does not comply with Policy 1.5.2 of the Master Plan which promotes standards to protect the established character and lifestyles associated with RNP areas, staff finds the request for a zone boundary amendment to R-D zoning appropriate due to the approved zoning entitlements on neighboring parcels. Since 2021, there have been 2 residential subdivisions approved with densities greater than that allowed by the R-E zoning. These projects are generally located east of Tenaya Way. The R-1 zoned project to the east consists of 27 lots on 9.3 acres, and the abutting R-D zoned project to the northwest consists of 94 lots on 37.9 acres. Furthermore, this proposal will maintain harmonious low density residential development which will serve as a transitional buffer between the established rural ranch estate homes to the west and the higher density and intensity projects farther east toward Rainbow Boulevard.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2024 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; that 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: KHUSROW ROOHANI

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118



LAND USE APPLICATION 20A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC-23-0851</u> DATE FILED: <u>12-12-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>1-31-24</u> PC MEETING DATE: <u>2-20-24</u> BCC MEETING DATE: <u>3-20-24</u> FEE: <u>\$1,050.00</u>
	PROPERTY OWNER NAME: <u>Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust</u> ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u>
	APPLICANT NAME: <u>Khusrow Roohani</u> ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Taney Engineering; Attn: Jessica Walesa</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>jessicaw@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-15-801-037, -038, -039, & -040

PROPERTY ADDRESS and/or CROSS STREETS: Belcastro St and Torino Ave

PROJECT DESCRIPTION: Requesting zone change from R-E (RNP-I) to R-D

(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)*

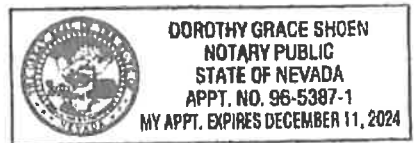
Khusrow Roohani
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON, 9-13-2023 (DATE)

By Khusrow Roohani

NOTARY PUBLIC: Dorothy Grace Shoen



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity 1 of 3



TANEY ENGINEERING

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

December 4, 2023

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

Re: Torino & Belcastro SWC
APR-23-101261
APN: 176-15-801-037, 176-15-801-038, 1746-15-801-039, & 176-15-801-040
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Zone Boundary Amendment for a future single-family residential development.

Parcel Information

The subject parcels total 1.89 gross acres and are located south of Torino Avenue and west of Belcastro Street. The parcels are currently zoned R-E (Rural Estates Residential District), with a planned land use of RN (Ranch Estate Neighborhood) and lie within an RNP-I (Rural Neighborhood Preservation) Overlay District. A Zone Boundary Amendment and separate Master Plan Amendment are requested in support of a future single-family residential development that has not yet been designed.

Zone Boundary Amendment

This request is to rezone the subject parcels to R-D (Suburban Estates Residential District) from R-E (Rural Estates Residential). The parcels are adjacent to properties zoned R-E (Rural Estates Residential District) to the north, east, south, west.

The justification for this rezoning lies in the approved entitlements for adjacent sites approximately 300 feet to the east and west, slated to be rezoned to R-1 (Single-Family Residential District) and R-D (Suburban Estates Residential District), respectively. The proposed Zone Boundary Amendment is considered appropriate, as it aligns with and complements these developments, ensuring compatibility with similar densities.

Furthermore, this Zone Boundary Amendment responds to the community's need for thoughtful and coordinated development. By aligning with approved entitlements for neighboring parcels, this request contributes to a cohesive and harmonious urban fabric. Additionally, the rezoning supports the need for in-fill developments. As urban areas expand, infill development becomes essential for optimizing land use, minimizing urban sprawl, and fostering a more sustainable and connected urban fabric. By repurposing and enhancing underutilized spaces, this request actively promotes the county's sustainability goals, ensuring efficient land utilization.

This proposed amendment not only addresses the current needs of the community but also demonstrates a forward-thinking approach to land use planning. The compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region. The rezoning, in conjunction with the Master Plan Amendment, prioritizes the optimization of the subject parcels within the broader context of their geographical and environmental considerations, contributing to the long-term vision for the area.



We are hopeful that this letter clearly describes the requests and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

02/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.1 acres.

Generally located on the west side of Gillespie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/gc (For possible action)

RELATED INFORMATION:

APN:

177-28-203-002 & 003

EXISTING LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that an 80 foot wide power easement along the north property line of the northern parcel limits available buildable space, and thus, making it a challenge to conform to rural standards for development. The proposed Low-Intensity Suburban Neighborhood (LN) designation is appropriate since there are existing R-1 and R-2 zoned subdivisions farther to the south and southwest. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	P-F	Silverado Ranch Park
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1) & R-E	Single family residential

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

Related Applications

Application Number	Request
ZC-23-0879	A zone change to reclassify the site from R-E to R-1 zoning for future residential development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed LN land use category include single family detached homes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request to redesignate the site to Low-Intensity Suburban Neighborhood (LN) to not be compatible with the surrounding area. The properties to the east, west, and south are planned Ranch Estate Neighborhood (RN), zoned R-E, and developed with existing single family residences. Even though the properties across Gilespie Street to the northeast are planned Mid-Intensity Suburban Neighborhood (MN), those properties were developed with R-E zoned single family homes. Therefore, the existing RN designation on the site is more compatible with the existing adjacent and abutting properties than the proposed LN designation. Furthermore, the applicant states that the 80 foot wide power easement along the north property line of the north parcel is justification for the proposed LN designation. However, only a 56.5 foot wide portion of the power easement is on the parcel, leaving .68 acres available for development, which is more than the required minimum lot size of .5 acres needed in the R-E zone. The request does

not comply with Policy 1.4.4 which encourages in-fill development and redevelopment in established neighborhoods that is compatible with scale and intensity of the surrounding area. For these reasons, staff finds the request for the LN land use category not appropriate for this location.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2024 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

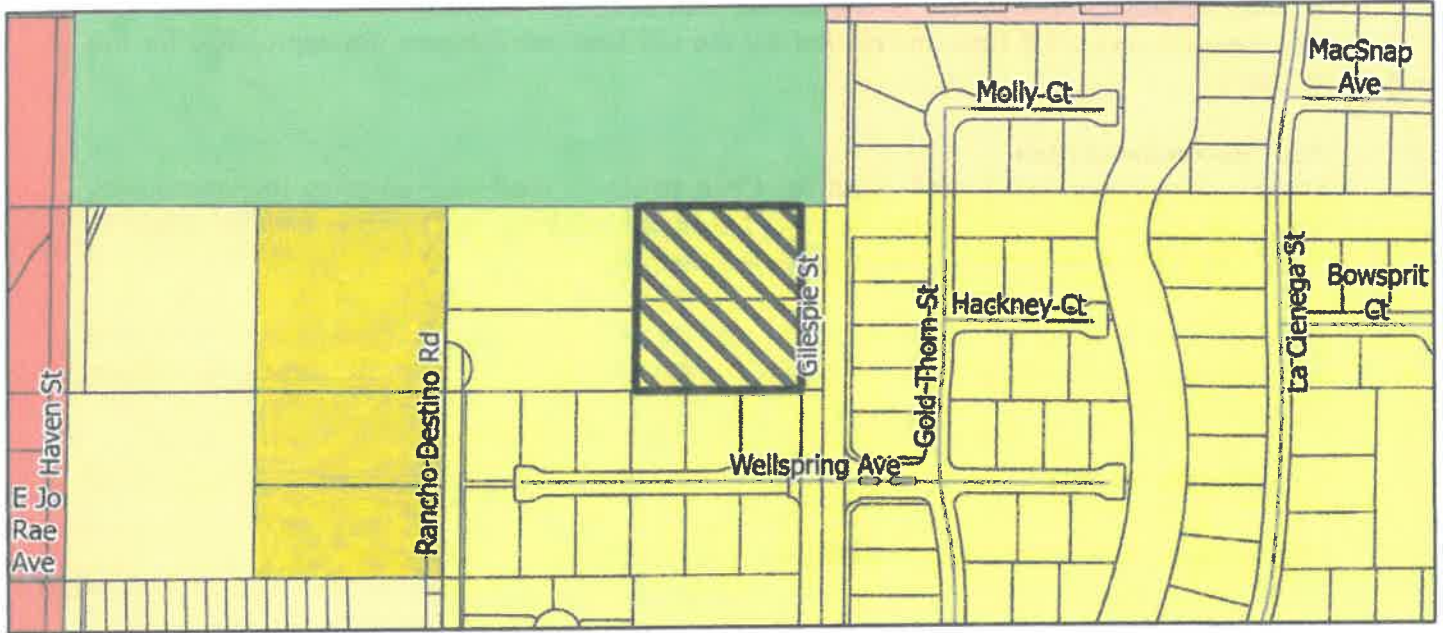
APPROVALS:

PROTEST:

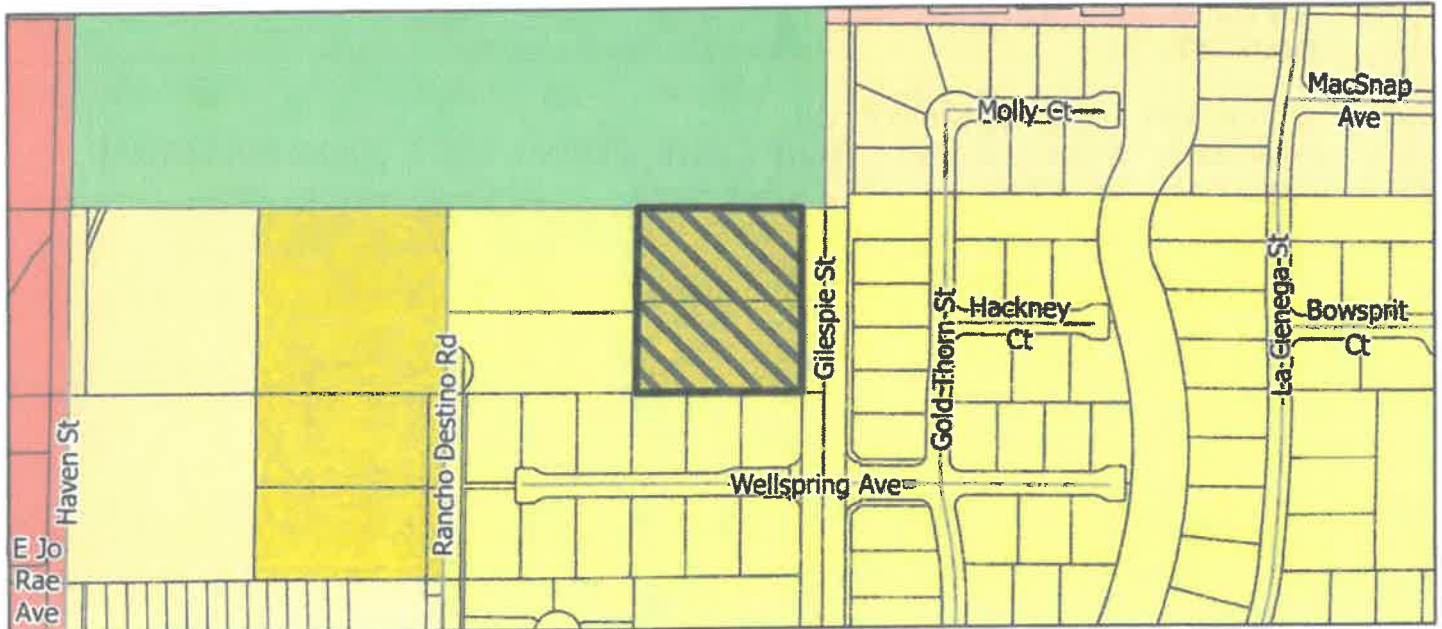
APPLICANT: KHUSROW ROOHANI

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

DRAFT Planned Land Use Amendment PA-23-700051



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas

Enterprise
Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.





MASTER PLAN AMENDMENT APPLICATION 21A

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE	STAFF	APP. NUMBER: <u>PA-23-760051</u>	DATE FILED: <u>12/27/23</u>
<input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT		PLANNER ASSIGNED: _____	TAB/CAC MTG DATE: <u>1/31/24</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: <u>2/20/24</u>	
		BCC MEETING DATE: <u>3/20/24</u>	
		TRAILS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
		FEE: <u>\$ 2,700</u>	

PROPERTY OWNER	NAME: <u>Silver Gillespie, LLC</u>
	ADDRESS: <u>9500 Hillwood Drive Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-249-0777</u> CELL: _____
	E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____

APPLICANT	NAME: <u>Khusrow Roohani</u>
	ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-249-0777</u> CELL: _____
	E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering; Attn: Jessica Walesa</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>jessicaw@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-28-203-002

CURRENT LAND USE PLAN DESIGNATION: RN

REQUESTED LAND USE PLAN DESIGNATION: LN

PROPERTY ADDRESS and/or CROSS STREETS: Gillespie St and Wellspring Ave

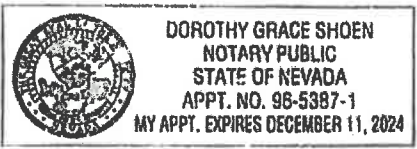
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10-10-2023 (DATE)

By Carmen Lovino manager
 NOTARY PUBLIC: Dorothy Grace Shoen



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



TANEY ENGINEERING

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

December 4, 2023

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

PLANNER
COPY

PA-23-7000SI

**Re: Gilespie & Wellspring
APR-23-101262
APN: 177-28-203-002 & 177-28-203-003
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Master Plan Amendment for a future single-family residential development.

Parcel Information

The subject parcels total 2.11 gross acres and are located west of Gilespie Street and approximately 950 feet north of Pyle Avenue. The parcels are currently zoned R-E (Rural Estates Residential District), with a planned land use of RN (Ranch Estate Neighborhood). A Master Plan Amendment and separate Zone Boundary Amendment are requested in support of a future single-family residential development that has not yet been designed.

Master Plan Amendment

This request is to amend the land use of the subject parcels to LN (Low-Intensity Suburban Neighborhood) from RN (Ranch Estate Neighborhood). This is requested in support of the proposed rezoning to R-1 (Single-Family Residential District). The parcels are adjacent to properties master planned PU (Public Use) to the north and RN (Ranch Estate Neighborhood) to the east, south, and west.

The justification for this Master Plan Amendment is rooted in the unique characteristics of the site, defined by the presence of an existing 80-foot-wide power line easement, rendering it suitable for an in-fill project. The constraints of the easement limit the available space, making it challenging to conform to rural standards for development. Notably, there are established R-1 (Single-Family Residential District) and R-2 (Medium Density Residential District) developments south and southwest of the site. This proposed amendment is considered appropriate, as it aligns with and complements these existing developments, featuring proposed densities greater than that allowed by the RN (Ranch Estate Neighborhood) land use.

Moreover, this Master Plan Amendment is a responsive solution to the demand for in-fill projects within the community. In-fill development is essential for optimizing land use, especially in constrained areas, and contributes to minimizing urban sprawl. The proposed amendment actively addresses the county's sustainability goals by repurposing available space, providing a thoughtful and efficient land utilization strategy.

This proposed amendment not only meets the immediate needs of the community but also reflects a forward-thinking approach to land use planning. The compatibility with existing developments and the unique considerations of the site illustrates a commitment to sustainable and well-coordinated growth within the region.



The Master Plan Amendment, in conjunction with the proposed rezoning, underscores a commitment to optimizing the subject parcels within the broader context of their geographical and environmental constraints, contributing to the long-term vision for the area.

We are hopeful that this letter clearly describes the requests and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeremiah Delci-Johnson'. The signature is fluid and cursive, with a large initial 'J'.

Jeremiah Delci-Johnson
Senior Land Planner

02/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:

ZONE CHANGE to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone for a future residential development.

Generally located on the west side of Gilespie Street, 130 feet north of Wellspring Avenue within Enterprise (description on file). MN/gc/ng (For possible action)

RELATED INFORMATION:

APN:

177-28-203-002 & 003

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that an 80 foot wide power easement along the north property line of the northern parcel limits a available buildable space, and thus, making it a challenge to conform to rural standards for development. The proposed R-1 zoning is appropriate since there are existing R-1 and R-2 zoned subdivisions farther to the south and southwest. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	P-F	Silverado Ranch Park
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential

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

Related Applications

Application Number	Request
PA-23-700051	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the request to R-1 zoning to not be compatible with the surrounding area. The properties to the east, west, and south are planned Ranch Estate Neighborhood (RN), zoned R-E, and developed with existing single family residences. Therefore, the existing R-E zoning on the site is more compatible with the existing adjacent and abutting properties than the proposed R-1 zoning. Furthermore, the applicant states that the 80 foot wide power easement along the north property line of the north parcel is justification for the proposed R-1 zoning. However, only a 56.5 foot wide portion of the power easement is on the parcel, leaving .68 acres available for development, which is more than the required minimum lot size of .5 acres needed in the R-E zone. The request does not comply with Policy 1.4.4 which encourages in-fill development and redevelopment in established neighborhoods that is compatible with scale and intensity of the surrounding area. For these reasons, staff finds the request for R-1 zoning not appropriate for this location.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2024 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- 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 CCSRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KHUSROW ROOHANI

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



LAND USE APPLICATION 22A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>22-23-0879</u> DATE FILED: <u>12/27/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>1/31/24</u></p> <p>PC MEETING DATE: <u>2/20/24</u></p> <p>BCC MEETING DATE: <u>3/20/24</u></p> <p>FEE: <u>\$1,050</u></p>
	PROPERTY OWNER	<p>NAME: <u>Silver Gillespie 2, LLC</u></p> <p>ADDRESS: <u>9500 Hillwood Drive Suite 201</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u></p> <p>TELEPHONE: <u>702-249-0777</u> CELL: _____</p> <p>E-MAIL: <u>sevenvalleysrealty@yahoo.com</u></p>
	APPLICANT	<p>NAME: <u>Khusrow Roohani</u></p> <p>ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u></p> <p>TELEPHONE: <u>702-249-0777</u> CELL: _____</p> <p>E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Taney Engineering; Attn: Jessica Walesa</u></p> <p>ADDRESS: <u>6030 S Jones Blvd</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-362-8844</u> CELL: _____</p> <p>E-MAIL: <u>jessicaw@taneycorp.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-28-203-003

PROPERTY ADDRESS and/or CROSS STREETS: Gillespie St and Wellspring Ave

PROJECT DESCRIPTION: Requesting rezoning from R-E to R-1

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

Property Owner (Signature)*

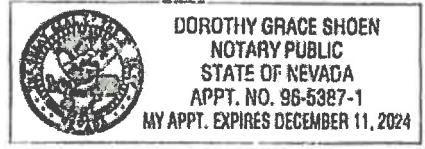
Carmen Iovino
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10-10-2023 (DATE)

By Carmen Iovino

NOTARY PUBLIC: Dorothy Grace Shoen



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



TANEY ENGINEERING

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

December 4, 2023

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

**Re: Gilespie & Wellspring
APR-23-101262
APN: 177-28-203-002 & 177-28-203-003
Justification Letter**

PLANNER
COPY
22-23-0579

To whom it may concern:

Taney Engineering, on behalf of Khusrow Roohani, is respectfully submitting justification for a Zone Boundary Amendment for a future single-family residential development.

Parcel Information

The subject parcels total 2.11 gross acres and are located west of Gilespie Street and approximately 950 feet north of Pyle Avenue. The parcels are currently zoned R-E (Rural Estates Residential District), with a planned land use of RN (Ranch Estate Neighborhood). A Zone Boundary Amendment and separate Master Plan Amendment are requested in support of a future single-family residential development that has not yet been designed.

Zone Boundary Amendment

This request is to rezone the subject parcels to R-1 (Single-Family Residential District) from R-E (Rural Estates Residential). The parcels are adjacent to properties zoned P-F (Public Facility) to the north and R-E (Rural Estates Residential District) to the east, south, and west.

The justification for this Zone Boundary Amendment is rooted in the unique characteristics of the site, defined by the presence of an existing 80-foot-wide power line easement, rendering it suitable for an in-fill project. The constraints of the easement limit the available space, making it challenging to conform to rural standards for development. Notably, there are established R-1 (Single-Family Residential District) and R-2 (Medium Density Residential District) developments to the south and southwest of the site. This rezoning request is deemed appropriate, aligning with and complementing these existing developments, featuring similar densities.

Furthermore, this Zone Boundary Amendment is a direct response to the demand for in-fill projects within the community. In-fill development is vital for optimizing land use in constrained areas and contributes to minimizing urban sprawl. The proposed amendment actively addresses the county's sustainability goals by repurposing available space, providing a thoughtful and efficient land utilization strategy.

This proposed amendment not only meets the immediate needs of the community but also reflects a forward-thinking approach to land use planning. The compatibility with existing developments and the unique considerations of the site illustrates a commitment to sustainable and well-coordinated growth within the region. The Zone Boundary Amendment, in conjunction with the proposed land use amendment, underscores a



commitment to optimizing the subject parcels within the broader context of their geographical and environmental constraints, contributing to the long-term vision for the area.

We are hopeful that this letter clearly describes the requests and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

02/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700054-ROOHANI RAMAK:

PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 7.6 acres.

Generally located on the southwest corner of Richmar Avenue and Valley View Boulevard within Enterprise. JJ/al (For possible action)

RELATED INFORMATION:

APN:

177-19-802-005; 177-19-802-006; 177-19-802-009; 177-19-802-018

EXISTING LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

PROPOSED LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.6
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that parcels to the north across Richmar Avenue have been reclassified to an R-1 zone for a single family residential development. The parcels to the south were recently reclassified to an R-5 zone by ZC-23-0611 for a multiple family residential development. The parcels to the northwest are zoned R-2 and have been approved for a single family residential development. The parcels to the west are designated Mid-Intensity Suburban Neighborhood (MN) and the applicant is proposing to develop this site with the parcels to the west as a single family residential development in an R-2 zone. The MN designation is compatible with the approved developments to the north and south of this site, and will allow a transition between the approved higher density multiple family residential development to the south and the lower density single family residential development to the north. The Plan Amendment would further Master Plan Goal 1.1 to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities by allowing for a slightly higher density to provide more attainable housing in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E & R-1	Undeveloped
South	Urban Neighborhood (greater than 18 du/ac)	R-5	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E & R-E (RNP-I)	Single family residential & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped

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

Related Applications

Application Number	Request
ZC-23-0925	A zone change to reclassify 14.3 acres, including this site, to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-23-0926	A request to vacate and abandon government patent easements and right-of-way is a companion item on this agenda.
TM-23-500194	A tentative map for 113 single family residential lots is a companion item on this agenda.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed MN land use category include single family detached homes and duplexes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request to redesignate the site to Mid-Intensity Suburban Neighborhood (MN) to be compatible with the surrounding area. The request complies with Master Plan Goal 1.1 to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The request complies with Policy 1.1.1 of the Master Plan to encourage the provision of diverse housing types at varied densities and in numerous locations. The approval of this request will allow for single family residential development at a slightly higher density, which will provide a transition between the lower density single family residential development to the north and the approved multiple family residential development to the south. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood (MN) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2024, at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

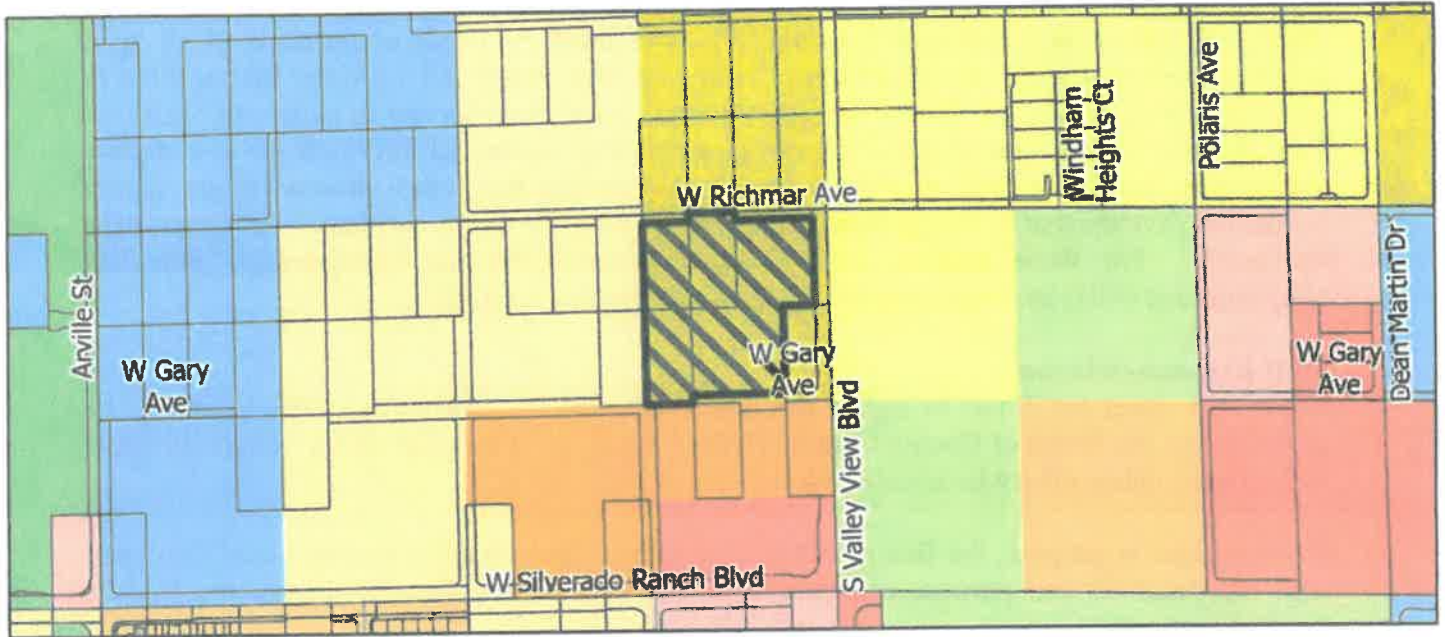
APPROVALS:

PROTEST:

APPLICANT: KB HOME

CONTACT: CHRISTA BILBREY, 5795 W. BADURA AVE, SUITE 180, LAS VEGAS, NV 89118

DRAFT Planned Land Use Amendment PA-23-700054



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas
- Requested Area To Change

Enterprise Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

1



MASTER PLAN AMENDMENT APPLICATION
DEPARTMENT OF COMPREHENSIVE PLANNING
PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

23A

APPLICATION TYPE		APP. NUMBER: <u>PA-23-700054</u>	DATE FILED: <u>12/27/23</u>
<input type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT	STAFF	PLANNER ASSIGNED: _____	TAB/CAC MTG DATE: <u>11/3/24</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: <u>2/20/24</u>	
		BCC MEETING DATE: <u>3/20/24</u>	
		TRAILS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
		FEE: <u>\$2,700</u>	

PROPERTY OWNER	NAME: <u>Silver Serene, LLC</u>
	ADDRESS: <u>9500 Hillwood Dr. #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

APPLICANT	NAME: <u>KB Home Las Vegas, Inc.</u>
	ADDRESS: <u>5795 Badura Ave., Suite 180</u> CITY: <u>Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-266-8400</u> CELL: <u>702-449-5131</u>
	E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services - Roxanne Leigh</u>
	ADDRESS: <u>5725 W. Badura Ave., Suite 100</u> CITY: <u>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): 177-19-802-006

CURRENT LAND USE PLAN DESIGNATION: Low-Intensity Suburban Neighborhood

REQUESTED LAND USE PLAN DESIGNATION: Mid-Intensity Suburban Neighborhood

PROPERTY ADDRESS and/or CROSS STREETS: Richmar / Valley View

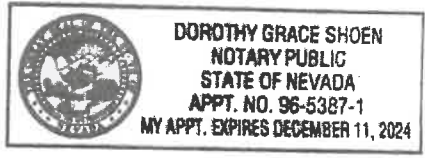
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 9-21-2023 (DATE)
By Farhang Rohani - manager

NOTARY PUBLIC: Dorothy Grace Shoen



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

NOTARY PUBLIC
STATE OF NEVADA
APPT NO 88388
EXPIRES DECEMBER 31, 2011
DOROTHY GRACE SMITH



Westwood

November 13, 2023

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

PLANNER
COPY
PA-23-200054

RE: **Richmar & Valley View**
Justification letter for Master Plan Amendment to Mid-Intensity Suburban Residential - APNs 177-19-802-005, -006, -009, and -018
Westwood Project No. KBH2305-000

To whom it may concern:

Westwood Professional Services, on behalf of our client, KB Home Nevada, Inc., respectfully requests a master plan amendment for the east half of a proposed residential subdivision from Low-Intensity Suburban Neighborhood (LN) – up to 5 du/ac to Mid-Intensity Suburban Neighborhood (MN) – up to 8 du/ac for the purpose of rezoning the property to R-2.

The overall project site is approximately 14.30 + gross acres at the southwest corner of Richmar Avenue and Valley View Boulevard and covers APN 177-19-802-005, -006, -008, -009, -018, and -019. The current land use for the project is a combination of Mid-Intensity Suburban Neighborhood and Low-Intensity Suburban Neighborhood with an existing zoning of R-E.

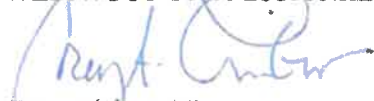
The Mid-Intensity Suburban Neighborhood category is a residential category with primary land uses consisting of single-family detached homes. Property to the north was recently rezoned to R-2 and R-1. Property to the south is currently in process for new entitlements to allow for apartments and commercial (as of this letter, scheduled for BCC on 12/6/23). Property to the southwest was recently approved for RUD, and a parcel to the west was recently approved for R-2 zoning. Property to the east is master planned for public facilities. Given the recent changes to land use and zonings for surrounding properties, we believe this request for Mid-Intensity Suburban Neighborhood is compatible with recent trends in the area.

The proposed master plan amendment would further the County Master Plan Goal 1.1 to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities by allowing for a slightly higher density to provide more attainable housing in the area. This request also supports Goal 1.3 to encourage the development of new neighborhoods that embody Clark County's core values. With the recently approved R-1, R-2, RUD, and recently requested multi-family & commercial, it provides a mix of housing options within the neighborhood, along with adjacent commercial uses to minimize the need for longer vehicle trips.

We appreciate your consideration of this request. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE
Project Manager

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0925-ROOHANI RAMAK:

ZONE CHANGE to reclassify 14.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street landscaping; 2) eliminate landscaping adjacent to a less intensive use; and 3) reduce street intersection off-set.

DESIGN REVIEW for a single family residential development.

Generally located on the west side of Valley View Boulevard and the south side of Richmar Avenue within Enterprise (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-802-005; 177-19-802-006; 177-19-802-008; 177-19-802-009; 177-19-802-018 through 177-19-802-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow reduced street landscaping (5 foot wide landscape area with a 5 foot wide detached sidewalk) along Hinson Street where 15 feet of landscaping, including a detached sidewalk, is required per Figure 30.64-17.
2. Eliminate landscaping adjacent to a less intensive use (single family residential development) where a 5.5 foot wide landscape strip with 1 large 24 inch box evergreen tree per 30 feet is required per Figure 30.64-11.
3. Reduce the street intersection off-set to 115 feet where 125 feet is required per Section 30.52.052 (an 8% reduction).

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.3
- Number of Lots: 113
- Density (du/ac):7.9
- Minimum/Maximum Lot Size (square feet): 3,385 (gross & net)/6,528 (gross & net)
- Project Type: Single family residential development

- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,069 to 2,484
- Open Space (square feet): 4,484 (common element "I")

Site Plan & Request

The applicant is requesting a zone boundary amendment to reclassify 14.3 from R-E to an R-2 single family residential development. Application PA-23-700054 is the corresponding plan amendment for the subject property requesting to change the land use category Low-Intensity Suburban Neighborhood to Mid-Intensity Suburban Neighborhood.

The plans depict a single family residential development consisting of 113 lots on 14.3 acres with a density of 7.9 dwelling units per gross acre. The minimum and maximum lot sizes are 3,385 and 6,528 square feet, respectively. Access to the site is granted via a 58 foot wide north/south private street (Street A) that connects to Richmar Avenue, a public street. A 5 foot wide detached sidewalk is provide along both sides of Street A. The interior street network of the development consists of two, 43 foot wide east/west private streets (Street B and C) and two, 43 foot wide north/south private streets (Streets F and G). The east and west portions of Street B terminate in a cul-de-sac bulb and stub street, respectively. The east and west portions of Street C terminate in a stub street. Five foot wide attached sidewalks are located on 1 side of the 4 private streets. Two additional 43 foot wide north/south private streets (Streets E and D), terminating in a cul-de-sac bulb, connect to Street C. Lots 49 through 65 are oriented towards Hinson Street while all remaining lots within the subdivision face towards the interior private streets. Five foot wide detached sidewalks will be provided along Richmar Avenue and Hinson Street. The finished grade for the proposed development will not exceed the maximum of 3 feet as permitted by Code. A waiver of development standards is required to reduce the street intersection off-set to 115 feet for Street A, located between Richmar Avenue and Street B.

Landscaping

The plans depict a street landscape area, including a 5 foot wide detached sidewalk, measuring 15 feet in width along Richmar Avenue. A street landscape area, including a 5 foot wide detached sidewalk, measuring 10 feet in width is provided along Hinson Street necessitating a waiver of development standards for alternative street landscaping. A 5 foot wide landscape area behind the detached sidewalk along Hinson Street, consisting of trees, shrubs, and groundcover, will be maintained by the individual property owner. Trees, shrubs, and groundcover are located within the street landscape areas. An open space area (comment element "I") measuring 4,484 square feet in area is located at the southwest corner of the development, between lots 51 and 52. A 5 foot wide pedestrian walkway within the open space area will connect to the detached sidewalk along Hinson Street. Multiple lots within the subdivision have rear or side yards that are adjacent to either 3 undeveloped R-E zoned lots or a single, developed R-E zoned lot. These residential lots within the proposed subdivision are required to provide 1 large evergreen tree every 30 feet in the side or rear yards as a buffer between the residential uses. The applicant is requesting a waiver of development standards eliminate landscaping adjacent to a less intensive use, being the R-E zoned lots.

Elevations

The plans depict 2 story model homes with a maximum height up to 25 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, decorative foam for trim, and accents. Some of the models also include decorative stone veneer.

Floor Plans

The plans depict 2 story model homes with multiple floor plans ranging from 2,069 to 2,484 square feet. The models feature multiple bedrooms, bathrooms, kitchen, and a great room. All models feature 2 car garages.

Applicant's Justification

To the north of this project is Richmar Avenue, an existing half road. Directly North of Richmar Avenue is APN 177-19-704-005, a currently vacant parcel zone R-2. Just south of Silverado Ranch Boulevard, between Arville Street and Valley View Boulevard are both existing and future single-family developments which are zoned R-2 and R-3. West of Hinson Street is a 13-acre site that was approved in December of 2022 for a zone change from R-E to Residential Urban Density (RUD), to allow for a 119 single family residential lots, at a density of 9.2 dwelling units per acre. There is only one existing Ranch Estate residence immediately adjacent to the site, located on the northwest corner of West Gary Avenue and South Valley View Boulevard. The site is surrounded by undeveloped lands to the north, east and west. South of the site are existing single-family developments and others that are currently under development which are zoned R-2. This demonstrates the transition that is occurring in the immediate area of the site.

The applicant is requesting to allow the street off-set to be reduced to approximately 115-feet from existing Richmar to the proposed Street A. This offset is created with the typical lot depth of 100-foot plus the 15-foot landscape area along Richmar. This allows the subdivision to back lots to Richmar and provide the required landscape buffering along Richmar as required per Code. This reduced intersection offset does not create an unsafe driving condition in this area. The applicant is requesting alternative landscaping along Hinson Street. In an effort to maintain the initiative for detached sidewalks along 60-foot wide streets and larger, this development will propose the detached sidewalk, however, the area behind the sidewalk will be the front yard of the residence. A 10-foot wide landscape easement will be granted and maintained by the HOA while the area behind walk will be maintained by the homeowner. Several lots on the proposed site are backing up to or have a side yard adjacent to a less intensive land use. The developer cannot guarantee that the homeowners of these lots will maintain the landscaping requirement in their rear or side yards, therefore, this waiver is being requested.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-intensity Suburban Neighborhood (up to 5 du/ac) & Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-E, R-1, & R-2	Undeveloped; approved single family residential development via NZC 22-0254 and ZC-23-0608; single family residence

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Urban Neighborhood (greater than 18 du/ac)	R-5	Undeveloped – approved multiple family development via ZC-23-0611
East	Open Lands, Ranch Estate Neighborhood (up to 2 du/ac), & Compact Neighborhood (up to 18 du/ac)	R-E & R-E (RNP-1)	Undeveloped & single family residence
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped

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

Related Applications

Application Number	Request
PA-23-700054	A plan amendment to redesignate the land use from Low-Intensity Suburban Neighborhood to Mid-Intensity Suburban Neighborhood is a companion item on this agenda.
TM-23-500194	A tentative map for 13 single family residential lots is a companion item on this agenda.
VS-23-0926	A request to vacate and abandon government patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Zone Change

The intent of the R-2 zoning district is to provide for the development of compact single family residential uses and to prohibit the development of incompatible uses that are detrimental to the residential environment. The proposed zoning is compatible with the density and intensity of the previously approved R-1 and R-2 residential developments immediately to the north of the project site, across Richmar Avenue. Furthermore, the proposed R-2 residential development provides an appropriate transition from the recently approved R-5 multiple family development, immediately to the south of the project site. Staff finds the proposed zoning complies with Goal 1.1 of the Master Plan which encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. Furthermore, the proposal complies with Policy 1.3.2 that encourages a mix of housing options, both product types and unit sizes, within larger neighborhoods and multiple family developments. Therefore, staff recommends approval. In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. For these reasons, staff finds the request for the R-2 Zone is appropriate for this location; therefore, recommends approval.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff finds the proposed alternative street landscaping along Hinson Street, consisting of a 5 foot wide detached sidewalk located behind a 5 foot wide landscape area, reasonable. The proposed landscape plan indicates the required amount of trees will be planted within the landscape area behind the detached sidewalk, and maintained by the individual property owner. Therefore, staff can support this request.

Waiver of Development Standards #2

The intent to require landscaping adjacent to a less intensive residential use is to mitigate the impact a higher density residential use may have on the adjacent properties. The request to eliminate the landscape buffer is a self-imposed burden; therefore, staff recommends denial.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with the Master Plan which promotes projects that provide varied neighborhood design that includes varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Staff finds the design of the proposed development is effective for both pedestrian and vehicular safety and is compatible with the surrounding residential development within the area. Therefore, staff recommends approval of the design review.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection in the reduction of street intersection off-set for the distance along the private Street "A" from Richmar Avenue to private Street "B". The reduction is within the proposed subdivision and should not have a negative impact on the residents.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid 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 Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval of the zone change, waivers of development standards #1 and #3, and the design review; denial of waiver of development standards #2. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2024 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue and associated spandrels;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas on Valley View Boulevard in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way 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 at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0348-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: KB HOME

CONTACT: CHRISTA BILBREY, 5795 W. BADURA AVE, SUITE 180, LAS VEGAS, NV 89118

DRAFT

1



LAND USE APPLICATION 24A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <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"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>20-23-0925</u> DATE FILED: <u>12/27/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/31/24</u> PC MEETING DATE: <u>2/20/24</u> BCC MEETING DATE: <u>3/20/24</u> FEE: <u>\$2,200</u>
	PROPERTY OWNER NAME: <u>Silver Serene, LLC</u> ADDRESS: <u>9500 Hillwood Dr. #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>KB Home Las Vegas, Inc.</u> ADDRESS: <u>5795 Badura Ave., Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8400</u> CELL: <u>702-449-5131</u> E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Westwood Professional Services - Roxanne Leigh</u> ADDRESS: <u>5725 W. Badura Ave., Suite 100</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): 177-19-802-006

PROPERTY ADDRESS and/or CROSS STREETS: Richmar / Valley View

PROJECT DESCRIPTION: Single Family Residential

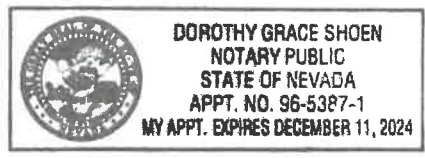
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 9-21-2023 (DATE)
 By Farhang Rohani - manager

NOTARY PUBLIC: Dorothy Grace Shoen



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

10/10/11

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MY APPT. EXPIRES DECEMBER 31, 2011
APPT. NO. 88-000000
STATE OF MISSISSIPPI
NOTARY PUBLIC
DOROTHY GRACE HOBBS



Westwood

PLANNER

COPY

22-23-0925

November 21, 2023

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

**RE: Richmar & Valley View, a 113 Lot Residential Subdivision
Justification letter for Zone Change, Design Review, and Waiver of Standards
Westwood Project No. KBH2305-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, KB Home of Nevada, Inc., respectfully submits this application for a Design Review, Waiver of Development Standards, and Zone Change.

Project Description: The project site associated with the subject is approximately 14.30 ± gross acres and covers APN 177-19-802-005, -006, -008, -009, -018, and -019. It is located in a portion of Section 19, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada.

Design Review

This development will consist of 113 lots with a gross density of 7.90 dwelling units/acre. The project is proposed to be constructed as one phase. The subdivision will have interior private streets that are 43-foot wide including an attached 5-foot sidewalk on one side of the street. The project will not be gated and will include one main point of access for interior lots and lots along Hinson will front the roadway: from the North along Richmar Ave. and a pedestrian access in the southwest corner of the project. Perimeter public streets include Richmar Ave. and Hinson Ave which are a 25-foot half street with detached sidewalk and Valley View Blvd which is a 45-foot half street right-of-way with detached sidewalk.

The typical lot dimensions on the site are 35 feet by 100 feet. There are 12 common lots totaling 0.69 acres. The minimum gross and net lot area is 3,399 square feet (lot 14). The maximum gross and net lot area is 6,537 square feet (lot 78). The gross average lot and net average lot is 3,973 square feet.

Per Section 30.32.040, paragraph #9 it is stated that the finished grade for the construction within 100 feet of the property line of a residential use shall not be established in excess of the standard 36 inches above the grade of any lot or parcel adjacent. The topography of the subject property falls from the west to east. The maximum depth of fill is approximately 2.24'. With the final design of the subject property, KB Home of Nevada, Inc. and Westwood Professional Services shall coordinate throughout to make the elevation difference along the property boundary as well as where any existing washes are filled will be as minimal as possible.

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 30.52.052.a.1 – Street Configuration for Single Family Residential Subdivisions.

Standard: Street intersection shall be offset a minimum of 125 feet

Request: 115-foot offset between Richmar Avenue and Proposed Street A.

Justification: This request is to allow the offset to be reduced to approximately 115-feet from existing Richmar to the proposed Street A. This offset is created with the typical lot depth of 100-feet plus the 15-foot landscape area along Richmar. This allows the subdivision to back lots to Richmar and provide the required landscape

Westwood

buffering along Richmar as required by Title 30. This reduced intersection offset does not create an unsafe driving condition in this area.

2. Section 30.64-17 – Alternative Landscape Requirements

Standard: 5-foot landscape, 5-foot sidewalk, 5-landscape

Request: 5-foot landscape, 5-foot sidewalk along Hinson St.

Justification: The lots along Hinson St. will front this street. In an effort to maintain the County’s initiative for detached sidewalks along 60-foot wide ROW and larger, this development will propose the detached sidewalk, however, the area behind the sidewalk will be the front yard of the residence. A 10-foot Landscape Easement will be granted and maintained by the HOA while the area behind walk will be maintained by the homeowner.

3. Section 30.64.040 – Screening and Buffering Requirements

Standard: Per Table 30.64-1, when Compact Residential Use is adjacent to suburban or rural residential use: Figure 30.64-11 with 1 tree per 30.0’

Request: Waive this requirement for proposed lots adjacent to APN: 177-19-802-002, -003, and -004

Justification: Several lots on the proposed site are backing up to or have a side yard adjacent to a less intensive land use. The developer cannot guarantee that the homeowners of these lots will maintain this requirement in their rear or side yards, therefore, this waiver is being requested.

Zone Change

The proposed land use update would allow the zoning to be modified from R-E to R-2, the proposed community is a 113-lot single-family residential subdivision on approximately 14.3± gross acres with a density of 7.90 du/ac.

To the north of this project is Richmar Avenue, an existing half road. Directly North of Richmar Avenue is APN 177-19-704-005, A currently vacant parcel zone R-2. Just south of Silverado Ranch Boulevard, between Arville Street and Valley View Boulevard are both existing and future single-family developments which are zoned R-2 and R-3. West of Hinson Street is a 13-acre site that was approved in December of 2022 for a zone change from R-E to Residential Urban Density (RUD), to allow for a 119 single family residential lots, at a density of 9.2 du/ac. There is only one existing Ranch Estate residence immediately adjacent to the Site, located on the northwest corner of West Gary Avenue and South Valley View Boulevard. The site is surrounded by undeveloped lands to the north, east and west. South of the site are existing single-family developments and others that are currently under development which are zoned R-2. This demonstrates the transition that is occurring in the immediate area of the site.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE
Project Manager

02/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0926-SILVER SERENE LLC:

VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gary Avenue, and between Hinson Street and Valley View Boulevard; easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard, and between Schuster Street and Valley View Boulevard; a portion of a right-of-way being Richmar Avenue located between Schuster Street (alignment) and Hinson Street; portions of right-of-way being Richmar Avenue located between Schuster Street (alignment) and Valley View Boulevard; a portion of right-of-way being Gary Avenue located between Schuster Street (alignment) and Hinson Street; portions of right-of-way being Gary Avenue located between Schuster Street (alignment) and Valley View Boulevard; a portion of right-of-way being Hinson Street located between Richmar Avenue and Gary Avenue; and a portion of right-of-way being Valley View Boulevard located between Richmar Avenue and Gary Avenue within Enterprise (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-802-005; 177-19-802-006; 177-19-802-008 through 177-19-802-012; 177-19-802-017 through 177-19-802-019; 177-19-802-021; 177-19-802-010

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of multiple easements, which include the following: 1) A 5 foot wide easement as acquired by Clark County in a resolution relative to the acquisition of right-of-way, located along Hinson Street and Richmar Avenue, adjacent to APN 177-19-802-019; 2) A 5 foot wide easement as acquired by Clark County in a resolution relative to the acquisition of right-of-way, located along Richmar Avenue, adjacent to APN 177-19-802-005; 3) A 5 foot wide easement as acquired by Clark County in a resolution relative to the acquisition of right-of-way, located along Richmar Avenue and Valley View Boulevard, adjacent to APN 177-19-802-018; 4) Thirty to 60 foot wide easements as acquired by Clark County in a resolution relative to the acquisition of right-of-way, located along the Gary Avenue alignment, adjacent to APNs 177-19-802-019, 177-19-802-021, 177-19-802-017, 177-19-802-018, and 177-19-802-010; 5) A 30 foot wide easement as acquired by Clark County in a resolution relative to the acquisition of right-of-way along the west portion of APN 177-19-802-005; 6) 33 foot wide patent easements along the north, south, east, and west portions of APNs 177-19-802-008 and 177-19-802-009; and 7) 33 foot wide patent easements along the south, east, and west portions of

APN 177-19-802-006 and an 8 foot wide patent easement along the north portion of the parcel, adjacent to Richmar Avenue. The patent and right-of-way easements are no longer needed for right-of-way and utility purposes and must be vacated to develop the site. The second component of the request includes the vacation and abandonment of multiple rights-of-way including the following: 1) A portion of right-of-way being Hinson Street measuring 5 feet in width; 2) Portions of right-of-way being Richmar Avenue measuring 5 feet in width; 3) A portion of right-of-way being Valley View Boulevard measuring 5 feet in width; and 4) Portions of right-of-way being Gary Avenue measuring between 30 feet to 60 feet in width. The proposed areas of vacation along Hinson Street, Richmar Avenue, and Valley View Boulevard are necessary to accommodate the required detached sidewalk. The proposed areas of vacation along Gary Avenue are necessary to develop the project site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-intensity Suburban Neighborhood (up to 5 du/ac) & Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-E, R-1, & R-2	Undeveloped & single family residential
South	Urban Neighborhood (greater than 18 du/ac)	R-5	Undeveloped
East	Open Lands, Ranch Estate Neighborhood (up to 2 du/ac), & Compact Neighborhood (up to 18 du/ac)	R-E & R-E (RNP-1)	Undeveloped & single family residence
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped

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

Related Applications

Application Number	Request
PA-23-700054	A plan amendment to redesignate the land use from Low-Intensity Suburban Neighborhood to Mid-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-23-0925	A zone change to reclassify to R-2 zoning for a single family residential development with waivers to allow reduced street landscaping, eliminate landscaping adjacent to a less intensive use, and reduced street-intersection off-set is a companion item on this agenda.
TM-23-500194	A tentative map for 113 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 that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2024 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Richmar 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 the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Comprehensive Planning - Addressing

- Upon recordation, an address change application is required to change the address of 3820 W. Gary Avenue.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

**CONTACT: CHRISTA BILBREY, 5795 W. BADURA AVE, SUITE 180, LAS VEGAS, NV
89118**

DRAFT

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VACATION APPLICATION 25A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0926</u>	DATE FILED: <u>12/27/23</u>
		PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u>	TAB/CAC DATE: <u>1/31/24</u>
		PC MEETING DATE: <u>2/20/24</u>	
		BCC MEETING DATE: <u>3/20/24</u>	
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>Silver Serene, LLC</u>
	ADDRESS: <u>9500 Hillwood Dr. #201</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u>
	ZIP: <u>89134</u>
TELEPHONE: _____	
CELL: _____	
E-MAIL: _____	


APPLICANT	NAME: <u>KB Home Las Vegas, Inc.</u>
	ADDRESS: <u>5795 Badura Ave., Suite 180</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u>
	ZIP: <u>89118</u>
TELEPHONE: <u>702-266-8400</u>	
CELL: _____	
E-MAIL: <u>cbilbrey@kbhome.com</u>	
REF CONTACT ID #: _____	

CORRESPONDENT	NAME: <u>Westwood Professional Services - Roxanne Leigh</u>
	ADDRESS: <u>5725 W. Badura Ave., Suite 100</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): 177-19-802-006

PROPERTY ADDRESS and/or CROSS STREETS: Richmar / Valley View

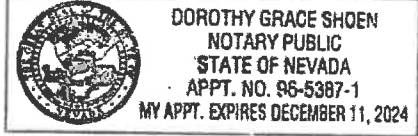
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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



Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 12-30-2023 (DATE)
 By Farhang Rohani - manager
 NOTARY PUBLIC: Dorothy Grace Shoen

F. ROHANI

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.

Westwood

PLANNER

COPY

VS-03-0926

November 13, 2023

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

RE: **Richmar & Valley View, a 113 Lot Residential Subdivision
Justification letter for Right-of-Way and Patent Easement Vacation
Westwood Project No. KBH2305-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, KB Home Nevada, Inc., respectfully submits this justification letter with an application for Vacation and Abandonment of Patent Easements and Rights-of-Way.

Project Description: The project site associated with this vacation request is approximately 14.30+ gross acres and covers APN 177-19-802-005, -006, -008, -009, -018, and -019. It is located in a portion of Section 19, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This development will consist of 113 lots with a gross density of 7.90 dwelling units/acre.

The applicant is vacating the following patent easements that are no longer needed for the subject residential development. The first vacation will include 8.0' of the north boundary of APN 177-19-802-006, and 33.0' of the east, west and south boundaries. The second vacation proposes to vacate 33.0' along all sides of APN 177-19-802-009. The third vacation proposes to vacate 33.0' along all sides of APN 177-19-802-008.

The applicant also proposes to vacate the following public rights-of-way to accommodate detached sidewalks adjacent to the perimeter streets. Along Richmar Avenue, vacate the south 5.0' of the existing 30.0' right-of-way; along Valley View Boulevard, the west 5.0' of the existing 50.0' right-of-way; and along Hinson Street, the east 5.0' of the existing 30.0' right-of-way. The existing Gary Avenue right-of-way along the south boundary of the project is currently being vacated under VS-23-0612.

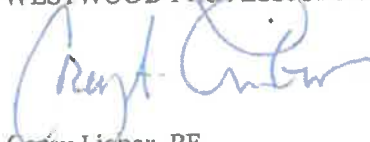
An exhibit has been provided showing the proposed vacations along with supporting legal descriptions and exhibits. The previously recorded Patent Easements and Right-of-Way Documents have also been included.

Thank you for the opportunity to submit this application for your review.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE
Project Manager

02/20/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500194-ROOHANI RAMAK:

TENTATIVE MAP consisting of 113 lots and common lots on 14.3 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Valley View Boulevard and the south side of Richmar Avenue within Enterprise. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-802-005; 177-19-802-006; 177-19-802-008; 177-19-802-009; 177-19-802-018 through 177-19-802-019

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.3
- Number of Lots: 113
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,385 (gross & net)/6,528 (gross & net)
- Project Type: Single family residential development
- Open Space (square feet): 4,484 (common element "I")

The plans depict a single family residential development consisting of 113 lots on 14.3 acres with a density of 7.9 dwelling units per gross acre. The minimum and maximum lot sizes are 3,385 and 6,528 square feet, respectively. Access to the site is granted via a 58 foot wide north/south private street (Street A) that connects to Richmar Avenue, a public street. A 5 foot wide detached sidewalk is provided along both sides of Street A. The interior street network of the development consists of two, 43 foot wide east/west private streets (Street B and C) and two, 43 foot wide north/south private streets (Streets F and G). The east and west portions of Street B terminate in a cul-de-sac bulb and stub street, respectively. The east and west portions of Street C terminate in a stub street. Five foot wide attached sidewalks are located on 1 side of the 4 private streets. Two additional 43 foot wide north/south private streets (Streets E and D), terminating in a cul-de-sac bulb, connect to Street C. Lots 49 through 65 are oriented towards Hinson Street while all remaining lots within the subdivision face towards the interior private streets. Five foot wide detached sidewalks will be provided along Richmar Avenue and Hinson Street.

Landscaping

The plans depict a street landscape area, including a 5 foot wide detached sidewalk, measuring 15 feet in width along Richmar Avenue. A street landscape area, including a 5 foot wide detached sidewalk, measuring 10 feet in width is provided along Hinson Street. A 5 foot wide landscape area behind the detached sidewalk along Hinson Street, consisting of trees, shrubs, and groundcover, will be maintained by the individual property owner. Trees, shrubs, and groundcover are located within the street landscape areas. An open space area (common element "I") measuring 4,484 square feet in area is located at the southwest corner of the development, between lots 51 and 52. A 5 foot wide pedestrian walkway within the open space area will connect to the detached sidewalk along Hinson Street.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-intensity Suburban Neighborhood (up to 5 du/ac) & Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-E, R-1, & R-2	Undeveloped & single family residential
South	Urban Neighborhood (greater than 18 du/ac)	R-5	Undeveloped
East	Open Lands, Ranch Estate Neighborhood (up to 2 du/ac), & Compact Neighborhood (up to 18 du/ac)	R-E & R-E (RNP-1)	Undeveloped & single family residence
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped

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

Related Applications

Application Number	Request
PA-23-700054	A plan amendment to redesignate the land use from Low-Intensity Suburban Neighborhood to Mid-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-23-0925	A zone change to reclassify to R-2 zoning for a single family residential development with waivers to allow reduced street landscaping, eliminate landscaping adjacent to a less intensive use, and reduced street-intersection off-set is a companion item on this agenda.
VS-23-0926	A request to vacate and abandon government patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid 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 Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 20, 2024 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue and associated spandrels;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas on Valley View Boulevard in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Comprehensive Planning - Addressing

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

Department of Aviation

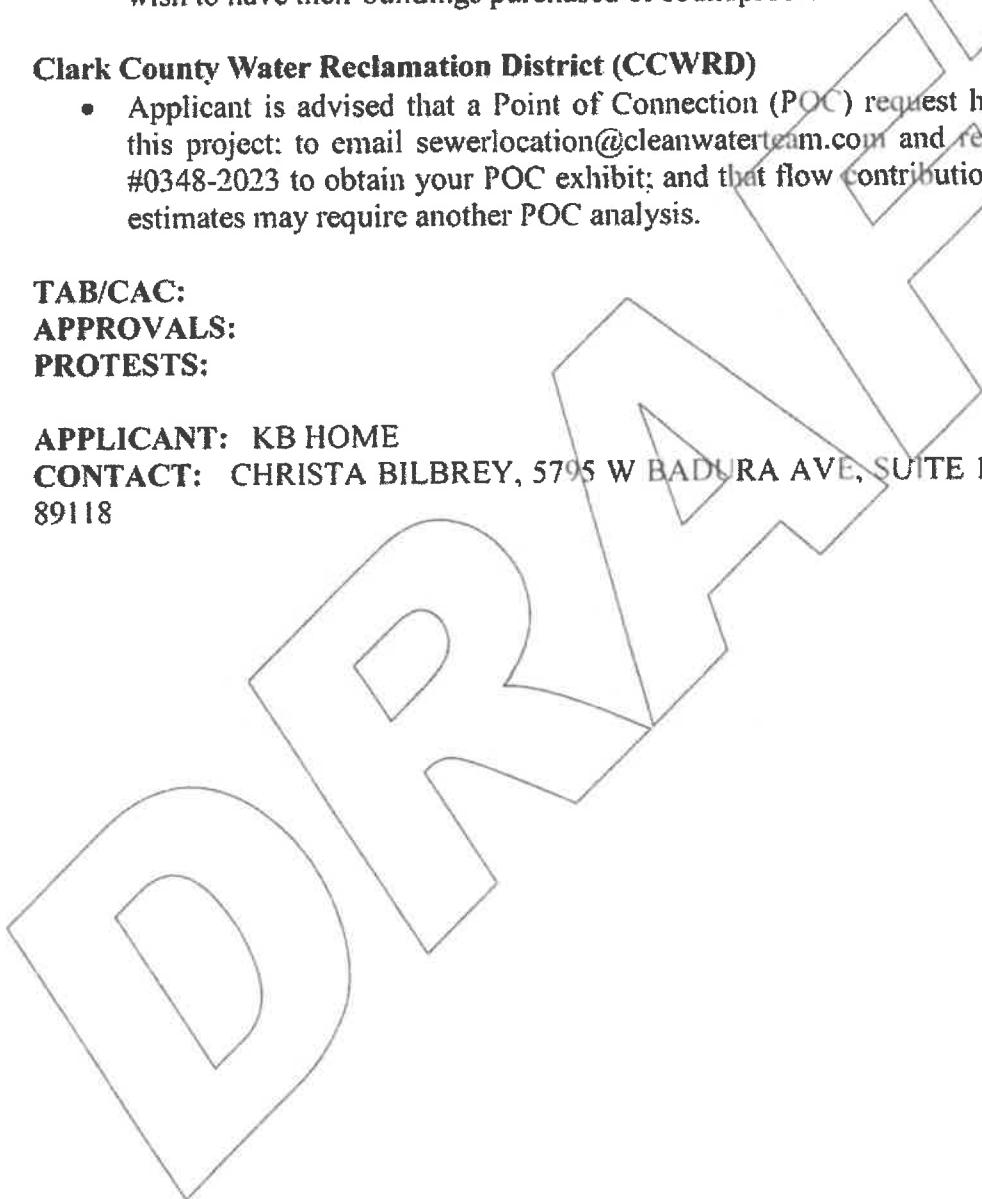
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project: to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0348-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KB HOME
CONTACT: CHRISTA BILBREY, 5795 W BADURA AVE, SUITE 180, LAS VEGAS, NV 89118





TENTATIVE MAP APPLICATION 26A

DEPARTMENT OF COMPREHENSIVE PLANNING
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500194</u>	DATE FILED: <u>12/27/23</u>
		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>1/31/24</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: <u>2/20/24</u>	
		BCC MEETING DATE: <u>3/20/24</u>	
		FEE: <u>\$ 750</u>	

PROPERTY OWNER	NAME: <u>Silver Serene, LLC</u>
	ADDRESS: <u>9500 Hillwood Dr. #201</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>KB Home Las Vegas, Inc.</u>
	ADDRESS: <u>5795 Badura Ave., Suite 180</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-266-8400</u> CELL: <u>702-449-5131</u>
	E-MAIL: <u>cbllbrey@kbhome.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services - Roxanne Leigh</u>
	ADDRESS: <u>5725 W. Badura Ave., Suite 100</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): 177-19-802-006

PROPERTY ADDRESS and/or CROSS STREETS: Richmar / Valley View

TENTATIVE MAP NAME: Single Family Residential

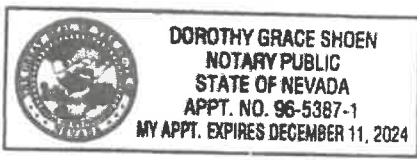
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 9-21-2023 (DATE)

By Farhang Rohani - manager
NOTARY PUBLIC: Dorothy Grace Shoen



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

NOTARY PUBLIC
DOROTHY GRACE SHORN
STATE OF NEVADA
APPT. NO. 98-88888
MY APPT. EXPIRES DECEMBER 31, 2002



02/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-23-0906-RAINBOW & BLUE DIAMOND SOUTHEAST, LLC:

DESIGN REVIEWS for the following: **1)** a restaurant with a drive-thru; and **2)** finish grade in conjunction with a previously approved shopping center on a portion of 8.1 acres in a Commercial General (CG) Zone.

Generally located on the southeast corner of Blue Diamond Road and Rainbow Boulevard within Enterprise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-23-210-003; 176-23-210-004; 176-23-210-007; 176-23-210-008; & 176-23-210-009

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

DESIGN REVIEW:

1. Proposed restaurant with a drive-thru.
2. Increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 67% increase).

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.1 (portion)
- Project Type: Restaurant with a drive-thru
- Number of Stories: 1
- Building Height (feet): 22 feet, 4 inches
- Square Feet: 3,138
- Parking Required/Provided: 223 (overall shopping center)/280 (overall shopping center)

History & Site Plan

NZC-18-0915 was approved 2019 and reclassified the 8 acre site from R-E zoning and H-2 zoning to C-2 zoning for a shopping center. The pad sites did not have architectural plans shown because at that time they were not sure who the tenants would be. As the tenant spaces are leased, they have come forward with design reviews. At the time of submission of this application the overall site has been subdivided into individual parcels whereby the application has been submitted for a design review.

The plans depict a new restaurant pad-site (APN 176-23-210-009) with a drive-thru located on the southeast corner of Blue Diamond Road and Rainbow Boulevard. The subject parcel is located on the northwest corner of the overall shopping center. Direct access to the pad-site is provided via a driveway along Rainbow Boulevard to the west. Plans also show cross access to the commercial uses to the east and south. The proposed restaurant will be in the north portion of the parcel with the drive-thru being adjacent to Blue Diamond Road. The drive-thru design consists of 2 drive-thru lanes merging into 1 lane towards the pick-up window. The drive-thru is entered on the east side of the subject property, with the menu board and call box at the northeast portion of the proposed restaurant building. Drivers will maneuver north of the restaurant building and the pick-up window is located at the southwest side of the building. Pedestrian access is shown on the plans from Rainbow Boulevard. There is 1 required loading space provided and there are 4 bicycle parking spaces provided on-site. There are 223 parking spaces required for the entire shopping center, and 280 parking spaces are provided.

Landscaping

There is an existing attached sidewalk along Blue Diamond Road (north property line), and the plans depict a 15 foot wide landscape buffer along Blue Diamond Road adjacent to the attached sidewalk. In addition, there is an existing detached sidewalk with partial landscaping along Rainbow Boulevard (west property line). However, the applicant's plans show that additional landscaping (east of the existing detached sidewalk) on the subject parcel will be installed, and this landscape buffer varies from 15 feet to 30 feet in width. Parking lot landscaping is shown with landscape finger islands. Landscaping is also proposed on the east and west sides of the restaurant building.

Elevations

The plans depict a proposed restaurant with a drive-thru with an overall height of 22 feet and 4 inches to the top of the parapet wall. Exterior materials include stone veneer accents, clear anodized aluminum storefront with clear glass, decorative wood paneling, stucco finish and metal awning.

Floor Plans

The plans depict a restaurant with utility room with coolers and storage of products, preparation area, point of sale counter, dining area and restroom. The overall area for the restaurant is 3,138 square feet.

Applicant's Justification

This is a request for the Bojangles restaurant with a drive-thru. This restaurant is a regional fast food chain restaurant. The applicant is requesting a design review as a public hearing for the restaurant as well as an increase to the finished grade to 5 feet where 3 feet is allowed. There is a flood wash that cuts through the site, and it is sloping to the east (away from Rainbow Boulevard). Now that Rainbow Boulevard is being fully built, the flows will be contained in the street and the finished floor needs to be set 18 inches above the top of curb, which puts the finished floor 5 feet maximum above existing grade.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0408	Alternative street landscaping and design review for restaurant and finished grade	Approved by BCC	September 2023
ADR-23-900243	Vehicle wash facility	Approved by ZA	July 2023
VS-23-0112	Vacated and abandoned a portion of easements	Approved by PG	May 2023
DR-21-0225	Site lighting for a previously approved shopping center	Approved by BCC	July 2021
WS-20-0428	Comprehensive sign plan with waivers for reduced separation between freestanding signs, reduced sign setbacks, and allowed roof signs	Approved by PC	January 2021
VS-20-0161	Vacated and abandoned right-of-way being Rainbow Boulevard between Serene Avenue (alignment) and Blue Diamond Road	Approved by BCC	April 2020
TM-20-500047	1 lot commercial subdivision for a previously approved shopping center	Approved by BCC	April 2020
WS-19-0725	Modifications to an approved shopping center	Approved by BCC	November 2019
WC-19-400122 (NZC-18-0915)	Waived conditions of a zone change to provide enhanced landscape buffers along the perimeters and street frontages for a shopping center	Approved by BCC	November 2019
NZC-18-0915	Reclassified from R-E and H-2 to C-2 zoning for a shopping center, with waivers for modified driveway and separation, and a design review for a shopping center	Approved by BCC	June 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & H-2	Undeveloped
South	Business Employment	C-2	Undeveloped
East	Business Employment	M-D, M-1, & C-1	Warehouse & undeveloped
West	Corridor Mixed-Use	H-2 & C-2	Retail shopping center

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations,

design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Design Review #1

Access to the site is granted through commercial driveways located within the previously approved shopping center along Santa Margarita Street, Rainbow Boulevard, and Sereine Avenue. The design of the proposed restaurant and drive-thru lanes does not conflict with the circulation of the site. The proposed development is compatible with the overall shopping center and the proposed parking lot landscaping is adequate throughout the site. Therefore, staff can support this request.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference within 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with approved drainage study PW-19-18122;
- 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.

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0021-2024 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MATTHEW STONE

CONTACT: KRISTEN KENT, CAPITAL WEST CONSTRUCTION, 5954 EDMOND STREET, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

27A

ASSESSOR PARCEL #(s): 176-23-210-006

PROPERTY ADDRESS/ CROSS STREETS: SEC BLUE DIAMOND & RAINBOW

DETAILED SUMMARY PROJECT DESCRIPTION

New building for a drive thru, 3138 square feet, with a design review as a public hearing to increase the grade.

PROPERTY OWNER INFORMATION

NAME: RAINBOW & BLUE DIAMOND SOUTHEAST L L C
ADDRESS: 5055 W PATRICK LN STE 101 LAS VEGAS
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118-2840
TELEPHONE: _____ CELL 702-272-6515 EMAIL: kdammm@capwestdev.com

APPLICANT INFORMATION

NAME: same as owner
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION

NAME: LAS CONSULTING-LUCY STEWART
ADDRESS: 1930 VILLAGE CENTER CIRCLE BLDG 3-577
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577
TELEPHONE: _____ CELL 7024996469 EMAIL: STEWPLAN@GMAIL.COM

*Correspondent will receive all project communication

(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)*

Michael Dean
Property Owner (Print)

12/18/23
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) DR-23-0906
PC MEETING DATE _____
BCC MEETING DATE 2/21/24
TAB/CAC LOCATION Enterprise

ACCEPTED BY
DATE 12/27/23

DATE 1/31/24

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

December 20, 2023

DR-23-0906

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

RE: SEC Blue Diamond Rd & Rainbow Blvd, APR 23-101470

Dear Sir or Madam:

Please accept this letter as our request for the design review as a public hearing on final plans. The site is located on the SEC corner of Rainbow Blvd and Blue Diamond Road. The 2023 Land Use Guide Planned Land Use is Business Employment (BE) and the property is zoned General Commercial (C-2). A non-conforming zone change was approved in June of 2019 for C-2 and a Design Review on the overall 8.09-acre site. The pad sites did not have architectural plans shown because at that time they were not sure who the tenants would be. As the tenant spaces are leased, they have come forward with design reviews. The newly adopted master plan, and zoning ordinance designate the property as Business Employment (BE) and the property is zoned General Commercial (January 1, 2024).

The original site plan showed this pad site as a C-Store with gas pumps. The plan has been revised for a Quick Serve Restaurant (QSR). This is a request for Bojangles restaurant with a drive thru window. Bojangles OpCo, LLC., doing business as Bojangles, is an American regional chain of fast-food restaurants that specializes in Cajun-seasoned fried chicken and buttermilk biscuits.

Access to the pad is through the interior service road to the southeast, and direct access via an existing driveway on Rainbow Blvd. The existing drives meet the required throat depth. The drive-thru is entered on the east side of the building,

with the menu boards and the call boxes at the southeast of the building, drivers then circle around the building and pick up their food at the window at the north side of the building. Two drive thru lanes merge into one drive thru lane for pickup. The building is 3138 square feet, and there is a small inside dining area, most of the clients are served via the drive-thru.

There is landscaping adjacent to Blue Diamond Road and Rainbow Boulevard, with internal parking lot landscaping provided. Sixteen parking spaces are required, and thirty-five spaces are provided. There is one required loading space provided and there are four bicycle parking spaces provided on-site.

We are requesting a design review as a public hearing to increase the grade to 5' where 3' is allowed. There is a previous wash that cuts through the site, and it is sloping to the east (away from Rainbow Blvd.). Now that Rainbow Blvd. is being fully built out, the flows will be contained in the street and the finished floor needs to be set 18" above the top of curb, which puts the finished floor 5' maximum above existing grade.

Requested applications:

Design Review as a public hearing for the building.

Design Review as a public hearing to increase the grade to 5' where a maximum of 3' is allowed.

We respectfully request your approval of this request.

Yours truly,

Lucy Stewart

Lucy Stewart

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400001 (ZC-0107-13)-SOUTHERN HIGHLANDS INVEST PTNRS:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 37.6 acre portion of 43.0 acres from an R-E (Rural Estates Residential) Zone under Resolution of Intent to an R-2 (Medium Density Residential) Zone, and from a C-2 (General Commercial) Zone, and an H-1 (Limited Resort and Apartment) Zone all in a P-C (Planned Community Overlay District) to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the length of a dead-end street; and 2) allow early finished grading in conjunction with a proposed single family residential development in the Southern Highlands Master Planned Community.

Generally located on the west side of Southern Highlands Parkway, north of Royal Fortune Drive within Enterprise (description on file). JJ/mh/ng (For possible action)

RELATED INFORMATION:

APN:

191-08-301-015 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the length of a dead-end street with a County approved turnaround to 1,800 feet where a maximum length of 500 feet is permitted (a 260% increase).
2. Allow early finished grading.

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 37.6
- Project Type: Single family residential
- Number of Lots/Units: 40
- Density (du/ac): 1.1 du/ac
- Minimum/Maximum Lot Size (square feet): 10,014/18,101
- Number of Stories: 1 and 2
- Building Height (feet): 29

Site Plan

This previously approved application was a request for a nonconforming zone change based on the adopted Specific Plan for Southern Highlands that designates the majority of the subject site as Commercial Tourist, which only allows for condominium and resort hotel uses. The zone change application was for a portion of an approximate 145 acre single family subdivision known as Olympia Ridge Phase II. The applicant requested R-2 zoning to match the remaining portion of the site to the west. More specifically, the scope of this request covered 40 single family lots on 43 acres for a density of 1.1 dwelling units per acre. The lots range in size from 10,014 square feet to 18,101 square feet. The overall subdivision will be served by private streets varying in width from 24 feet to 33 feet with no sidewalks per WP-1002-99 for hillside streets. There will be 1 point of access that will be taken from Oakland Hills Drive farther to the northwest. All setbacks meet the modified standards established for the Southern Highlands Master Planned Community.

An extension of time is being requested to develop the remainder of the subdivision.

Landscaping

The proposed overall subdivision is constrained by hillside terrain and all common element lots will be passive open areas with some landscaping in certain common elements.

Elevations

The housing product consists of 1 and 2 story homes at a maximum height of 29 feet. The elevations depict stucco finished walls with decorative stone veneer accents, window articulation, and concrete tile roofs.

Floor Plans

The houses range in size from 3,792 square feet to 4,999 square feet. This development will feature 4 different models with 3 elevations each.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0107-13:

Major Projects - Planning

- Until March 2, 2024 to complete;
- Expunge ZC-0690-13 (this site only).
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Clark County Fire Department approval of the over-length cul-de-sacs;
- Developer must sign a grading agreement and provide proof of \$5 million insurance.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the

Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation.

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

Fire Department

- Over-length dead-end streets require approved fire department turn-arounds.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at time of development, point of sanitary sewer connection determination, as well as acceptance of any proposed sanitary sewer easements, will require submittal of civil improvement plans and full engineering review and evaluation including submittal of estimated wastewater flow rates from all phases of the proposed project at build-out; and that all on-site sewers shall be public sewers for detached single family residential.

Applicant's Justification

The applicant states that the extension of time request is to coincide with the request for a fourth extension request for the Southern Highlands Development Agreement. The applicant requests a 15 year extension of time for this application.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400156 (TM-500030-13)	First extension of time for a tentative map consisting of 207 single family residential lots and common element lots	Approved by BCC	January 2020
UC-0370-14	Modified wall height standards in conjunction with a proposed single family residential development - expired	Approved by PC	June 2014
TM-0030-13	207 single family residential lots and common element lots	Approved by BCC	May 2013
ZC-0107-13	Reclassified a portion of this site (37 acres) to R-2 zoning	Approved by BCC	May 2013
UC-0099-13	Temporary material processing and rock crushing operation	Approved by PC	April 2013
TM-0106-12	155 single family residential lots and common lots	Approved by BCC	February 2013
ZC-0690-12	Reclassified 40.2 acres with a waiver to increase the length of a dead-end street	Approved by BCC	February 2013

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0274-08 (ET-0136-09)	First extension of time for a use permit to commence modified development standards on 700 acres	Approved by PC	July 2009
WT-0049-09	Waiver to extend the time limit for an improvement bond	Approved by BCC	March 2009
TM-0183-08	93 single family residential lots and common lots	Approved by PC	December 2008
WT-0780-08	Waiver to extend the time limit for an improvement bond	Approved by BCC	October 2008
UC-0274-08	Commenced modified development standards on 700 acres	Approved by PC	May 2008
ZC-1143-07	Reclassified 3.2 acres for high-rise condominium towers	Approved by BCC	December 2007
TM-0249-06	110 single family residential lots, 21 common element lots, and 6 large lots	Approved by BCC	August 2006
ZC-0750-06	Reclassified 6 acres for a single family residential development	Approved by BCC	August 2006
SNC-0748-06	Street name change to establish 2 digit street numbering system	Approved by BCC	July 2006
VS-0529-06	Vacated and abandoned easements located between Golf Estates Drive and Roarke Avenue, and between I-15 and unimproved BLM land to the west	Approved by BCC	July 2006
ZC-1604-99 (ET-0261-05)	First extension of time for a zone change to reclassify property on 440 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	December 2005
MP-1071-05	Major project for a land use plan amendment for a mixed-use Comprehensive Master Planned Community known as Southern Highlands on 2,654 acres	Approved by BCC	October 2005
ZC-0669-01	Reclassified 170.7 acres for a 400 room resort hotel/casino	Approved by BCC	September 2001
UC-0354-00 (ET-0110-01)	First extension of time for a use permit for a gravel pit/extraction facility	Approved by PC	May 2001
UC-0354-00	Gravel pit/extraction facility	Approved by PC	April 2000
ZC-1604-99	Reclassified property on 440 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	December 1999

Prior Land Use Requests

Application Number	Request	Action	Date
WT-1002-99	Waiver to provide modified improvement standards	Approved by PC	August 1999
ZC-0227-99	Reclassified 1,864 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	April 1999
TM-0330-98	Southern Highlands Master Planned Community	Approved by PC	February 1999
VS-1814-98	Vacated and abandoned all easements and all public rights-of-way located between I-15 and Valley View Boulevard and between Bruner Avenue and Larson Lane	Approved by BCC	December 1998
ZC-1817-98	Reclassified 1,864 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	November 1998
MP-0462-97	Land use plan for a mixed-use Comprehensive Planned Community on 2,720 acres to establish the framework and guidelines for future land use requests and development	Approved by BCC	February 1998
MP-0461-97	Major project concept plan for a mixed-use Comprehensive Planned Community	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Neighborhood (up to 8 du/ac)	Suburban	R-2	Single family residential
South	Mid-Intensity Neighborhood (up to 8 du/ac)	Suburban	R-3	Single family residential
East	Mid-Intensity Neighborhood (up to 8 du/ac)	Suburban	R-2 & C-2	Single family residential & Undeveloped

Related Applications

Application Number	Request
ET-24-400002 (ZC-1536-05)	A first extension of time request for ZC-1536-05 is a related item on this agenda
ET-24-400003 (ZC-0750-06)	A first extension of time request for ZC-0750-06 is a related item on this agenda
ET-24-400004 (ZC-1604-99)	A second extension of time request for ZC-1604-99 is a related item on this agenda

Related Applications

Application Number	Request
ET-24-400005 (ZC-0588-05)	A first extension of time request for ZC-0588-05 is a companion item on this agenda

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 29.

Analysis

Comprehensive Planning

This extension of time request coincides with a request to extend the Development Agreement (DA-1535-05) for the Southern Highlands Master Planned Community. Staff has no objection to the 15 year extension of time request, which will allow the Southern Highlands area to continue developing in accordance with previously approved applications. Therefore, staff can support this request.

Public Works - Development Review

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

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until March 2, 2039 to complete.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CHRIS ARMSTRONG

CONTACT: DEBI GUMA, 11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300, LAS VEGAS, NV 89141

DRAFT

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400002 (ZC-1536-05)-SOUTHERN HIGHLANDS INVEST PTNRS:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify approximately 356.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay) Zone for a Comprehensive Master Planned Community known as Southern Highlands.

USE PERMIT for modified residential development standards.

VARIANCES for the following: **1)** waive the required setbacks from section and center section lines; and **2)** waive the required setbacks from Township and Range lines.

Generally located on the south side of Golf Estates Drive, 950 feet west of Southern Highlands Parkway within Enterprise. (description on file). JJ/na/ing (For possible action)

RELATED INFORMATION:

APN:

191-07-201-007; 191-07-211-001; 191-07-701-003; 191-07-711-007

VARIANCES:

1. Waive the required setbacks from section and center section line streets where 50 feet and 40 feet are required, respectively.
2. Waive the required setbacks from Township and Range lines where 75 feet is required.

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 175 (current acreage owned by applicant)/356 (original project acreage)
- Project Type: Single family residential

History

The original request was to establish an R-2 zoned single family subdivision within Southern Highlands. An extension of time is being requested to develop the remainder of the subdivision.

The original proposed planning area within Southern Highlands was approximately 1,864 acres. Since that time they have acquired approximately 826 additional acres, of which 356 acres are being considered for rezoning. The updated Southern Highlands planning area will now consist of approximately 2,690 acres of land that include areas already owned by the master developer, most of which has already been developed under the original concept plan. Southern Highland's

original residential cap was 7,000 residential units. The first amendment to the development agreement added an additional 1,500 residential units. With the addition of the approximate 356 acres, the applicant is requesting 1,900 additional residential units with some of those units being placed within the 356 acres and the remaining units dispersed throughout the existing Southern Highlands area. In total, the number of residential units proposed for the entire Southern Highlands planning area will be 10,400 dwelling units at approximately 3.87 du/ac.

The approved modified development standards submitted with this application requests amended standards from Title 29, to include, but are not limited to reduced setbacks (e.g. 10 foot rear setbacks where 20 feet is required), increased building heights to 40 feet instead of 35 feet, a 65% lot coverage for single story buildings, reduced separations between principal and accessory buildings (6 feet where 10 feet was the standard), and a variety of front setbacks to allow for a diversity of streetscapes and architectural styles. Other modified development standards such as minimum lot sizes have not yet been determined by the developer.

The approved variances from section and center section line streets allow for flexibility in the layout of the community. The current street system within Southern Highlands and the typical street system plans submitted within the master planned community illustrates mostly curvilinear streets that deviate from the County's alignment. Therefore, in keeping with the layout and design, the applicant is requesting to have these requirements waived.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-1536-05:

Major Projects - Planning

- No resolution of intent on the P-C Overlay District and staff preparing an ordinance to adopt the planned community overlay district;
- Approval of the R-2 zoning with a resolution of intent to expire on March 2, 2024 to coincide with date of the development agreement DA-1535-05;
- Compliance with the Southern Highlands Development Agreement;
- Updated modified development standards table to be submitted prior to building permits;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be
- justification for the denial of an extension of time.

Major Projects - Engineering

- Master transportation study update and compliance;
- Drainage study and compliance;
- Compliance with development agreement;
- No objection to modified street widths if done in conformance with Southern Highlands modified development standards.

Department of Aviation

- Applicant is advised that this property is subject to potentially significant aircraft noise from McCarran International Airport; the Federal Aviation Administration (FAA) will no longer approve remedial noise mitigation measures for incompatible development

impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the owner wish to have their home purchased or soundproofed.

Applicant's Justification

The applicant states that the extension of time request is to coincide with the request for a fourth extension request for the Southern Highlands Development Agreement. The applicant requests a 15 year extension of time for this application.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400156 (TM-500030-13)	First extension of time for a tentative map consisting of 207 single family residential lots and common element lots	Approved by BCC	January 2020
UC-0370-14	Modified wall height standards in conjunction with a proposed single family residential development - expired	Approved by PC	June 2014
TM-0030-13	207 single family residential lots and common element lots	Approved by BCC	May 2013
ZC-0107-13	Reclassified a portion of this site (37 acres) to R-2 zoning	Approved by BCC	May 2013
UC-0099-13	Temporary material processing and rock crushing operation	Approved by PC	April 2013
TM-0106-12	155 single family residential lots and common lots	Approved by BCC	February 2013
ZC-0690-12	Reclassified 40.2 acres with a waiver to increase the length of a dead-end street	Approved by BCC	February 2013
UC-0274-08 (ET-0136-09)	First extension of time for a use permit to commence modified development standards on 700 acres	Approved by PC	July 2009
WT-0049-09	Waiver to extend the time limit for an improvement bond	Approved by BCC	March 2009
TM-0183-08	93 single family residential lots and common lots	Approved by PC	December 2008
WT-0780-08	Waiver to extend the time limit for an improvement bond	Approved by BCC	October 2008
UC-0274-08	Commenced modified development standards on 700 acres	Approved by PC	May 2008
ZC-1143-07	Reclassified 3.2 acres for high-rise condominium towers	Approved by BCC	December 2007
TM-0249-06	110 single family residential lots, 21 common element lots, and 6 large lots	Approved by BCC	August 2006

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0750-06	Reclassified 6 acres for a single family residential development	Approved by BCC	August 2006
SNC-0748-06	Street name change to establish 2 digit street numbering system	Approved by BCC	July 2006
VS-0529-06	Vacated and abandoned easements located between Golf Estates Drive and Roarke Avenue, and between I-15 and unimproved BLM land to the west	Approved by BCC	July 2006
ZC-1604-99 (ET-0261-05)	First extension of time for a zone change to reclassify property 440 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	December 2005
MP-1071-05	Major project for a land use plan amendment for a mixed-use Comprehensive Master Planned Community known as Southern Highlands on 2,654 acres	Approved by BCC	October 2005
ZC-0669-01	Reclassified 170.7 acres for a 400 room resort hotel/casino	Approved by BCC	September 2001
UC-0354-00 (ET-0110-01)	First extension of time for a use permit for a gravel pit/extraction facility	Approved by PC	May 2001
UC-0354-00	Gravel pit/extraction facility	Approved by PC	April 2000
ZC-1604-99	Reclassified property on 40 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	December 1999
WT-1002-99	Waiver to provide modified improvement standards	Approved by PC	August 1999
ZC-0227-99	Reclassified 1,864 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	April 1999
TM-0330-98	Southern Highlands Master Planned Community	Approved by PC	February 1999
VS-1814-98	Vacated and abandoned all easements and all public rights-of-way located between I-15 and Valley View Boulevard and between Bruner Avenue and Larson Lane	Approved by BCC	December 1998
ZC-1817-98	Reclassified 1,864 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	November 1998

Prior Land Use Requests

Application Number	Request	Action	Date
MP-0462-97	Land use plan for a mixed-use Comprehensive Planned Community on 2,720 acres to establish the framework and guidelines for future land use requests and development	Approved by BCC	February 1998
MP-0461-97	Major project concept plan for a mixed-use Comprehensive Planned Community	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Mid Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-2	Undeveloped single family residential & golf course
South	Open Lands & Mid Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-2	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-2	Undeveloped & single family residential
West	Open Lands	R-E	Undeveloped

Related Applications

Application Number	Request
ET-24-400001 (ZC-0107-13)	A first extension of time request for ZC-0107-13 is a related item on this agenda
ET-24-400003 (ZC-0750-06)	A first extension of time request for ZC-0750-06 is a related item on this agenda
ET-24-400004 (ZC-1604-99)	A second extension of time request for ZC-1604-99 is a related item on this agenda
ET-24-400005 (ZC-0588-05)	A first extension of time request for ZC-0588-05 is a companion item on this agenda

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 29.

Analysis

Comprehensive Planning

This extension of time request coincides with a request to amend the Development Agreement (DA-1535-05) for the Southern Highlands Master Planned Community. Staff has no objection to the 15 year extension of time request, which will allow the Southern Highlands area to continue

developing in accordance with previously approved applications. Therefore, staff can support this request.

Public Works - Development Review

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

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until March 2, 2039 to complete.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CHRIS ARMSTRONG

CONTACT: DEBI GUMA, 11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300, LAS VEGAS, NV 89141



Department of Comprehensive Planning Application Form

29A

ASSESSOR PARCEL #(s): 191-07-101-001 191-07-101-002 191-07-201-007 191-07-211-001 191-07-701-003 191-07-711-007

PROPERTY ADDRESS/ CROSS STREETS: Southern Highlands Pkwy/ Oakland Hills Drive

DETAILED SUMMARY PROJECT DESCRIPTION

ZC-1536-05 - Requesting extension of zone change related to Development Agreement extension.

PROPERTY OWNER INFORMATION

NAME: Southern Highlands Investment Partners
ADDRESS: 11411 Southern Highlands Pkwy., Ste. 300
CITY: Las Vegas STATE: NV ZIP CODE: 89141
TELEPHONE: 702-220-6565 CELL 702-204-9989 EMAIL: carmstrong@olympiacompanies.com

APPLICANT INFORMATION

NAME: Chris Armstrong
ADDRESS: 11411 Southern Highlands Pkwy., Ste. 300
CITY: Las Vegas STATE: NV ZIP CODE: 89141 REF CONTACT ID # _____
TELEPHONE: 702-220-6565 CELL 702-204-9989 EMAIL: carmstrong@olympiacompanies.com

CORRESPONDENT INFORMATION

NAME: Debi Guma
ADDRESS: 11411 Southern Highlands Pkwy., Ste. 300
CITY: Las Vegas STATE: NV ZIP CODE: 89141 REF CONTACT ID # _____
TELEPHONE: 702-220-6565 CELL 702-287-6610 EMAIL: dguma@olympiacompanies.com

*Correspondent will receive all project communication

(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 and 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)*

Chris Armstrong
Property Owner (Print)

12-27-2023
Date

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PLDD	<input type="checkbox"/> SN	<input type="checkbox"/> WC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SW	<input type="checkbox"/> TR	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUH	<input type="checkbox"/> SDB	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICANT OR #1: ET-27-400002
APPLICANT OR #2: _____
APPLICANT OR #3: _____
TABULAR LOCATION: enterprise ... 1/31/2024 Fee NAI 11312024 \$900.00



OLYMPIA LAND CORPORATION

December 27, 2023

Clark County Planning Department
500 South Grand Central Pkwy
Las Vegas, NV

RE: Southern Highlands ZC-1536-05 Extension of Time with Development Agreement – 4th Amendment (DA-1535-05)

To Whom It May Concern,

Please accept this letter and accompanying application for our request for an extension of time for the aforementioned Zone Change Application. The request for the extension is to coincide with the request for the 4th Amendment/ Extension to the Southern Highlands Development Agreement.

We respectfully request a fifteen (15) year extension of time and your favorable recommendation.

We sincerely appreciate the time and effort of all staff involved.

Please feel free to contact me directly with any questions or comments.

Sincerely,

Chris Armstrong

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400003 (ZC-0750-06 & WT-0747-06)-SOUTHERN HIGHLANDS INVEST PTNRS:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify approximately 6.0 acres from a C-2 (Commercial General) P-C (Planned Community Overlay District) Zone and an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone for a single family residential development located in the Southern Highlands Master Planned Community.

USE PERMITS for the following: 1) establish modified residential development standards; and 2) allow a public facility (water pumping station and reservoir) in a residential district.

VARIANCES for the following: 1) increase block wall heights; and 2) eliminate the landscaping requirement for a public facility.

WAIVERS for the following: 1) allow early rough grading, and 2) establish modified improvement standards on approximately 409.0 acres in an R-2 (Medium Density Residential) Zone, a C-2 (Commercial General) Zone, and an H-1 (Limited Resort and Apartment) Zone all within the P-C (Planned Community Overlay) Zone in the Southern Highlands Master Planned Community.

Generally located on the west side of Southern Highlands Parkway, north of Reyes Avenue within Enterprise (description on file). JJ/tp/ng (For possible action)

RELATED INFORMATION:

APN:

191-08-301-015; 191-07-201-007; 191-07-201-001; 191-07-617-025; 191-07-617-006 through 191-07-617-008; 191-07-617-010 through 191-07-617-012; 191-07-617-014 through 191-07-617-016; 191-07-619-001 through 191-07-619-005; 191-07-619-007 through 191-07-619-010; 191-07-711-001 through 191-07-711-005; 191-07-711-007, 191-07-620-003 through 191-07-620-009; 191-07-618-001, 191-07-701-003;

USE PERMITS:

1. Modified residential development standards.
2. Allow the construction, operation, and maintenance of a water pumping station and reservoir in a residential (R-2) zoning district.

VARIANCES:

1.
 - a. To allow tiered retaining parson walls up to a maximum of 45 feet in height (double-tiered retaining parsons walls up to a maximum 15 feet in height with a vertical difference of 15 feet).
 - b. Allow block walls up to 12 feet (9 foot maximum CMU screen wall over 3 foot maximum retaining wall), where maximum 9 foot walls are allowed (6 foot screen wall over 3 foot retaining).

2. To waive the landscaping requirement in conjunction with the water pumping station and reservoir tank only.

WAIVERS:

1. To allow early rough grading prior to submission of the final map technical review, civil improvement plans, and prior to posting of bonds and fees.
2. To allow cul-de-sac and street lengths more than 1,000 feet where 500 feet maximum is the standard.
3. To establish modified improvement standards for 24 foot, 28 foot, and 33 foot wide private street sections in conjunction with a single family residential subdivision.

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6 (zone change)/409 (use permit, variances, and waivers)
- Project Type: Single family residential
- Number of Lots/Units: 110
- Density (du/ac): 1.13
- Minimum/Maximum Lot Size (square feet): 20,856 to 95,291
- Building Height (feet): 40

History & Site Plan

The previously approved plan depicts a 110 lot single family residential subdivision with 21 common element lots and 6 large lots that will encompass approximately 409 acres. The private street sections proposed for the future residential subdivision are now in use within the existing hillside areas of the Southern Highlands development, and the applicant is requesting that this site be established with those same modified development standards. The over-length blocks and cul-de-sacs are being requested to maximize efficient use of the property and reduce the amount of extensive grading. An extension of time is being requested to develop the remainder of the subdivision.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0750-06 & WT-0747-06:

Current Planning

- A resolution of intent to expire on March 2, 2024;
- Expunging the C-2 zoned portion, under ZC-1604-99 only, (6.0 acres) that is being rezoned to R-2;
- Grading plans to reflect wall height;
- Compliance with the Southern Highlands Development Agreement;
- Updated modified development standards table to be submitted prior to building permits;

- All approved dust mitigation permit from the Department of Air Quality and Environmental Management prior to grading permit;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 1 year of approval date or it will expire.

Major Projects – Engineering

- Grading limited to rough grading only;
- Drainage study approval and compliance prior to issuance of building permit for rough grading;
- Submittal of approvable plans will be required prior to pad grading permit being issued;
- If project is gated; queuing analysis and/or gate/callbox location to be approved by Civil Engineering prior to tentative map approval;
- Minimum 24 feet of asphalt on street sections;
- Clark County Fire Department approval of all over-length cul-de-sacs and all street sections;
- Compliance with ZC-1536-05, and the Southern Highlands Development Agreement.

Department of Aviation

- Applicant is advised that this property is subject to potentially significant aircraft noise from McCarran International Airport; the Federal Aviation Administration (FAA) will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1,1998; and that funds will not be available in the future should the owner wish to have their home purchased or soundproofed.

Applicant’s Justification

The applicant states that the extension of time request is to coincide with the request for a fourth extension request for the Southern Highlands Development Agreement. The applicant requests a 15 year extension of time for this application.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400156 (TM-500030-13)	First extension of time for a tentative map consisting of 207 single family residential lots and common element lots	Approved by BCC	January 2020
UC-0370-14	Modified wall height standards in conjunction with a proposed single family residential development - expired	Approved by PC	June 2014
TM-0030-13	207 single family residential lots and common element lots	Approved by BCC	May 2013
ZC-0107-13	Reclassified a portion of this site (37 acres) to R-2 zoning	Approved by BCC	May 2013

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0099-13	Temporary material processing and rock crushing operation	Approved by PC	April 2013
TM-0106-12	155 single family residential lots and common lots	Approved by BCC	February 2013
ZC-0690-12	Reclassified 40.2 acres with a waiver to increase the length of a dead-end street	Approved by BCC	February 2013
UC-0274-08 (ET-0136-09)	First extension of time for a use permit to commence modified development standards on 700 acres	Approved by PC	July 2009
WT-0049-09	Waiver to extend the time limit for an improvement bond	Approved by BCC	March 2009
TM-0183-08	93 single family residential lots and common lots	Approved by PC	December 2008
WT-0780-08	Waiver to extend the time limit for an improvement bond	Approved by BCC	October 2008
UC-0274-08	Commenced modified development standards on 700 acres	Approved by PC	May 2008
ZC-1143-07	Reclassified 3.2 acres for high-rise condominium towers	Approved by BCC	December 2007
TM-0249-06	110 single family residential lots, 21 common element lots, and 6 large lots	Approved by BCC	August 2006
ZC-0750-06	Reclassified 6 acres for a single family residential development	Approved by BCC	August 2006
SNC-0748-06	Street name change to establish 2 digit street numbering system	Approved by BCC	July 2006
VS-0529-06	Vacated and abandoned easements located between Golf Estates Drive and Roarke Avenue, and between I-15 and unimproved BLM land to the west	Approved by BCC	July 2006
ZC-1604-99 (ET-0261-05)	First extension of time for a zone change to reclassify property on 440 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	December 2005
MP-1071-05	Major project for a land use plan amendment for a mixed-use Comprehensive Master Planned Community known as Southern Highlands on 2,654 acres	Approved by BCC	October 2005
ZC-0669-01	Reclassified 170.7 acres for a 400 room resort hotel/casino	Approved by BCC	September 2001
UC-0354-00 (ET-0110-01)	First extension of time for a use permit for a gravel pit/extraction facility	Approved by PC	May 2001

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0354-00	Gravel pit/extraction facility	Approved by PC	April 2000
ZC-1604-99	Reclassified property on 440 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	December 1999
WT-1002-99	Waiver to provide modified improvement standards	Approved by PC	August 1999
ZC-0227-99	Reclassified 1,864 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	April 1999
TM-0330-98	Southern Highlands Master Planned Community	Approved by PC	February 1999
VS-1814-98	Vacated and abandoned all easements and all public rights-of-way located between I-15 and Valley View Boulevard and between Bruner Avenue and Larson Lane	Approved by BCC	December 1998
ZC-1817-98	Reclassified 1,864 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	November 1998
MP-0462-97	Land use plan for a mixed-use Comprehensive Planned Community on 2,720 acres to establish the framework and guidelines for future land use requests and development	Approved by BCC	February 1998
MP-0461-97	Major project concept plan for a mixed-use Comprehensive Planned Community	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-3	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & C-2	Single family residential & Undeveloped

Related Applications

Application Number	Request
ET-24-400001 (ZC-0107-13)	A first extension of time request for ZC-0750-06 is a related item on this agenda
ET-24-400002 (ZC-1536-05)	A first extension of time request for ZC-1536-05 is a related item on this agenda
ET-24-400004 (ZC-1604-99)	A second extension of time request for ZC-1604-99 is a related item on this agenda
ET-24-400005 (ZC-0588-05)	A first extension of time request for ZC-0588-05 is a companion item on this agenda

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 29.

Analysis

Comprehensive Planning

This extension of time request coincides with a request to amend the Development Agreement (DA-1535-05) for the Southern Highlands Master Planned Community. Staff has no objection to the 15 year extension of time request, which will allow the Southern Highlands area to continue developing in accordance with previously approved applications. Therefore, staff can support this request.

Public Works - Development Review

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

Staff Recommendation

Approval

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until March 2, 2039 to complete.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CHRIS ARMSTRONG

CONTACT: DEBI GUMA, 11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300, LAS VEGAS, NV 89141

DRAFT



Department of Comprehensive Planning Application Form

30A

ASSESSOR PARCEL #(s): 191-08-301-015

PROPERTY ADDRESS/ CROSS STREETS: Southern Highlands Pkwy/ Oakland Hills Drive

DETAILED SUMMARY PROJECT DESCRIPTION

ZC-0750-06 - Requesting extension of zone change related to Development Agreement extension.

PROPERTY OWNER INFORMATION

NAME: Southern Highlands Investment Partners
ADDRESS: 11411 Southern Highlands Pkwy., Ste. 300
CITY: Las Vegas STATE: NV ZIP CODE: 89141
TELEPHONE: 702-220-6565 CELL 702-204-9989 EMAIL: carmstrong@olympiacompanies.com

APPLICANT INFORMATION

NAME: Chris Armstrong
ADDRESS: 11411 Southern Highlands Pkwy., Ste. 300
CITY: Las Vegas STATE: NV ZIP CODE: 89141 REF CONTACT ID # _____
TELEPHONE: 702-220-6565 CELL 702-204-9989 EMAIL: carmstrong@olympiacompanies.com

CORRESPONDENT INFORMATION

NAME: Debi Guma
ADDRESS: 11411 Southern Highlands Pkwy., Ste. 300
CITY: Las Vegas STATE: NV ZIP CODE: 89141 REF CONTACT ID # _____
TELEPHONE: 702-220-6565 CELL 702-287-6610 EMAIL: dguma@olympiacompanies.com

*Correspondent will receive all project communication

(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)

Chris Armstrong
Property Owner (Print)

12.27.2023
Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> TR	<input type="checkbox"/> WS
<input type="checkbox"/> ADP	<input type="checkbox"/> AL	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> T	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PLD	<input type="checkbox"/> SDR	<input type="checkbox"/> ENT	<input type="checkbox"/> WF	<input type="checkbox"/> OTHER

APPLICATION # ET24-400003

PLANNING DATE _____

BOC MEETING DATE 02/21/24

TAB/CALCULATION Enterprise

DATE 1/31/24

Rp
1/31/24



OLYMPIA LAND CORPORATION

24-400003

December 27, 2023

Clark County Planning Department
500 South Grand Central Pkwy
Las Vegas, NV

RE: Southern Highlands ZC-0750-06 Extension of Time with Development Agreement – 4th Amendment (DA-1535-05)

To Whom It May Concern,

Please accept this letter and accompanying application for our request for an extension of time for the aforementioned Zone Change Application. The request for the extension is to coincide with the request for the 4th Amendment/ Extension to the Southern Highlands Development Agreement.

We respectfully request a fifteen (15) year extension of time and your favorable recommendation.

We sincerely appreciate the time and effort of all staff involved.

Please feel free to contact me directly with any questions or comments.

Sincerely,

Chris Armstrong

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400004 (ZC-1604-99 & WT-1605-99)-HUNTINGTON VILLAGE A UNIT 1 AT RHODES RANCH:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 2,299 acres from an R-E (Rural Estates Residential) Zone, an R-2 (Medium Density Residential) Zone, an R-4 (Multiple Family Residential - High Density) Zone, a C-1 (Local Business) Zone, a C-2 (General Commercial) Zone, a P-F (Public Facility) Zone, all within the P-C (Planned Community Overlay) Zone to an R-2 (Medium Density Residential) Zone, an R-4 (Multiple Family Residential - High Density) Zone, a C-1 (Local Business) Zone, a C-2 (General Commercial) Zone, a P-F (Public Facility) Zone, all within the P-C (Planned Community Overlay) Zone for a mixed-use Comprehensive Master Planned Community known as Southern Highlands.

USE PERMIT for modified development standards.

VARIANCES for the following: 1) waive the required setbacks from section and center section lines; 2) waive the required setbacks from Township and Range lines.

WAIVERS for the following: 1) modified improvement standards; and 2) standard street grid dedication requirements.

Generally located on the west side of Southern Highlands Parkway and the south side of Stonewater Lane within Enterprise. JJ/dd ng (For possible action)

RELATED INFORMATION:

APN:

191-06-295-008; 191-06-301-010; 191-06-314-028; 191-06-315-014; 191-06-315-015; 191-06-318-003; 191-06-318-006; 191-06-319-003; 191-06-319-004; 191-06-401-006; 191-06-701-009

VARIANCES:

1. Waive required setbacks from section and center section line streets where 50 feet and 40 feet are required.
2. Waive required setbacks from Township and Range lines where 75 feet is required.

LAND USE PLAN:

ENTERPRISE - MID INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 197.2 portion of 2,299
- Project Type: Single family residential, commercial, and public facilities

History & Site Plan

The original zone change request (ZC-1604-99) established the Mixed-Use Comprehensive Master Plan within Southern Highlands which included a use permit for modified residential development standards, a golf course, variances for setbacks from section, township and range lines, and waivers to establish modified improvement standards and deviate from the standard street grid dedication requirements. The application also included a request for 8,500 dwelling units with 3 residential categories, 3 commercial categories, and public facilities areas.

Upon the first extension of time approved in 2005 (ET-400261-05 (ZC-1604-99)) development within Southern Highlands had been progressing as scheduled, and the applicant had requested that the extension of time for the original zone change run with the Development Agreement that was set to expire on March 2, 2024.

Now, the applicant is requesting that the original zone change be extended for an additional 15 years. The only areas of the original acreage that the applicant is requesting to extend are those parcels that are currently being developed or those that are undeveloped and owned by the applicant.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-400261-05 (ZC-1604-99 & WT-1605-99):

Major Projects – Planning

- Until March 2, 2024:
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time

Major Projects – Engineering

- Compliance with previous conditions

Department of Aviation

- Applicant is advised that this property is subject to potentially significant aircraft noise from McCarran International Airport; the Federal Aviation Administration (FAA) will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the owner wish to have their home purchased or soundproofed.

Below are the approved conditions for ZC-1604-99:

- No resolution of intent and staff preparing an ordinance to adopt the planned community overlay district.
- Approval of the zoning with a resolution of intent to expire November 18, 2006, to coincide with the date of DA-1819-98.
- Expunge ZC-0227-99, ZC-1817-99, WT-1821-99, WT-1002-99.

- Compliance with the amended Southern Highlands Development Agreement.
- Compliance with the submitted Dust Mitigation Plan as approved by the Clark County Comprehensive Planning Department.
- Residential properties located along Cactus Avenue to meet conditions of agreement requiring R-D sized lots as approved by TM-0218-99.
- Statement to the prospective home buyers that the property is subject to aircraft overflights and noise resulting from operations at McCarran International Airport and Henderson Executive Airport for areas within the AE-60.
- All applicable vacations to be recordable prior to the final map submittal.
- Grading and blasting to be prohibited between the hours of 9:00 p.m. and 5:00 a.m.
- Provide Public Works approved access to all potentially landlocked parcels.
- SID 121 to be created with bonds sold and no final maps to be recorded until off-site improvement plans are approved.
- All applicable standard conditions for this application type.

Applicant's Justification

The applicant states that the extension of time request is to coincide with the request for a fourth extension request for the Southern Highlands Development Agreement. The applicant requests a 15 year extension of time for this application.

Prior Land Use Requests

Application Number	Request	Action	Date
WT-0740-07 (ET-0205-09)	Second extension of time for early grading	Approved by PC	September 2009
VC-0761-07 (ET-0204-09)	Second extension of time for separations between walls and principal structures	Approved by PC	September 2009
WT-0740-07 (ET-0213-08)	First extension of time for early grading	Approved by PC	September 2008
VC-0761-07 (ET-0212-08)	First extension of time for separations between walls and principal structures	Approved by PC	September 2008
UC-0075-07 (ET-0035-08)	First extension of time for modified development standards	Approved by PC	April 2008
UC-0274-08	Modified development standards	Approved by PC	May 2008
VC-0761-07	Variance for separations between walls and principal structures	Approved by PC	August 2007
WT-0740-07	Waiver of title for early grading	Approved by PC	August 2007
UC-0075-07	Modified development standards	Approved by PC	February 2007
VC-1373-05 (ET-0308-06)	First extension of time for block wall heights and reduced setbacks	Approved by PC	November 2006

Prior Land Use Requests

Application Number	Request	Action	Date
SNC-0748-06	Street name change to establish 2 digit street numbering system	Approved by BCC	July 2006
VS-0529-06	Vacated and abandoned easements located between Golf Estates Drive and Roarke Avenue, and between I-15 and unimproved BLM land to the west	Approved by BCC	July 2006
ZC-1604-99 (ET-0261-05)	First extension of time for a zone change to reclassify property on 440 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	December 2005
VC-1373-05	Variance for block wall heights and reduced setbacks		
MP-1071-05	Major project for a land use plan amendment for a mixed-use Comprehensive Master Planned Community known as Southern Highlands on 2,654 acres	Approved by BCC	October 2005
ZC-0669-01	Reclassified 170.7 acres for a 400 room resort hotel/casino	Approved by BCC	September 2001
UC-0354-00 (ET-0110-01)	First extension of time for a use permit for a gravel pit/extraction facility	Approved by PC	May 2001
ZC-1604-99	Reclassified property on 440 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	December 1999
DA-1585-99 (DA-1621-98 & DA-1819-98)	Amendment to prior development agreements adding 435 acres	Approved by BCC	December 1999
WT-1002-99	Waiver to provide modified improvement standards	Approved by PC	August 1999
ZC-0227-99	Reclassified 1,864 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	April 1999
TM-0279-99	Southern Highlands Master Planned Community	Approved by PC	December 1999
TM-0137-99	Southern Highlands Master Planned Community	Approved by PC	July 1999
VS-1814-98	Vacated and abandoned all easements and all public rights-of-way located between I-15 and Valley View Boulevard and between Bruner Avenue and Larson Lane	Approved by BCC	December 1998
DA-1819-98	Development agreement for 1,850 acres of Southern Highlands	Approved by BCC	November 1998

Prior Land Use Requests

Application Number	Request	Action	Date
DA-1621-98	Development agreement for 2,720 acres of Southern Highlands	Approved by BCC	October 1998
ZC-1817-98	Reclassified 1,864 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	November 1998
MP-0462-97	Land use plan for a mixed-use Comprehensive Planned Community on 2,720 acres to establish the framework and guidelines for future land use requests and development	Approved by BCC	February 1998
MP-0461-97	Major project concept plan for a mixed-use Comprehensive Planned Community	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential & Undeveloped
South	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
West	Open Lands & Public Use	R-E	Undeveloped

Related Applications

Application Number	Request
ET-24-400001 (ZC-0107-13)	A first extension of time request for ZC-0107-13 is a companion item on this agenda
ET-24-400002 (ZC-1536-05)	A first extension of time request for ZC-1536-05 is a companion item on this agenda
ET-24-400003 (ZC-0750-06)	A first extension of time request for ZC-0750-06 is a companion item on this agenda
ET-24-400005 (ZC-0588-05)	A first extension of time request for ZC-0588-05 is a companion item on this agenda

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 29.

Analysis

Comprehensive Planning

This extension of time request coincides with a request to amend the Development Agreement (DA-1535-05) for the Southern Highlands Master Planned Community. Staff has no objection to the 15 year extension of time request, which will allow the Southern Highlands area to continue

developing in accordance with previously approved applications. Therefore, staff can support this request.

Public Works - Development Review

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

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until March 2, 2039 to complete.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CHRIS ARMSTRONG

CONTACT: DEBI GUMA, 11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300, LAS VEGAS, NV 89141



Department of Comprehensive Planning Application Form

31A

ASSESSOR PARCEL #(s): 191-07-501-001 191-06-295-008 191-06-301-010 191-06-314-028 191-06-315-014 191-06-315-015 191-06-701-009
 191-06-318-003 191-06-318-006 191-06-319-003 191-06-319-004 191-06-395-005 191-06-395-006 191-06-395-008 191-06-395-009 191-06-401-008

PROPERTY ADDRESS/ CROSS STREETS: Southern Highlands Pkwy/ Oakland Hills Drive

DETAILED SUMMARY PROJECT DESCRIPTION

ZC-1604-99 - Requesting extension of zone change related to Development Agreement extension.

PROPERTY OWNER INFORMATION

NAME: Southern Highlands Investment Partners
 ADDRESS: 11411 Southern Highlands Pkwy., Ste. 300
 CITY: Las Vegas STATE: NV ZIP CODE: 89141
 TELEPHONE: 702-220-6565 CELL 702-204-9989 EMAIL: carmstrong@olympiacompanies.com

APPLICANT INFORMATION

NAME: Chris Armstrong
 ADDRESS: 11411 Southern Highlands Pkwy., Ste. 300
 CITY: Las Vegas STATE: NV ZIP CODE: 89141 REF CONTACT ID # 219849
 TELEPHONE: 702-220-6565 CELL 702-204-9989 EMAIL: carmstrong@olympiacompanies.com

CORRESPONDENT INFORMATION

NAME: Debi Guma
 ADDRESS: 11411 Southern Highlands Pkwy., Ste. 300
 CITY: Las Vegas STATE: NV ZIP CODE: 89141 REF CONTACT ID # 134017
 TELEPHONE: 702-220-6565 CELL 702-287-6610 EMAIL: dguma@olympiacompanies.com

*Correspondent will receive all project communication

(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)

Chris Armstrong
 Property Owner (Print)

12.27.2023
 Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input checked="" type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> US	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TAJ	<input type="checkbox"/> WC	OTHER _____

APPLICATION # ET-24-400004

PC MEETING DATE 02/21/2024

BC MEETING DATE Enterprise 01/31/2024

DD 01/03/2024

Fee - \$300 (old fees)



OLYMPIA LAND CORPORATION

December 27, 2023

Clark County Planning Department
500 South Grand Central Pkwy
Las Vegas, NV

RE: Southern Highlands ZC-1604-99 Extension of Time with Development Agreement – 4th Amendment (DA-1535-05)

To Whom It May Concern,

Please accept this letter and accompanying application for our request for an extension of time for the aforementioned Zone Change Application. The request for the extension is to coincide with the request for the 4th Amendment/ Extension to the Southern Highlands Development Agreement.

We respectfully request a fifteen (15) year extension of time and your favorable recommendation.

We sincerely appreciate the time and effort of all staff involved.

Please feel free to contact me directly with any questions or comments.

Sincerely,

Chris Armstrong

02/21/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400005 (ZC-0588-05)-SOUTHERN HIGHLANDS INVESTMENT PARTNERS, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify approximately 100 acres from C-2 (Commercial General) P-C (Planned Community Overlay District) and H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone to R-3 (Multiple Family Residential) Zone all within the P-C (Planned Community Overlay District) Zone for a multi-family residential development in Southern Highlands Master Planned Community.

VARIANCE to reduce the setback adjacent to a freeway.

Generally located on the southwest corner of Southern Highlands Parkway and St. Rose Parkway and the west side of Interstate 15 within Enterprise (description on file). JJ/jm/ng (For possible action)

RELATED INFORMATION:

APN:

191-08-315-003; 191-08-315-005

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

The original application was to reclassify approximately 100 acres from a C-2 commercial zone to an R-3 zone for multi-family uses at a maximum density of 18 dwelling units per acre, along with a variance to reduce the side/rear setback to a freeway from the required 50 feet to 15 feet. The approved plans depict a mixture of housing product types consisting of approximately 889 units that include detached single family residences, cluster type homes, and tri-plexes. An extension of time is needed to develop the remainder of the subdivision.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0588-05:

Current Planning:

- A resolution of intent to expire on March 2, 2024;
- Expunge ZC-1604-99 just for the C-2 portion of this parcel;
- A maximum of 650 units (including parcel to the east across Southern Highlands Parkway);
- Applicant providing an overall count of approved and future number of residential units not to exceed the residential cap allowed per the development agreement prior to tentative map submittal.

Major Projects:

- Drainage study and compliance;
- Traffic study and compliance, traffic study to include a circulation analysis, the analysis should be based upon the proposed density of the undeveloped 354 acres to the northwest, proposed H-1 properties to the north, the densities of this application and the interchange, if the proposed densities or uses increase significantly in the future then an update to both the traffic study and circulation analysis is required;
- Full off-sites;
- Right-of-way dedication for Southern Highlands Parkway and any connections to the interchange not granted to Nevada Department of Transportation (NDOT);
- Dedications should be based upon approved plans for the interchange and its connections;
- NDOT approval of all connections to properties under their jurisdiction;
- Written notarized consent from the owners of parcels 191-07-000-001 and 004 accepting the private access based upon results of the circulation analysis, otherwise adequate right-way dedication will be required to service these parcels;
- Applicant to be aware that the proximity of the proposed R-3 zoned properties to Interstate 15 will require a variance which may in turn require sound wall attenuation;
- If public streets are to be utilized within this development, a new application will be required to approve the modified standards being used within Southern Highlands;
- All applicable standard conditions for this application type.

Department of Aviation:

- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; this property is subject to potentially significant aircraft noise from McCarran International Airport; the Federal Aviation Administration (FAA) will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the owner wish to have their homes purchased or soundproofed.

Applicant's Justification

The applicant states that the extension of time request is to coincide with the request for a fourth extension request for the Southern Highlands Development Agreement. The applicant requests a 15 year extension of time for this application.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-14-0519	Retaining wall height, waiver for modified street improvement standards, reduced intersection off-set, and allowed early final grading, and design review for a single family residential	Approved by PC	July 2014
ET-400010-14 (WT-12-0729)	Extension of time to commence length of dead-end street and early finished grading	Approved by PC	March 2014
WT-12-0729	Waivers for modified street improvement standards, increased length of dead-end street, and early finished grading	Approved by PC	January 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E under ROI to R-3, R-2, & C-2	Paved trail/sidewalk

Related Applications

Application Number	Request
ET-24-400001 (ZC-0107-13)	A first extension of time request for ZC-0750-06 is a related item on this agenda
ET-24-400002 (ZC-1536-05)	A first extension of time request for ZC-1536-05 is a related item on this agenda
ET-24-400003 (ZC-0750-06)	A first extension of time request for ZC-0750-06 is a related item on this agenda
ET-24-400004 (ZC-1604-99)	A second extension of time request for ZC-1604-99 is a related item on this agenda

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 29.

Analysis**Comprehensive Planning**

This extension of time request coincides with a request to amend the Development Agreement (DA-1535-05) for the Southern Highlands Master Planned Community. Staff has no objection to the 15 year extension of time request, which will allow the Southern Highlands area to continue developing in accordance with previously approved applications. Therefore, staff can support this request.

Public Works - Development Review

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

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Until March 2, 2039 to complete.

- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CHRIS ARMSTRONG

CONTACT: DEBI GUMA, 11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300, LAS VEGAS, NV 89141

DRAFT



Department of Comprehensive Planning Application Form

32A

ASSESSOR PARCEL #(s): 191-08-315-003

PROPERTY ADDRESS/ CROSS STREETS: Southern Highlands Pkwy/ Oakland Hills Drive

DETAILED SUMMARY PROJECT DESCRIPTION

ZC-0588-05 - Requesting extension of zone change related to Development Agreement extension.

PROPERTY OWNER INFORMATION

NAME: Southern Highlands Investment Partners
ADDRESS: 11411 Southern Highlands Pkwy., Ste. 300
CITY: Las Vegas STATE: NV ZIP CODE: 89141
TELEPHONE: 702-220-6565 CELL 702-204-9989 EMAIL: carmstrong@olympiacompanies.com

APPLICANT INFORMATION

NAME: Chris Armstrong
ADDRESS: 11411 Southern Highlands Pkwy., Ste. 300
CITY: Las Vegas STATE: NV ZIP CODE: 89141 REF CONTACT ID # _____
TELEPHONE: 702-220-6565 CELL 702-204-9989 EMAIL: carmstrong@olympiacompanies.com

CORRESPONDENT INFORMATION

NAME: Debi Guma
ADDRESS: 11411 Southern Highlands Pkwy., Ste. 300
CITY: Las Vegas STATE: NV ZIP CODE: 89141 REF CONTACT ID # _____
TELEPHONE: 702-220-6565 CELL 702-287-6610 EMAIL: dguma@olympiacompanies.com

*Correspondent will receive all project communication

(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 and 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)*

Chris Armstrong
Property Owner (Print)

12-27-2023
Date

DEPARTMENT USE ONLY

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|------------------------------|-----------------------------|-----------------------------|--------------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> FID | <input type="checkbox"/> SH | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ABR | <input type="checkbox"/> AV | <input type="checkbox"/> FA | <input type="checkbox"/> SL | <input type="checkbox"/> TF | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER |

APPLICATION # ET-24-400005 NAI
HEARING DATE 2/21/2024 1/31/2024
BILL MEETING DATE 2/21/2024 Fee \$600.00
FABA # LOCATION enterprise 1/31/2024



OLYMPIA LAND CORPORATION

December 27, 2023

Clark County Planning Department
500 South Grand Central Pkwy
Las Vegas, NV

RE: Southern Highlands ZC-0588-05 Extension of Time with Development Agreement – 4th Amendment (DA-1535-05)

To Whom It May Concern,

Please accept this letter and accompanying application for our request for an extension of time for the aforementioned Zone Change Application. The request for the extension is to coincide with the request for the 4th Amendment/ Extension to the Southern Highlands Development Agreement.

We respectfully request a fifteen (15) year extension of time and your favorable recommendation.

We sincerely appreciate the time and effort of all staff involved.

Please feel free to contact me directly with any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Armstrong'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Chris Armstrong

02/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0835-BRANDO HOLDINGS, LLC:

USE PERMIT for a cannabis establishment (consumption lounge).

DESIGN REVIEW for a proposed cannabis establishment (outdoor consumption lounge) in conjunction with an existing retail cannabis store on 0.6 acres in a CG (Commercial General) Zone in the AE-60 Airport Environs Overlay District.

Generally located on the south side of Blue Diamond Road, 300 feet east of Hinson Street within Enterprise. JJ/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

177-18-602-003

USE PERMIT:

Allow a cannabis consumption lounge in conjunction with an existing retail cannabis store.

DESIGN REVIEW:

A proposed outdoor consumption lounge patio addition to an existing retail cannabis store.

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3725 Blue Diamond Road
- Site Acreage: 0.6
- Project Type: Consumption lounge
- Number of Stories: 1
- Square Feet: 742 (addition of consumption lounge)/3,558 (overall facility)
- Parking Required/Provided: 14/36

History & Site Plan

The previously approved plans depict a retail cannabis store within an existing 2,816 square foot commercial building. The existing building is located on the eastern portion of the property south of Blue Diamond Road and 300 feet east of Hinson Street. Access to the site is granted via 2 existing driveways on Blue Diamond Road. The applicant is proposing to add a cannabis consumption lounge to the site. The existing building will remain; however, an outdoor consumption patio will be added to the west side of the building. The main entrance will remain

on the north facing elevation. Access to the consumption lounge is provided via an interior door on the southeast and an exterior door on the west side. Thirty-six parking spaces are provided on the north, west, and south sides of the building where 14 parking spaces are required.

Landscaping

The required parking spaces have existing landscaping, with the additional spaces previously required for a restaurant use.

Elevations

The plans depict an existing 1 story, 17 foot tall, commercial building with a flat roof and parapet walls. The exterior façade includes painted stucco, covered entry, and an aluminum storefront window system and door treatments. The outdoor lounge addition will consist of brown aluminum screen walls that are 10 feet in height with 3-point shade sails that cover the top of the structure.

Floor Plans

The plans depict an existing 2,816 square foot building that was previously used as a tavern. The existing floor space for the retail cannabis store consists of the entire 2,816 square feet and features a retail and sales area, vault, restroom facilities, lockers, breakroom, IT room, security, and janitorial closet. The consumption lounge will be enclosed by aluminum screened walls and total 742 square feet.

Applicant's Justification

Deep Roots submitted a survey plat prepared by a professional land surveyor to demonstrate that the proposed consumption lounge meets all the distance separation requirements of NRS 678B and Clark County Title 30. The overall number of parking spaces provided is 36 where 14 are required. An Impaired Driver Prevention Plan has been reviewed and approved by the Clark County Office of Traffic Safety. The proposed lounge will not have a substantial effect on the surrounding area because it is isolated from residential and commercial development.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-31-0156	Cannabis retail store expansion	Approved by BCC	June 2021
UC-20-0238	Cannabis establishment	Approved by BCC	August 2020
ZC-0136-13	Reclassified the site from H-2 to C-2 zoning for an existing tavern	Approved by BCC	May 2013
VS-0390-97	Vacated and abandoned easements	Approved by BCC	May 1997
UC-0391-97	Cellular tower	Approved by PC	May 1997
UC-0093-91	Live entertainment	Approved by PC	June 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Retail
South & East	Entertainment Mixed-Use	H-2	Undeveloped
West	Entertainment Mixed-Use	CG	Retail

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Use Permit & Design Review

The applicant submitted a State of Nevada Cannabis Compliance Board approval for a prospective license for a cannabis consumption lounge. A certified separation survey was submitted which indicated that the existing establishment exceeds the separation requirement of 1,500 feet from a school or community facility. There is a residential use (APN: 177-18-602-012) within the 1,500 foot separation but it is buffered by an existing building (APN: 177-18-602-015); therefore, it complies with separation requirements. The survey also indicates that a non-restricted gaming property (Silverton Casino), is not located within 1,500 feet of the proposed establishment.

The crime report indicates that within a 1 mile radius of the site, 56 crime reports were filed by the Las Vegas Metropolitan Police Department in the approximately 60 days prior to the application date. An Impaired Driver Prevention Plan was submitted which includes employee training, an alternative transportation plan, including a 24 hour no tow policy, and signage plan with concurrence from the Office of Traffic Safety. Submitted elevation plans depict that the outdoor consumption lounge will be screened from the right-of-way and adjacent businesses accordingly. In consideration of this information, staff can support these requests.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- A valid Clark County business license must be issued for this cannabis consumption lounge within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Department of Environment and Sustainability.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0046-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DEEP ROOTS HARVEST, INC.
CONTACT: CHRIS MOLINA, MCDONALD CARANO, 2300 W. SAHARA AVENUE,
SUITE 1200, LAS VEGAS, NV 89102

DRAFT



CANNABIS ESTABLISHMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

33A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> SPECIAL USE PERMIT (UC) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (AR) (ORIGINAL APPLICATION #) TYPE OF ESTABLISHMENT: <input checked="" type="checkbox"/> CONSUMPTION LOUNGE <input type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input type="checkbox"/> DISTRIBUTOR <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input type="checkbox"/> PRODUCTION FACILITY <input type="checkbox"/> RETAIL CANNABIS STORE	STAFF APP. NUMBER: <u>23-0835</u> DATE FILED: <u>2/7/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>1/10/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/7/24</u> FEE: <u>\$ 675.00</u>	PROPERTY OWNER NAME: <u>Brando Holdings LLC</u> ADDRESS: <u>3725 Blue Diamond Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(702) 808-3808</u> CELL: _____ E-MAIL: <u>brandolasvegas@yahoo.com</u>

CORRESPONDENT	NAME: <u>Chris Molina</u>
	ADDRESS: <u>2300 W. Sahara, Suite 1200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u>
	TELEPHONE: <u>702-873-4100</u> CELL: _____
	E-MAIL: <u>cmolina@mcdonaldcarano.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-18-602-003

PROPERTY ADDRESS and/or CROSS STREETS: 3725 Blue Diamond Road

PROJECT DESCRIPTION: DRH Consumption Lounge

(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.

 _____ Anthony Brandonisio
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON September 13, 2023 (DATE)

By Anthony Brandonisio

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.

Chris Molina, Esq.
cmolina@mcdonaldcarano.com

Reply to: Las Vegas

October 24, 2023

UC-23-0835

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

**Re: Justification Letter for Cannabis Consumption Lounge
3725 Blue Diamond Rd, Las Vegas, Nevada (APN 177-18-602-003)**

Ladies and Gentlemen:

This justification letter is submitted on behalf of Deep Roots Harvest Inc. ("Deep Roots") in support of a special use permit application for a proposed cannabis consumption lounge located at 3725 Blue Diamond Rd (APN 177-18-602-003) ("Property"). Deep Roots is proposing to add the consumption lounge to its existing retail store at the same location.

On August 5, 2020, the Clark County Board of County Commissioners approved Deep Roots' application for a special use permit to retail cannabis store (marijuana store) within an existing 2,816 square foot building that was previously used as a restaurant. Deep Roots has been operating a standalone retail store at the Property for approximately two years now.

On or about September 21, 2023, the Cannabis Compliance Board approved a conditional Consumption Lounge Retailer-Attached license for Deep Roots in unincorporated Clark County. A copy of the approval letter is enclosed with the materials submitted with this application.

Description of Proposed Consumption Lounge

Deep Roots is proposing to add an approximately 742-square foot enclosed patio to the west side of the building where a patio previously existed when it was used as a restaurant. The old patio was demolished to allow for operation of a retail cannabis store. If this application is approved, the patio will be reconstructed to its original dimensions. A portion of the building will also be repurposed as a lounge product prep area with a separate entrance to the lounge for employees.

Distance Separation Requirements

Deep Roots has submitted a survey plat prepared by a professional land surveyor to demonstrate that the proposed consumption lounge meets all the distance separation requirements of NRS 678B and Clark County Title 30. The Property is not located within 1,000 feet of any school or 1,500 feet of any community facility. Likewise, it is not located within the Las Vegas Boulevard Gaming Corridor or within 1,500 feet of a nonrestricted gaming establishment.

The proposed consumption lounge satisfies the additional distance separation requirements applicable to outdoor cannabis consumption. Under the current Section 30.44.020 of the Code and Section 30.03.06(C) of the new Title 30 scheduled to take effect at the end of this year, lounges that feature outside cannabis consumption must be located 1,500 from residential uses unless separated by a collector or arterial street or buffered from the residential use by a building. There are currently four residential properties within 1,500 feet of the proposed consumption lounge. Three of these properties (APNs 177-18-701-004, 177-18-701-006, 177-18-701-008) are located south of Wigwam Avenue, which is designated as a collector street in the County's Master Transportation Plan. The fourth is located at the northwest corner of Wigwam Avenue and Hinson Street (APN 177-18-602-012) and is buffered by an existing building at APN 177-18-602-015. Accordingly, a waiver of development standards will not be necessary.

Parking and Transportation

The existing parking on the site is adequate to serve the proposed consumption lounge and the store. The overall number of parking spaces provided is 36 where only 14 spaces are required. The excess parking available on the site will ensure that customers can leave their vehicles in the parking lot overnight in accordance with the 24-hour no-tow policy that Deep Roots is preparing to enforce as part of the Impaired Driver Prevention Plan submitted with this application. The Clark County Office of Traffic Safety has reviewed the Impaired Driver Prevention Plan and issued a letter of concurrence, which is enclosed with this application.

Compatibility With Surrounding Area

The north side of the property abuts Blue Diamond Rd about a mile east of I-15 freeway, which provides convenient access to the site. It is surrounded mostly by vacant land except for the adjacent property to the west, which has a commercial building with a few small shops and offices. The nearest dispensary is located approximately 4 miles away and there are no other dispensaries within a 5-mile radius. Since the property is relatively isolated from residential and commercial development, including other marijuana establishments, the proposed consumption lounge will not have substantial or undue adverse effects on the surrounding area.

Deep Roots prides itself on being a strong community partner and contributing to the local economy. The company is owned and operated by longtime Nevada residents and business owners with a personal interest in the success and safety of Nevada's communities. As an industry leader, Deep Roots is committed to operating a first-class business in strict compliance with all applicable laws. For all of these reasons, Deep Roots respectfully requests your support.

Sincerely,

McDONALD CARANO LLP

/s/ Christopher Molina

Christopher Molina, Esq.

02/21/24 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0890-SILVERADO PROMENADE II, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch and Landberg Avenue, and between Giles Street and Haven Street within Enterprise (description on file). MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:
 177-28-101-003; 177-28-101-004

LAND USE PLAN:
 ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description

There are 33 foot wide government patent easements located along the south property lines of both subject parcels, and a 33 foot wide government patent easement located along the east property line of parcel 177-28-101-004. Lastly, there is a 3 foot wide patent easement along the west property line of parcel 177-28-101-003. The applicant is requesting to vacate these patent easements that are no longer necessary for development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0661-17	Reclassified 7.5 acres from C-P and H-1 to C-2 zoning for a shopping center expansion, waivers to allow commercial to access a local street and off-sites, and design reviews for the shopping center expansion, and increase finished grade	Approved by BCC	November 2017
VS-0663-17	Vacated or rights-of-way and easements - expired	Approved by BCC	November 2017
TM-0131-17	1 lot commercial subdivision - a recorded final map was processed for the shopping center on Las Vegas Boulevard and Silverado Ranch, subject parcels east of Giles Street was not included	Approved by BCC	November 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family development
South	Entertainment Mixed-Use	C-2	Undeveloped
East	Entertainment Mixed-Use	H-1 & R-E	Undeveloped
West	Entertainment Mixed-Use	C-2	Shopping center

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

Related Applications

Application Number	Request
UC-23-0889	A use permit to reduce the setback of a propose vehicle wash from a residential use to the north, waivers to allow an attached sidewalk with alternative landscape. eliminate cross access. reduce throat depth, and reduce departure distance, and a design review for the commercial complex with a propose restaurant building and drive-thru, vehicle wash, and lighting plan 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 patent 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SILVERADO PROMENADE II, LLC

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 34A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0890</u> DATE FILED: <u>12/28/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>enhance</u> TAB/CAC DATE: <u>1/31/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/21/24</u> FEE: <u>\$875</u>
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PROPERTY OWNER	NAME: <u>Silverado Promenade II, LLC</u> ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: <u>702-249-0777</u> E-MAIL: <u>kroohani@gmail.com</u>
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APPLICANT	NAME: <u>Silverado Promenade II, LLC</u> ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-379-6601</u> CELL: <u>702-379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>N/A</u>
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CORRESPONDENT	NAME: <u>Dionicio Gordillo, DG Consultants</u> ADDRESS: <u>204 Belle Isle Ct</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-379-6601</u> CELL: <u>702-379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>
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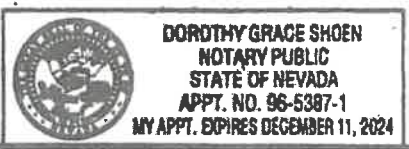
ASSESSOR'S PARCEL NUMBER(S): 177-28-101-003 & 004

PROPERTY ADDRESS and/or CROSS STREETS: SEC of Silverado Ranch Boulevard & Giles Street

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

Khusrow Roohani
 Property Owner (Signature) Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 5-30-2023 (DATE)
 By Khusrow Roohani - manager
 NOTARY PUBLIC: Dorothy Grace Shoen



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

June 20, 2023

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

VS 23-0890

RE: Vacation and Abandonment of Patent Easements – (APN: 177-28-101-003 & -004)

On behalf of Silverado Promenade II, LLC, we are requesting a vacation and abandonment of patent easements for a proposed development consisting of a vehicle wash facility and restaurant with drive-thru. The patent easements are located on the eastern, southern, and western property lines of the overall development site. The subject site is located on the south side of Silverado Ranch Boulevard and the east side of Giles Street.

The request is to vacate and abandon patent easements consisting of the following: 1) 3 foot wide easement along the west property line; and 2) 33 feet wide easements along the east and south property lines. The easements are no longer needed for road and/or easements purposes. This request will facilitate the development of the subject site.

Thank you for your consideration.

Sincerely,

Dominic Smith

02/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0889-SILVERADO PROMENADE II. LLC:

USE PERMIT to reduce the setback of a proposed vehicle wash from a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk with alternative landscaping; 2) eliminate cross access; 3) reduce throat depth; and 4) reduce driveway departure distance.

DESIGN REVIEWS for the following: 1) commercial center; 2) vehicle wash; 3) restaurant with a drive-thru; 4) lighting; and 5) alternative parking lot landscaping on 1.9 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Silverado Ranch Boulevard and the east side of Giles Street within Enterprise. MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:

177-28-101-003; 177-28-101-004

USE PERMIT:

Reduce the setback of a proposed vehicle wash from an existing residential use to the north to 142 feet where 200 feet is the minimum required per Table 30.44-1 (a 29% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an attached sidewalk with alternative landscaping along Giles Street where a detached sidewalk with landscaping is required per Figure 30.64-17 and Section 30.64.030.
2. Eliminate cross access where required between non-residential land uses per Table 30.56 2.
3. Reduce the proposed driveway throat depth to 11 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 56% reduction).
4. Reduce the proposed driveway departure distance to 82 feet where 190 feet is the standard per Uniform Standard Drawing 222.1 (a 57% reduction).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: None
- Site Acreage: 1.9

- Project Type: Commercial center featuring a restaurant with a drive-thru and a vehicle wash
- Number of Stories: 1
- Building Height: Restaurant (18 feet, 2 inches)/vehicle wash (31 feet, 1 inch)
- Square Feet: 2,980 (restaurant)/4,859 (vehicle wash)
- Parking Required/Provided: 35/41

History, Site Plan, & Request

The site was reclassified to C-2 zoning via ZC-0661-17 as a part of a commercial expansion from the existing shopping center west of Giles Street. Today the applicant is proposing 2 parcels (total of 1.9 acres) to be developed as a smaller commercial center which will feature a restaurant with a drive-thru on the western parcel (177-28-101-003) and a vehicle wash on the eastern parcel (177-28-101-004). Access to the site is via 1 proposed driveway along Silverado Ranch Boulevard (north property line), and the southwest corner of the site adjacent to Giles Street.

The restaurant building is oriented north to south with the drive-thru lane on the north and west side of the building. The vehicle wash building is also oriented north to south and will be constructed along the eastern property line. The queuing lane for the vehicle wash is in the center of the complex, vehicles will head south through the queuing lane and pay station areas and head east and north towards the vehicle wash building. The site plan depicts 41 parking spaces are provided where 35 spaces are required.

The applicant is requesting a use permit to reduce the setback of the vehicle wash building from a residential use to the north to 142 feet where 200 feet is required per code. Waivers of development standards applied to this application include the elimination of cross access to the non-residential use to the south, allow a proposed attached sidewalk with alternative landscaping adjacent to Giles Street, reduced driveway throat depth and departure distance. The design review is for the entire site design, both the restaurant with a drive-thru and vehicle wash buildings, and proposed lighting.

Landscaping

The existing attached sidewalk along Silverado Ranch Boulevard will remain, and landscape strip ranging from 15.5 feet to 25 feet (featuring large trees and shrubs) will be installed adjacent to the attached sidewalk. The east property line includes a landscape area ranging from 6 feet to 11.5 feet wide which feature, trees, shrubs, and xeriscape. The south property line includes a 6 foot wide landscape strip also with trees and shrubs.

Along Giles Street, the applicant is proposing to install an attached sidewalk with alternative landscaping (a 10 ½ foot wide landscape strip with trees and shrubs) where a detached sidewalk with landscaping is required.

Elevations

The restaurant building includes an overall height of 18 feet, 2 inches. Exterior finishes include aluminum composite decorative metal panels, brick veneer, stucco walls, textured panels and neutral toned paint colors. The vehicle wash building has an overall height of 31 feet, 1 inch.

The EIFS (Exterior Insulation and Finish Systems) include popouts over the CMU walls, decorative metal paneling, brick finishes and fabric awnings.

Floor Plans

The restaurant building has an overall area of 2,980 square feet which includes a dining room, kitchen, office, restrooms, customer ordering area, and back of house areas. The vehicle wash building includes a customer area, an office, restrooms, break room, equipment room, and the vehicle wash tunnel. The overall area of the vehicle wash building 4,859 square feet.

Lighting Plan

The lighting plan shows 20 foot high LED light poles with and without cut-off shields. Light poles with full cut-off shields are located around the perimeter of the site. The light poles that are not shielded are within the center of the center of the site within the parking spaces. In addition, there will be wall pack LED lamps mounted 10 feet high on the exterior of the building as well as wall pack LED lamps mounted at 8 feet high with full cut-off shields.

Applicant's Justification

The proposed restaurant is permitted by right in the C-2 zoning district while the vehicle wash facility is a conditional use. Based on the attached site plan with corresponding setbacks and separations, the proposed uses comply with prescribed conditions except the minimum separation of 200 feet from a residential use for the vehicle car wash; therefore, a special use is required to modify the listed condition. The request is entirely consistent with the intent of the C-2 zoning district and Entertainment Mixed Use (EM) planned land use designation and in compliance with several Goals and Policies contained within the Clark County Master Plan. The EM category lists primary land uses, in part, as a mix of retail, restaurants, offices, service commercial, and other professional services. The proposed project is adjacent to existing commercial development to the west.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0661-17	Reclassified 7.5 acres from C-P and H-1 to C-2 zoning for a shopping center expansion, waivers to allow commercial to access a local street and off-sites, and design reviews for the shopping center expansion, and increase finished grade	Approved by BCC	November 2017
VS-0663-17	Vacated or rights-of-way and easements - expired	Approved by BCC	November 2017
TM-0131-17	1 lot commercial subdivision - a recorded final map was processed for the shopping center on Las Vegas Boulevard and Silverado Ranch, subject parcels east of Giles Street was not included	Approved by BCC	November 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family development
South	Entertainment Mixed-Use	C-2	Undeveloped
East	Entertainment Mixed-Use	H-1 & R-E	Undeveloped
West	Entertainment Mixed-Use	C-2	Shopping center

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

Related Applications

Application Number	Request
VS-23-0890	A vacation and abandonment for patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden. Staff finds that the reducing the vehicle wash building setback to 142 feet is mitigated by the fact that Silverado Ranch Boulevard is a collector street and provides an adequate physical buffer from the proposed vehicle wash building from the multiple family residential use to the north. In addition, the applicant provided a significant amount of landscaping to provide additional screening from the vehicle wash tunnel. However, since staff does not support the waivers of development standards and the design reviews, staff also cannot support this request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The applicant has the opportunity to comply with Figure 30.64-17 and provide detached sidewalks with landscaping since the site is mostly undeveloped. Giles Street was previously approved to be vacated via VS-0663-17 as a part of a shopping center expansion that was approved in 2017. However, the vacation expired and the shopping center on Las Vegas Boulevard South and Silverado Ranch did not expand eastward towards the subject site. This project is a stand alone project, and the applicant is currently not vacating Giles Street. To promote pedestrian safety and further enhance the landscaping, staff finds that the applicant should comply with Figure 30.64-17.

Waiver of Development Standards #2

The applicant is requesting to eliminate cross access where required between non-residential land uses per Table 30.56-2. Staff finds that future cross access to the south and east may be provided by the applicant. This request is a self-imposed hardship. Cross access is not provided due to the site design. The plans show that the proposed vehicle wash building is located along the east property line, and a landscape area will be installed along the south property line. Although this is a standalone project, there is potential for commercial development to the east and south where future cross access should be implemented. Staff does not support this request.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. Staff finds that the overall design of the site does not lend itself to pedestrian and vehicle safety due to the requested waivers. Although the architectural design of the buildings are aesthetically harmonious, staff cannot support the design reviews since staff cannot support use permit or the waivers of development standards.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in throat depth for both commercial driveways, as the applicant has reduced potential conflicts by providing extra landscape planters on the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces. Additionally, the two driveways should see equal use, further mitigating potential impacts from the reduced throat depths.

Waiver of Development Standards #4

Staff has no objection to the reduced departure distance for the Silverado Ranch Boulevard commercial driveway. The applicant has provided a shared driveway for access to both parcel reducing the potential conflict that multiple driveways on Silverado Ranch Boulevard would cause.

Staff Recommendation

Approval of waivers of development standards #3 and #4; denial of the use permit, waivers of development standards #1 and #2 and the design reviews.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APN 177-28-101-003 and -004; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the systems have been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0163-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SILVERADO PROMENADE II, LLC
CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012

DRAFT



LAND USE APPLICATION

35A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0889</u> DATE FILED: <u>12/28/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>1/31/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/21/24</u> FEE: <u>\$1825</u>
	PROPERTY OWNER NAME: <u>Silverado Promenade II, LLC</u> ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>(702) 249-0777</u> CELL: <u>(702) 249-0777</u> E-MAIL: <u>kroohani@gmail.com</u>
	APPLICANT NAME: <u>Silverado Promenade II, LLC</u> ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>N/A</u>
	CORRESPONDENT NAME: <u>Dionicio Gordillo, DG Consultants</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>

ASSESSOR'S PARCEL NUMBER(S): 177-28-101-003 & 004

PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Boulevard & Giles Street

PROJECT DESCRIPTION: Vehicle (car) Wash and restaurant

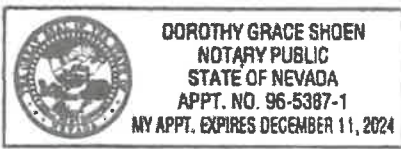
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11-8-2022 (DATE)

By Khusraw Roohani - Manager
NOTARY PUBLIC: Dorothy Grace Shoen



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

June 28, 2023

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

UC-23-0889
JL

RE: Special Use Permit, Waivers of Development Standards, and Design review – Vehicle Wash Facility and Restaurant (APN: 177-28-101-003 & 004)

On behalf of Silverado Promenade II, LLC, we are requesting a special use permit, waivers of development standards, and design reviews for a proposed vehicle wash facility and restaurant. The subject site is 1.9 acres, zoned C-2, and located on the south side of Silverado Ranch Boulevard and the east side of Giles Street. By way of background, the zoning for the site was approved with ZC-0661-17 in November 2017.

The proposed restaurant is permitted by right in the C-2 zoning district while the vehicle wash facility is a conditional use. Based on the attached site plan with corresponding setbacks and separations, the proposed uses comply with prescribed conditions except the minimum separation of 200 feet from a residential use for the vehicle car wash; therefore, a special use is required to modify the listed condition.

The request is entirely consistent with the intent of the C-2 zoning district and Entertainment Mixed Use (EM) planned land use designation and in compliance with several Goals and Policies contained within the Clark County Master Plan. The C-2 zoning district is intended to accommodate, in part, a full range of commercial uses, or mixed commercial uses, in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The EM category lists primary land uses, in part, as a mix of retail, restaurants, offices, service commercial, and other professional services. Characteristics of the EM category are listed as providing opportunities for compact nodes of low-intensity retail, services, and offices that serve residents of the immediate neighborhoods and scale and intensity of uses should be mitigated where centers are adjacent to existing or planned neighborhoods to promote compatibility.

Special Use Permit

Certain prescribed uses require performance measures to mitigate possible negative impacts of the use. The condition that is requested to be modified reads as follows: ***Must be set back a minimum 200 feet from any residential use on a separate property.*** The proposed vehicle car wash vacuums are approximately 142 feet from the nearest residential use (subdivided residential lot) across from Silverado Ranch Boulevard. Therefore, the request is to reduce the required setback distance between a vehicle car wash and residential use to 142 feet where 200 feet is the standard. While the proposed use does not meet the standard separation, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards which depart from the requirements of Title 30. In certain circumstances such alternative standards may be considered beneficial by the Board as a tool to achieve the land development policies of the County.

In this particular instance, the requested set back reduction is for a residential use that is on the north side of Silverado Ranch Boulevard, a heavily traveled arterial street. In addition to the arterial street, the site will have 17 feet of street landscaping and additional spatial distance that combined with Silverado Ranch Boulevard will have no impact on the residential use.

The applicant has designed a facility on the site in a manner that not only buffers the use from the residential use but eliminates any potential impacts. The building is oriented so that they face away from the residential use. Other existing site, building design, and operational elements that will ameliorate and mitigate possible negative impacts include the following: 1) the proposed buildings are not immediately adjacent to residential uses; 2) the proposed facility will include screening on the perimeter with enhanced landscaping; and 3) portions of the proposed buildings will also function as screening. Therefore, the combination of the above referenced elements provides for a mitigation of the required separation or building buffer and provides for a proposed project that is a compatible use that can harmoniously coexist abutting the residential use with minimal impacts.

Waivers of Development Standards

While the proposed alternatives do not comply with required provisions, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards which depart from the requirements of Title 30. 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 first waiver is to allow an attached sidewalk along Giles Street where a detached sidewalk is required. The purpose of the request is to continue an already established attached sidewalk farther south on Giles Street. Additionally, the intent is to vacate and abandon Giles Street, as it once was previously approved for vacation, and therefore the street would then function as a commercial drive aisle.

The second waiver is to waive cross access. While the project was originally approved as a shopping center this project is intended to be a stand along project. However, should Giles Street be vacated again, which is the intention, then the alignment will be a commercial type driveway that will function as cross access with the remaining portions of the future shopping center.

The third waiver of standards request is for alternative driveway geometrics for a reduced throat depth of 13 feet for the driveway along Silverado Ranch Boulevard. The required throat depth per Uniform Standard Drawing 222.1 is 25 feet. The proposed throat depth is consistent with other driveway geometrics in the immediate area with no known adverse impacts and exceeds the throat depths of the existing shopping center to the west. Therefore, we believe the alternative standard we are proposing will provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way.

The fourth waiver of standards request is for alternative driveway geometrics for a reduced throat depth of 11 feet for the driveway along Giles Street. The required throat depth per Uniform Standard Drawing 222.1 is 25 feet. The reduced throat depth is on the egress side and would not have any impact on potential queuing of vehicles in the right-of-way. The throat depth on the ingress side complies with the minimum required. The proposed throat depth is consistent with other driveway geometrics in the immediate area with no known adverse impacts and exceeds the throat depths of the existing shopping

center to the west. Therefore, we believe the alternative standard we are proposing, will provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way.

The fifth waiver of standards request is for alternative driveway geometrics for a reduced departure distance for the driveway along Silverado Ranch Boulevard. The required departure distance per Uniform Standard Drawing 222.1 is 190 feet and our site plan proposes 82 feet. The intent of the standard is to minimize any potential vehicular conflicts between vehicles turning east on Giles Street and vehicles entering or exiting the driveway along Silverado Ranch Boulevard. As with the throat depth waiver request, the proposed departure and approach distances are no different from the existing driveways to the west with no known adverse impacts. Therefore, we believe the alternative standard we are proposing, will provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way.

Design Reviews

The applicant is requesting a design review for the following: **1)** site and building design as referenced per plans; **2)** alternative parking lot landscaping; and **3)** site and building lighting.

The first design review with the submitted site plan depicts an effective layout of the buildings, parking areas, circulation, cross access and shared parking, and sensitivity to the nearby residential uses to the southwest and southeast. The elevations for the proposed buildings consist of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as stucco siding, accent bands, reveal lines, and other unique and modern materials and features. The architectural detailing is provided on all sides consistent with the primary/front elevation. Signage is not a part of this request and will be done with a separate design review as required by ZC-0661-17.

The vehicle wash bay does face Silverado Ranch Boulevard. In doing so, we also designed a greater width of street landscaping along Silverado Ranch Boulevard to visually obscure and screen the bay from the street. Title 30 requires a 15 foot wide landscape area and the proposed site plan depicts a 17 foot wide landscape area which effectively screens the bays. We have also added additional trees which are offset from the first row of trees to further visually obscure the bay door while still in compliance with all required site zone requirements.

The second design review is for alternative parking lot landscaping per Figure 30.64-14. The majority of the site fully complies with all provisions of Figure 30.64-14. Under Option 1 of Figure 30.64-14, the maximum number of parking spaces between islands are 6 spaces with no 8 foot wide planting strip. Due to the asymmetry of the site, there are parking areas with more than 6 spaces between landscape islands. That is partially due to the arrangement of the parking areas to mitigate for the reduced driveway throat depths. The alternative that is provided is that the site is substantially enhanced with additional landscaping along all property lines. Additionally, the parking areas are designed in smaller courts with several obscured by a building which will obscure the parking area from public view from a street.

The third design review is for site and building lighting. We are submitting a photometric plan with corresponding details on light fixtures. The lighting plan has the following elements: **1)** wall pack LED fixtures on the buildings; **2)** 20 foot high LED parking lot light poles throughout the site; **3)** soffit mounted LED lights; and **4)** LED downlights. All light fixtures are in compliance with Title 30 and downcast to minimize or eliminate any light pollution. The photometric plan depicts values throughout the entire site but other than on the north side of Silverado Ranch Boulevard there is no residential use adjacent to the

site. The lighting values do not take into account the screening and buffering that will be provided from the landscaping. Therefore, there will not be any light intrusion to any adjacent residential use.

Therefore, the proposed uses and site location achieve the following: a) the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; b) the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and c) the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,

Dominic Smith

02/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0897-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:

VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Capovilla Avenue (alignment), and between La Cienega Street and Placid Street and a portion of a right-of-way being La Cienega Street located between Warm Springs Road and Capovilla Avenue (alignment) within Enterprise (description on file). MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:

177-04-801-038

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements along the north and east property lines of the project site and 5 feet of the La Cienega Street right-of-way located along the west property line of the project site. The applicant is proposing a recreational facility for a volleyball facility on the site. The applicant states that the existing patent easements on the site are no longer needed for development. The applicant indicates the right-of-way portion of the request is to provide detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0009-12	Waiver to allow an overhead communication line on existing utility structures	Approved by PC	March 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	R-E	Single family residential
South	Neighborhood Commercial	C-P	Commercial
East	Business Employment	C-P	Undeveloped
West	Business Employment	C-1	Undeveloped

Related Applications

Application Number	Request
UC-23-0896	A use permit and design review for a recreation facility (volleyball) facility 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 patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb;
- 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, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STEPHEN SCHNEIDER

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT



VACATION APPLICATION

36A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0897</u>	DATE FILED: <u>1/28/24</u>
		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>1/31/24</u>
<input type="checkbox"/> VACATION & ABANDONMENT (vs)		TAB/CAC: <u>ENTERPRISE</u>	
<input type="checkbox"/> EASEMENT(S)		PC MEETING DATE: _____	
<input checked="" type="checkbox"/> RIGHT(S)-OF-WAY		BCC MEETING DATE: <u>2/21/24</u>	
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		FEE: _____	

PROPERTY OWNER	NAME: <u>Schneider Family Trust and Stephen Schneider Trust</u>
	ADDRESS: <u>12 Quail Run Drive</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: <u>mollie@ownyourvegas.com</u>

APPLICANT	NAME: <u>Schneider Family Trust and Stephen Schneider Trust</u>
	ADDRESS: <u>12 Quail Run Drive</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: <u>mollie@ownyourvegas.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Stephanie Allen - Kaempfer Crowell</u>
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-792-7000</u> CELL: _____
	E-MAIL: <u>sallen@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-04-801-038
177-04-801-038

PROPERTY ADDRESS and/or CROSS STREETS: NEC Warm Springs Road and La Cienega Street
NEC Warm Springs Road and La Cienega Street

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

Stephen Schneider
Property Owner (Signature)*

Stephen Schneider
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 28 OCTOBER 4 2023 (DATE)

By STEPHEN P. SCHNEIDER

NOTARY PUBLIC Aideen Marie Quadagno

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

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KAEMPFER

CROWELL

STEPHANIE HARDIE ALLEN
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October 30, 2023

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

V523-0897

**Re: *Justification Letter for a Vacation of Patent Easements and Right-of-Way
Warm Springs Road and La Cienega Street (APN 177-04-801-038)***

To Whom It May Concern:

Please be advised our office represents Schneider One (the "Applicant") for property located at the northeast corner of Warm Springs Road and La Cienega Streets, east of Las Vegas Boulevard and south of the 215 Beltway, more particularly described as Assessor's Parcel Number 177-04-801-038 ("Site").

The Applicant is proposing a future recreational facility for a volleyball facility on the Site. As part of the submittal, the Applicant is requesting to vacate the existing patent easements on the Site as they are no longer needed for development. The applicant is also requesting a vacation of five (5) feet of La Cienega to accommodate the detached sidewalks.

Thank you for your kind consideration of our request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Stephanie Hardie Allen

SHA/lak

02/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0896-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:

USE PERMIT for a recreational facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce required parking; **2)** increase retaining wall height; **3)** increase building height; **4)** permit access to a local street; **5)** allow modified street standards; and **6)** reduce throat depth.

DESIGN REVIEWS for the following: **1)** recreational facility; **2)** lighting; and **3)** finished grade on 2.0 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Warm Springs Road and the east side of La Cienega Street within Enterprise. MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:

177-04-801-038

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the required parking spaces to 59 spaces where 165 spaces are required per Table 30.60-1 (a 64 % reduction).
2. Increase the retaining wall height along Warm Springs Road to 7 feet where a maximum of 3 feet is permitted per Table 30.64.050 (a 133 % increase).
3. Increase building height to 38 feet 8 inches where a maximum of 35 feet is permitted per Table 30.40-4 (an 11 % increase).
4. Permit a commercial development to have access to a local street (La Cienega Street) where not permitted per Table 30.56-2.
5. Reduce the departure distance from La Cienega Street to 173 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 9 % reduction).
6. Reduce throat depth to 13 feet on La Cienega Street where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 48 % reduction).

DESIGN REVIEWS:

1. Recreational facility (volleyball facility).
2. Lighting design.
3. Increase finish grade to 82 inches where a maximum of 36 inches is permitted per Section 30.32.040 (a 128 % increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2
- Project Type: Recreational facility
- Building Height: 38 feet, 8 inches
- Square Feet: 41,150
- Parking Required/Provided: 165/59

History & Request

The applicant is requesting a use permit to allow a recreational use and waivers to reduce required parking, allow modified street standards, reduce throat depth, increase retaining wall height, increase building height, and permit access to a local street. The applicant is also requesting a design review for alternative parking lot landscaping, lighting, and increase finish grade for a volleyball facility on the subject site. The applicant indicates that a recreational facility is permissible as a special use permit in C-1 zoning. The applicant states that health club is a permitted use within C-1 zoning which is a similar use. The facility will generally be used by club volleyball teams with certified coaches under United States Volleyball Association (USVA), Southern California Volleyball Association (SCVA), and Junior National Volleyball (AAU). This will be a practice facility for these coaches and/or teams. Club tryouts take place in the summer (15-18 years old girls), fall (14 and under girls), and winter (boys). Generally, hours will be Monday through Friday from 12:00 p.m. to 10:00 p.m. with Saturday and Sunday hours being 8:00 a.m. to 10:00 p.m.

Site Plan

The plan depicts a 41,150 square foot volleyball facility located approximately 52 feet from the east property line. Access to the site is from Warm Springs Road and La Cienega Street with cross access on the northeast corner of the site. A total of 59 spaces are provided where 165 spaces are required. Setbacks are approximately 20 feet from the west property line along La Cienega Street, 15 feet from the south property line along Warm Spring Road, 52 feet 6 inches from the east property line, and 78 feet from the north property line.

The applicant has submitted plans for lighting and is the subject of a design review for this application. The plans depict lighting for the project consisting of 9 pole mounted fixtures which are directed downward within the internal parking area. The plans indicate all lighting fixtures will be shielded to mitigate any light pollution leaving the site.

Landscaping

The plan depicts an intense landscape buffer with 31 large Evergreen trees (Silver Dollar Gum and Holly Oak) per Figure 30.64-12. This intense landscaping is located on the north side of the property to buffer the residential. Landscape areas range between 5 feet to 20 feet. A total of 75 trees are required for the parking lot and street landscaping where 77 trees are provided. Street front landscaping along La Cienega Street is provided with 14 medium trees and along Warm Springs Road are 20 medium trees per Figure 30.64-17.

Elevations

The plan depicts 1 building with a proposed overall height of 38 feet 8 inches. Exterior materials include painted concrete wall and painted metal panels. The building is gray and white in color. There are aluminum storefront windows on the north, east, south, and west sides of the building.

Floor Plan

The recreational facility building consists of a first floor plan (38,700 square feet) and a Mezzanine (2,450 square feet). The first floor has a gym, multi-purpose room, kitchen, entrance pro shop, coaches' lounge, women's lockers room, men's locker room, and storage space. The Mezzanine consists of a film conference room, office, and lounge viewing area.

Signage

Signage is not a part of this request.

Applicant's Justification

The existing grade slopes downward toward the southeast corner of the site. The applicant states to accommodate the topography and drainage patterns on the site, they are requesting an increase in grade fill to 82 inches where 36 inches is allowed.

The applicant is also requesting a design review for on-site lighting. According to the applicant, the lighting and photometric plan demonstrates that the on-site lighting will not cause any additional light pollution. The light poles are shielded, directing the lighting downwards to avoid light pollution. The applicant states the lighting plan is following Title 30 lighting standards.

The applicant is also requesting a waiver of development standards for parking. There are 59 parking spaces provided where 165 spaces are required for a recreational facility. The applicant states that due to the ages of the players using this facility, players will largely be dropped off and picked up from the site at staggered times during business hours. The applicant is also requesting a waiver to reduce the driveway departure distance to 173 feet where 190 feet is required. The applicant states due to the size of the parcel, the driveway can not be moved to extend the departure distance. The applicant is requesting to reduce the throat depth to 13 feet where 25 feet is required on La Cienega Street, increase the retaining wall height along Warm Springs Road to 7 feet, allow access to a local street being La Cienega Street, and to increase the building height to 38 feet 8 inches where the maximum is 35 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0009-12	Waiver to allow an overhead communication line	Approved by PC	March 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	R-E	Single family residential
South	Neighborhood Commercial	C-P	Office

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	C-P	Undeveloped
West	Business Employment	C-I	Undeveloped

Related Applications

Application Number	Request
VS-23-0897	A vacation and abandonment of patent easement and a portion of right-of-way being La Cienega Street is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed recreational facility is a compatible use with surrounding land uses. Surrounding properties are used for a variety of commercial purposes and will not be adversely impacted by the proposed recreational facility use. Policy 5.1.5 of the Master Plan encourages reinvestment in vacant commercial centers and supports the type of reuse intended for this property. Staff can support this request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The intent of the parking requirements is to establish regulations for the provision of safe and efficient parking and loading facilities in amounts sufficient to meet existing and/or proposed land uses in unincorporated Clark County. There are 59 parking spaces provided where 165 parking spaces are required for a recreation facility. Typically, staff would not support the

reduction of parking. However, a parking study is provided showing the proposed parking is more than adequate compared to a similar volleyball academy where only 14 stalls were used during their peak times. Therefore, staff can support this request.

Waivers of Development Standards #2 & #3

Staff finds that the additional 4 feet for the retaining wall height on Warm Springs Road will be screened by the street landscaping. In addition, staff finds the retaining wall height is necessary for the construction of the building due to the grade difference between properties. The additional height of the building will be screened by intense landscaping that is located on the north side of the property to buffer the residential. For these reasons, staff can support these waivers.

Waiver of Development Standards #4

The proposed access to La Cienega will not impact the existing residential as the area is transitioning to commercial and industrial uses. The access from La Cienega is the most direct access to the parking lot. Therefore, staff can support this waiver.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Design Review #1

Staff finds the proposed recreational facility is appropriate for the area, is compatible with the surrounding land uses and complies with the goals and policies from the Master Plan. Therefore, staff recommends approval.

Design Review #2

The plans indicate that all the on-site lighting will be shielded, directing the lighting downwards from the surrounding commercial and residential uses. All code requirements regarding lighting have been observed by the applicant and site lighting will not have a negative impact on the abutting developments. Staff does not anticipate any adverse impacts to the surrounding area and can support the request.

Public Works - Development Review

Waiver of Development Standards #5

Staff has no objection to the reduction in the departure distance for the La Cienega Street commercial driveway. The applicant placed the driveway as far north as the site will allow.

Waiver of Development Standards #6

Staff has no objection to the reduction of throat depth for the commercial driveway in La Cienega Street. Although the throat depth does not comply with the minimum standard, the applicant provides enough room for vehicles to safely exit the right-of-way to gain access to the site.

Design Review #3

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

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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;
- Right-of-way dedication to include 25 feet to the back of curb.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of

excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0025-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STEPHEN SCHNEIDER

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

37A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

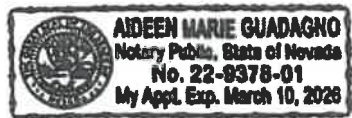
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>70-124699</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0896</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Schneider Family Trust and Stephen Schneider Trust</u> ADDRESS: <u>12 Quail Run Drive</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>Steve@ownyourvegas.com</u>
	APPLICANT NAME: <u>Schneider Family Trust and Stephen Schneider Trust</u> ADDRESS: <u>12 Quail Run Drive</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>Steve@ownyourvegas.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Stephanie Allen - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>sallen@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-04-801-038
 PROPERTY ADDRESS and/or CROSS STREETS: NEC Warm Springs Road and La Cienega Street
 PROJECT DESCRIPTION: Special Use Permit and Design Review for Recreational Facility

(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.

Schneider Family Trust By Stephen Schneider Trustee
 Property Owner (Signature) * Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON August 9th 2022 (DATE)
 By STEPHEN SCHNEIDER
 NOTARY PUBLIC: Aideen Marie Guadagno



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

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STEPHANIE HARDIE ALLEN
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December 26, 2023

VIA ELECTRONIC UPLOAD

UC-23-0896

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: *Revised Justification Letter for a Special Use Permit for a Recreation Use ("Volleyball Facility") Design Review, and Waivers at Warm Springs Road and La Cienega Street (APN 177-04-801-038)*

To Whom It May Concern:

Please be advised our office represents Schneider One (the "Applicant") for property located at the northeast corner of Warm Springs Road and La Cienega Streets, east of Las Vegas Boulevard and south of the 215 Beltway, more particularly described as Assessor's Parcel Number 177-04-801-038) ("Site").

A. Special Use Permit for a Recreational Use

This application is to allow a recreational use for a volleyball facility on the subject Site. The Site is zoned C-1 and therefore requires a special use permit. Surrounding parcels provide more intense uses, including rental car lots, gas stations, restaurants, and hotel uses. Here, the proposed use for an indoor recreation facility is a far less intense use as compared to similarly-situated neighboring uses. Additionally, while the request for recreational facility under C-1 zoning is permissible as a special use, there are permitted uses under C-1 zoning that are more intense than is requested here—such as college or university, grocery store, and restaurant uses. For comparison, health club is a permitted use within C-1 zoning, which is substantially similar to the proposed use here.

Because the parcel is zoned C-1, and is surrounded by greater intensity uses with the same or similar zoning, the proposed use for a recreational facility is a compatible and harmonious use of the land. Finally, the Applicant has secured the support of nearby neighbors for the proposed use, which is attached hereto.

Operationally, the facility will generally be used by club volleyball teams with certified coaches under USVA/SCVA/AAU membership. This will be a practice facility for these coaches and/or teams. Club tryouts take place in the summer (15-18 year old girls), fall (14 and under girls) and winter (boys). Generally, these clubs also travel to other states to compete at a top level. Courts will be available by reservation only and all players and coaches will sign waivers. Generally hours will be Monday through Friday from 12-10 p.m., with Saturday and Sunday hours being 8 a.m. –

10 p.m. Summer hours will be adjusted earlier in the day. The maximum amount of people at one time is expected to be approximately 75 for regular club practices, if all courts are in use. Additionally, due to the age range of players, most club players do not drive their own vehicles and are expected to be dropped off and picked up by parents. While the main use of the facility will be for practices, the occasional game or tournament will take place, mostly on Saturdays.

B. Design Review

Access will be via Warm Springs Road and La Cienega Street. The proposed building will be 41,150 square feet. Parking will be located on the north and east portions of the property. There are 59 parking spaces provided where 165 parking spaces are required (waiver requested is outlined below). The building has 38,700 square feet for the first floor and 2,450 square feet for the mezzanine. Five (5) courts will be provided on the first floor with locker rooms, storage, a kitchen, and a pro shop. The Mezzanine level will consist of office space, a conference room and a viewing area. The maximum height is 34 feet 8 inches from the finished floor. The design shows a concrete tilt-up building painted in varying shades of greys with an aluminum storefront and metal awnings. There are varying heights and articulation provided on the building creating a very new and pleasant design. Residential uses to the north are buffered from the facility by a 10 foot and 6 inch intense landscape buffer, as well as facility parking, and the existing 6-foot wall. A redundant decorative wall at this location is not needed

Additionally, the Applicant has relocated the loading zone to the northeast portion of the Site, away from the entrance, pursuant to staff comments. The loading zones are located near a service entrance, adjacent to employee parking. Pedestrians, parents, or club players are not intended to traverse the service entrance, which leads to storage space. The entrance to the loading dock is lower than the building slab, as shown on the site plans. The roll-up doors will be used for various uses for the facility such as the removal and delivery of volleyball equipment.

a. Grade Fill

The existing grade presents a downward slope toward the southeast corner of the Site. To accommodate this topography and drainage patterns, the Applicant requests a design review for up to 63" feet of fill where 36 inches is allowed per Title 30.

b. Alternative Parking Lot Landscaping

The Applicant requests to provide alternative parking lot landscaping. Specifically, the Applicant requests to reduce the number of landscape fingers in the parking lot areas. At the north customer parking strip along the building, and within the employee parking area, the Applicant proposes terminal island landscaping, but no landscape fingers. To reduce the heat island effect, the Applicant is providing two more trees as would be provided if the Applicant were providing landscape fingers. There are 77 trees provided on the property where 75 trees are required.

c. Lighting

The Applicant is also requesting a Design Review for on-site lighting. The lighting and photometric plan demonstrates that the on-site lighting will not cause any additional light pollution. The light poles are shielded directing the lighting downwards so as to avoid light pollution. The lighting plan is in compliance with Title 30 lighting standards.

C. Waivers of Development Standards

a. Parking

The Applicant is requesting a waiver of development standards for parking. There are 59 parking spaces provided where 165 spaces are required for a recreational facility. A parking study is provided with this application showing the proposed parking is more than adequate compared to a similar volleyball academy. As previously discussed, due to the ages of the players using this facility, players will largely be dropped off and picked up from the Site at staggered times during business hours, dependent on their team's practice schedule. The site will be used mostly for practices, but there will be some games or tournaments on the weekends. As a result, the parking provided is expected to be sufficient for the Site.

b. Departure Distance

The Applicant is also requesting a waiver of development standards to reduce the driveway departure distance to 173 feet where 190 feet is required. Due to the size of the parcel, the driveway can not be moved to extend the departure distance.

c. Throat Depth

The Applicant is also requesting a waiver of development standards to reduce the throat depth to 13 feet where 25 feet is required on La Cienega Street. Due to the size of the parcel, the throat depth can not be extended. However, having driveways on Warm Springs and La Cienega will decrease the likelihood of conflicts at this driveway.

d. Retaining Walls

The Applicant is also requesting a waiver to increase the retaining wall height on Warm Springs Road to seven (7) feet where the maximum retaining wall height of 3 feet is allowed. Due to the topography on the property, the increased retaining wall height is necessary.

The Applicant is requesting a waiver to increase the retaining wall height to 5.5 feet where a maximum height of three (3) feet is allowed. Due to the topography on the property, the increased retaining wall height is necessary.

e. Local Street Access

The applicant is requesting a waiver to allow access to a local street being La Cienega Street. While there is access from Warm Springs Road, access from La Cienega has the most direct access to parking and will not affect traffic to the residents on La Cienega Street.

f. Increased Building Height

Finally, the applicant is requesting a waiver to increase the building height to 35.5 feet where a maximum building height of 35 feet is permitted within the C-1 zoning district. The 35.5 feet is an average of all four sides of the building due to the finished grade and fill on the site.

Thank you for your kind consideration of our request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Stephanie Hardie Allen

SHA/lak

02/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0938-ADAVEN MANAGEMENT, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Blue Diamond Road, and between Arville Street and Moondance Cellars Court, and portion of a right-of-way being Camero Avenue located between Arville Street and Moondance Cellars Court within Enterprise (description on file). JJ/nai/syp (For possible action)

RELATED INFORMATION:

APN:

177-18-201-021

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide right-of-way along the north property line to include detached sidewalks along Camero Avenue. Also a 33 foot wide patent easement will be vacated and abandoned that runs through the property from north to south. Lastly, an 8 foot wide patent easement will be vacated and abandoned along Camero Avenue. There will be a carwash that will be developed on the site and, according to applicant, the patent easement is no longer required.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0072-13	Waivers to allow access to a residential local street and design review for a retail building and signage.	Approved by BCC	April 2013
ZC-0343-05	Reclassified 2.8 acres from C-1 to C-2 zoning for future commercial use	Approved by BCC	April 2005
UC-1489-02	Two off-premises advertising signs and waiver for RNP-1 separation on a portion of 38.4 acres in an H-1 and C-2 zoning - denied	Approved by BCC	November 2003
VS-1571-01	Vacated and Abandoned easements and public right-of-ways	Approved by PC	March 2002
TM-0390-01	191 Single family residential lots on 21.6 acres in an R-2 zoning	Approved by PC	January 2002
ZC-2240-97	Reclassified from H-2 and R-E zoning to C-2 zoning for a shopping center	Approved by BCC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Compact Neighborhood (up to 18 du/ac)	R-2	Single family residential
South	Corridor Mixed-Use	C-2	Gas station
East	Corridor Mixed-Use & Entertainment Mixed- Use	C-2	Shopping center & gas station

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

Related Applications

Application Number	Request
UC-23-0937	A use permit to reduce separations from residential and waiver of development standards for alternative landscaping and attached sidewalk with a design review for vehicle wash and finished grade 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 patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Additional Fire Code compliant fire access is required for this site to include adequate turnarounds; CCFD cannot support access that forces the vehicles to back out onto a major thoroughfare, highway and section street; current access design is not acceptable;
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; to show on-site fire lane, turning radius, and turnarounds; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

**APPLICANT: OSPREY REAL ESTATE CAPITAL
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135**



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

38A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0938</u> DATE FILED: <u>12/28/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>01/31/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>02/21/24</u> FEE: <u>\$875.00</u>
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PROPERTY OWNER	NAME: <u>Blue Diamond & Arville, LLC</u> ADDRESS: <u>1700 Pavillion Center Drive., Ste. 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
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APPLICANT	NAME: <u>Blue Diamond & Arville, LLC</u> ADDRESS: <u>1700 Pavillion Center Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
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CORRESPONDENT	NAME: <u>Kaempfer Crowell - Tony Celeste</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-18-201-021

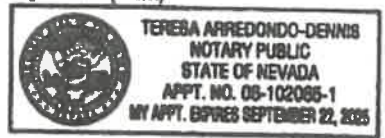
PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond and Arville

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)*

Jeffrey Canarelli
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON October 10, 2023 (DATE)
 By Jeffrey L. 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.

02/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0937-ADAVEN MANAGEMENT INC:

USE PERMIT to reduce separations to a residential use.

WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping and attached sidewalk.

DESIGN REVIEWS for the following: **1)** vehicle wash; and **2)** finished grade on 1.5 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Blue Diamond Road and the west side of Arville Street within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

177-18-201-021

USE PERMIT:

1. a. Reduce separation of vehicle wash to residential use to 120 feet (west) where 200 feet is required per Table 30.44-1 (a 40% reduction).
- b. Reduce separation of vehicle wash to residential use to 74 feet (north) where 200 feet is required per Table 30.44-1 (a 63% reduction).

WAIVER OF DEVELOPMENT STANDARDS:

Allow an attached sidewalk where detached sidewalks are required (Arville Street) per Figure 30.64-17.

DESIGN REVIEWS:

1. Vehicle wash.
2. Increase finished grade to 4 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 33% increase).

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.5
- Project Type: Vehicle wash
- Number of Stories: 1

- Building Height (feet): 32 (vehicle wash)/11 foot (vacuum canopy)
- Square Feet: 5,600
- Parking Required/Provided: 3/9

Site Plan

Access to the site is granted via a single commercial driveway along Blue Diamond Road on the west side of the site. The vehicle wash and polish tunnels are located on the northern portion of the parcel and oriented east/west. The building features the following setbacks: 14 feet from the north property line; 120 feet from the west property line adjacent to a developing residential use; 113 feet from the south property line along Blue Diamond Road, and 68 feet from the east property line (Arville Street). There are two rows of vacuum spaces (23 total) which are located to the south of the vehicle wash and polish tunnels, with the second row of vacuum spaces located adjacent to Blue Diamond Road. The vacuum area can also be accessed without going through the tunnels. There are 4 kiosk pay stations with 3 kiosks for the vehicle wash and 1 for the vehicle polish tunnel which are located on the west side of the site. The 3 stacking lanes for the vehicle wash tunnel funnel down to 1 one lane and the single kiosk lane serves the polish tunnel. To the south of the pay kiosks is a drive aisle to allow vehicles to enter the vacuum spaces before entering the tunnel. An existing 9 foot 4 inch high CMU block screen wall is located along the west property line. Three parking spaces are required, with 9 parking spaces provided throughout the site. A trash enclosure is located south of the building within the central parking area and 163 feet east of the residential properties to the west. There are 4 bicycle parking spaces provided to the west of the vehicle wash and polish tunnel entrances.

Landscaping

The plans depict a 20 foot wide landscape area, including a 5 foot wide attached sidewalk, adjacent to Blue Diamond Road. The street landscape area consists of medium sized 24 inch box trees, shrubs, and groundcover located under the existing overhead utility lines. Along the west property line adjacent to the existing residential properties, there is an existing decorative block wall with up to 10 foot overall height retaining decorative block wall. The plans propose a 10 foot wide intense landscape area with Evergreen trees planted in 2 rows, 10 feet on center per Figure 30.64-12. A 15 foot wide detached sidewalk with trees located on both sides of the walkway is provided along the north (Camero Avenue) property line. A 15 foot wide landscape area located behind an attached sidewalk (portion of which are existing) along Arville Street with a 3 foot high retaining wall at the back of the landscape area. Landscape finger islands within the interior of the parking lot are provided throughout the interior of the site.

Elevations

The plans depict a vehicle wash with a height ranging from 29 feet (parapet) to 32 feet to the top of the roof. Towers located on the east and west ends of the wash tunnels. Building finish materials consist of painted stucco in some and grey with on all elevations, with the south elevation including storefront windows, and the east and west elevations including roll-up doors. The vehicle blowers are located on the east side of the building within the tunnel. All rooftop mounted equipment will be screened from the right-of-way and public view. The vacuum canopies, located within the interior of the parking lot, measure 11 feet in height.

Floor Plans

The plans depict a vehicle wash measuring 5,600 square feet in area, consisting of a tunnel wash bay on the north side of the building, an equipment room, and a polish tunnel.

Applicant's Justification

The applicant indicates that the proposed use is an appropriate use adjacent to the existing residential subdivision to the west and north as the vehicle wash and polish tunnels are located 120 feet from the west property line and from the entry of the wash tunnel to the north. The applicant believes that the site is designed with intense landscape buffer along the west property line adjacent to the existing residential neighborhoods and a 15 foot wide landscape buffer provided along the north property line. Additionally, the proposed increased grade will be lower than the existing residential grades to the west. The building exteriors feature enhance articulation and the vehicle blowers are located inside the east end of the wash and polish tunnels. While a detached sidewalk is provided along Camero Avenue, a small portion of sidewalk is not existing along Arville Street, and the request is to continue the current design and not disturb the existing infrastructure. The full width, 15 feet of required landscaping is provided along Arville Street.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0072-13	Waivers to allow access to a residential local street and design review for a retail building and signage	Approved by BCC	April 2013
ZC-0343-05	Reclassified 2.8 acres from C-1 to C-2 zoning for future commercial use	Approved by BCC	April 2005
UC-1489-02	Two off-premises advertising signs and waiver for RNP-1 separation on a portion of 38.4 acres in H-1 and C-2 zoning.	Approved by BCC	November 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Compact Neighborhood (up to 18 du/ac)	R-2	Single family residential
South	Corridor Mixed-Use	C-2	Gas station
East	Corridor Mixed-Use & Entertainment Mixed- Use	C-2	Shopping Center & gas station

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

Related Applications

Application Number	Request
VS-23-0938	A request to vacate patent easement and a 5 foot wide portion of Camero Avenue is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed use is too intense for the residential development to the west and north. The location of the use has been sited too close to the residential development to the west, where vehicles will be queuing, stacking, and idling within close proximity to the residential development to the west. Furthermore, staff is concerned about the potential for the vehicle wash tunnel dryer and vacuum sounds during daily operations. The Master Plan encourages, in part, consideration of the intensity of a use, which should be mitigated where adjacent to existing neighborhoods to promote compatibility. Staff is unable to support the proposed use as the request is too intense for the site and the residential properties to the west and north. Staff recommends denial.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Typically, staff does not support the inclusion of attached sidewalks along collector streets; however, in this circumstance, the off-sites including sidewalks, are partially constructed along the majority of the Arville Street frontage. Additionally, the recommended 15 feet of landscaping located behind the sidewalk is provided. However, staff is unable to support other portions of the overall site design and; therefore, cannot support this portion of the request.

Design Review #1

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. However, staff is unable to support the design with the

potential negative impact of the vehicle wash and polish tunnels oriented on the residential properties to the west; therefore, staff cannot support the request.

Public Works - Development Review

Design Review #2

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

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.20B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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 approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; 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; and that off-site improvement permits may be required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0027-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: OSPREY REAL ESTATE CAPITAL
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



AUTHORIZATION TO SUBMIT APPLICATION
DEPARTMENT OF COMPREHENSIVE PLANNING
 APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: APR-23-101284 - VS-23-0938
UC-23-0937

Application Materials have been deemed ready to submit without revisions with minor revisions.

Notes: Please see comment letter for revisions. Email me as soon as PW DR gives their OK to submit.

By: JUD Date: 12/07/2023

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

Required Application(s):

- | | | |
|--|--|---|
| <input type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Land Use – Administrative Design Review (ADR) | <input type="checkbox"/> Tentative Map (TM) |
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Land Use – Waiver of Conditions (WC) | <input checked="" type="checkbox"/> Vacation and Abandonment (VS) |
| <input type="checkbox"/> Zone Change (ZC) | <input type="checkbox"/> Land Use – Application for Review (AR) | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Special Use Permit (UC) | <input type="checkbox"/> Land Use – Extension of Time (ET) | |
| <input checked="" type="checkbox"/> Waiver of Development Standards (WS) | | |
| <input checked="" type="checkbox"/> Design Review (DR) | | |

Required Fees:

➤ Refer to the attached Fee Sheet.

Next Steps:

- Review the attached submittal requirements for the applicable application type(s).
- Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
- Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
- When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
- Once fees are paid, the application(s) will be considered "Submitted".

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

KAEMPFER

CROWELL

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702.693.4215

November 30, 2023

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

VS-23-0938

**Re: *Justification Letter – Osprey Real Estate – Blue Diamond Road/Arville Street
Vacation and Abandonment of Patent Easement and Portion of Right-of-Way
APNs: 177-18-201-021***

To Whom It May Concern:

Please be advised our office represents Osprey Real Estate (the “Applicant”) in the above-referenced matter. The Applicant is seeking to develop a carwash on property located at the northwest corner of Blue Diamond Road and Arby Street. The property is more particularly described as APN: 177-18-201-021 (collectively the “Site”). In conjunction with the design review for the carwash, the Applicant is also seeking to vacate and abandon an unnecessary easement and portion of right-of-way.

The Applicant is requesting to abandon an approximately 33-foot wide patent easement on the Site. All the necessary right-of-way dedications have occurred. Therefore, the patent easement is no longer required and the vacation and abandonment request is appropriate to allow for the cohesive development of the carwash on the Site.

The Applicant is also requesting to vacate and abandon a 5-foot wide portion of the Camero Avenue right-of-way. This portion of right-of-way needs to be vacated and abandoned so that the Applicant can accommodate a detached sidewalk along Camero Avenue as required by the Title 30 Development Standards.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

02/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0924-GOLDENSITES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Hauck Street, and between Serene Avenue and Oleta Avenue, and right-of-way (grant) located between Edmond Street and Hauck Street, and between Serene Avenue and Oleta Avenue within Enterprise (description on file). JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-24-601-031; 176-24-601-054

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plan depicts the vacation of patent easements 33 feet wide along the north and east property lines and 3 feet along the west right-of-way of the site (APN 176-24-601-031) and a 5 foot wide right-of-way grant along the south right-of-way (APN 176-24-601-054). The applicant indicates that the easements are no longer needed for the proposed single family residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified this property and surrounding area to RNP-1 Overlay	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential

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

Related Applications

Application Number	Request
WS-23-0923	A waiver of development standards to eliminate sidewalks, provide alternative street landscaping (Edmond Street), and eliminate street landscaping (Hauck Street), for a single family residential subdivision is a companion item on this agenda.
TM-23-500192	An 8 lot 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 and 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Hauck Street, 30 feet for Edmond Street, 35 feet to the back of curb for Serene 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 - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

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



VACATION APPLICATION 40A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>V5-23-0924</u>	DATE FILED: <u>12/27/2023</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>01/31/2024</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>02/21/2024</u>	
		FEE: <u>\$ 875</u>	

PROPERTY OWNER	NAME: <u>GoldenSites LLC</u>
	ADDRESS: <u>9225 W Flamingo Rd, Suite 190</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-228-0720</u> CELL: _____
	E-MAIL: <u>frank@pinnaclelv.com</u>

APPLICANT	NAME: <u>Pinnacle Homes</u>
	ADDRESS: <u>9225 W Flamingo Rd, Suite 190</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-228-0720</u> CELL: _____
	E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering; Attn: Jessica Walesa</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>JessicaW@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-24-601-031 & -054
176-24-601-031 & -054

PROPERTY ADDRESS and/or CROSS STREETS: Hauck St and Serene Ave
Hauck St and Serene 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

 _____ Property Owner (Signature)*	<u>Andrew Wyatt</u> _____ Property Owner (Print)
--	--

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 10-19-23 (DATE)

By ANDREW WYATT
 NOTARY PUBLIC:

ROCHELLE HELBERT
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. NO. 20-4836-01
 MY APPT. EXPIRES FEBRUARY 27, 2024

*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

November 16, 2023

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: **Hauck & Serene**
APR-23-101386
APN: 176-24-601-031 & 176-24-601-054
Justification Letter

PLANNER
COPY

To whom it may concern:

Taney Engineering, on behalf of Pinnacle Homes, is submitting justification for the following vacations:

Patent Easement Vacation

This request is to vacate portions of an existing patent easement on the following parcel:

- 176-24-601-031

Due to the proposed single-family residential development, the patent easement is no longer necessary.

Bureau of Land Management (BLM) Right-of-Way Grant Vacation

This request is to vacate portions of a BLM right-of-way grant for Serene Avenue on the following parcel:

- 176-24-601-054

This vacation is requested so that we may dedicate a 35-foot-wide public right-of-way and construct a 5-foot detached sidewalk along Serene Avenue.

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 contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

02/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0923-GOLDENSITES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and allow alternative street landscaping; and 2) increase retaining wall height.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the west side of Hauck Street and the north side of Serene Avenue within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-24-601-031; 176-24-601-054

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate sidewalk and allow alternative street landscaping along Edmond Street where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
- b. Eliminate sidewalk and waive street landscaping along Hauck Street where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
2. Increase the combined retaining wall height and screen wall to 12.5 feet (6.5 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64.050 (a 39% increase).

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 4 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 33% increase).

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single family residential
- Number of Lots: 8

- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 18,576 (minimum net)/21,013 (maximum net)/20,007 (minimum gross)/18,576 (maximum gross)
- Number of Stories: 1
- Building Height (feet): 18 feet (residences)/13.5 (casita)
- Square Feet: 4,090 to 4,260 (including garages)/ 600 (casita)

Site Plans

The plans depict a proposed 8 lot single family residential subdivision with a density of 1.6 dwelling units per acre. Access to the development for the 5 lots on the west side of the subdivision is from a 37 foot wide private street that terminates at a cul-de-sac bulb. The other three lots front Hauck Street and do not have access to the cul-de-sac. Thirty feet will be dedicated for public right-of-way along Hauck Street and Edmond Street. Public right-of-way will be dedicated at 35 feet wide along Serene Avenue which accommodates a proposed 15 foot wide landscape area with detached sidewalk. The lots range in size from 18,576 square feet (minimum net) to 18,576 square feet (maximum gross).

Landscaping

The plans depict a 6 foot wide landscape area along Edmond Street, and a 15 foot wide landscape area with detached sidewalk along Serene Avenue. Trees are planted 20 feet on center along Edmond Street and Serene Avenue. There are three lots that front onto Hauck Street and front yard landscaping is provided in lieu of street landscaping. Combination 6 foot high CMU block screen walls on top of an up to 6.5 height retaining walls are located between lots 5 and 6, internal to the subdivision.

Elevations

The plans show 4 models of 1 story contemporary residences and casita with multiple elevations for each plan. The buildings have parapet walls with pitched rooflines and heights up to 18 feet. All buildings have architectural elements such as light stucco, dark stucco, and stone veneer options.

Floor Plans

The proposed model homes range in size from 4,090 square feet to 4,260 square feet including garages. The 4 proposed models show 3 and 4 bedrooms, dining, living and kitchen areas, a laundry room, and bathrooms. All models have 3 or 4 car garages. The 600 square foot casita consists of a living room, wet bar, bedroom and bathroom.

Applicant's Justification

The applicant indicates that the proposed 8 lot single family residential development is consistent with the surrounding properties zoned R-E. The additional fill on the site is needed to meet drainage criteria. Hauck Street will be constructed to rural street standards with a 32 foot wide paved roadway and no curb, gutter, detached sidewalks, or streetlights, Edmond Street will remain with existing rural street conditions, and Serene Avenue will be constructed with full off-site improvements. To maintain the existing rural character of the area, the applicant also indicates that there are no other sidewalks constructed along Edmond Street or Hauck Street to the north or south of the subject parcels. However, street landscaping is proposed with 24 inch

box trees along Edmond Street and 3 of the residential lots front onto Hauck Street and will be landscaped with multiple trees and shrubs per the regional plant list.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified this property and surrounding area to RNP-1 Overlay	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential

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

Related Applications

Application Number	Request
TM-23-500192	A tentative map for an 8 lot single family residential subdivision is a companion item on this agenda.
VS-23-0924	A vacation and abandonment of patent easements and right-of-way grant is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The site is located within a Residential Neighborhood Preservation (RNP-1) overlay where rural street standards remain prevalent. Staff finds that since the parcels to the north, and south are not developed, however, the parcel to the southeast on Serene Avenue is under development and includes full off-sites. Providing landscaping and detached sidewalks are precedents for this neighborhood and the surrounding rights-of-way to provide a safe space for pedestrian traffic. Staff finds that while large parcel (1 and 2 acre) residential lots have been previously developed to the east and west, the street landscaping standards were approved to provide improvements throughout the County. Therefore, staff cannot support the request as designed.

Waiver of Development Standards #2

The submitted cross sections show the unique and natural topography of the subject parcel. While staff could support a minimal increase to the retaining walls, there are other design options available to the developer, such as staggered retaining walls between lots, to reduce the increased grade; therefore, staff is unable to support this request.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Design Review #1

Staff does not object to the proposed single family residential development. The proposed development meets the required lot size per Table 30.40-1. However, staff is unable to support other portions of this request; therefore, cannot support this portion of the application.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference within 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 Harry Reid 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 Harry Reid 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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 approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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;
- Right-of-way dedication to include 30 feet for Hauck Street, 30 feet for Edmond Street, 35 feet to the back of curb for Serene Avenue and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is 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 at landuse@lasairport.com 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0370-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

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

DRAFT



LAND USE APPLICATION 41A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-23-0923</u> DATE FILED: <u>12/27/2023</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>01/31/2024</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>02/21/2024</u></p> <p>FEE: <u>\$1150</u></p>
	PROPERTY OWNER	<p>NAME: <u>GoldenSites LLC</u></p> <p>ADDRESS: <u>9225 W Flamingo Rd, Suite 190</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u></p> <p>TELEPHONE: <u>702-228-0720</u> CELL: _____</p> <p>E-MAIL: <u>frank@pinnaclelv.com</u></p>
	APPLICANT	<p>NAME: <u>Pinnacle Homes</u></p> <p>ADDRESS: <u>9225 W Flamingo Rd, Suite 190</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u></p> <p>TELEPHONE: <u>702-228-0720</u> CELL: _____</p> <p>E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Taney Engineering; Attn: Jessica Walesa</u></p> <p>ADDRESS: <u>6030 S Jones Blvd</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-362-8844</u> CELL: _____</p> <p>E-MAIL: <u>JessicaW@taneycorp.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-24-601-031 & -054

PROPERTY ADDRESS and/or CROSS STREETS: Hauck St and Serene Ave

PROJECT DESCRIPTION: Single Family Residential Project

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

Property Owner (Signature)* Property Owner (Print) Andrew Wyatt

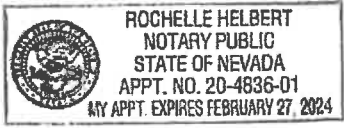
STATE OF NEVADA

COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 10-19-23 (DATE)

By ANDREW WYATT

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.



TANEY ENGINEERING

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

December 14, 2023

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

PLANNER
COPY

**Re: Hauck & Serene
APR-23-101386
APN: 176-24-601-031 & 176-24-601-054
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Pinnacle Homes, is respectfully submitting justification for a Tentative Map, Waivers of Development Standards, and Design Reviews for a proposed single-family residential subdivision.

Tentative Map

A Tentative Map is requested for a 5 gross-acre, 8 lot single-family residential subdivision with 1.60 dwelling units per acre located north of Serene Avenue, between Hauck Street and Edmond Street. The lots range in size from 20,007 gross square feet (*18,576 net square feet*) to 24,540 gross square feet (*21,013 net square feet*), with an average lot size of 21,905 gross square feet (*19,823 net square feet*).

The parcels are currently zoned R-E (Rural Estates Residential District), with a planned land use of RN (Ranch Estates Neighborhood), within an RNP-I (Rural Neighborhood Preservation) Overlay District. We are not requesting any modifications to the current zoning category or planned land use.

The project site is adjacent to properties with the following zoning categories and planned land use:

- North, East, & West: R-E (Rural Estates Residential District); RN (Ranch Estate Neighborhood)
- South: R-E (Rural Estates Residential District); OL (Open Lands)

Hauck Street will be improved to rural street standards with a 32-foot-wide paved roadway and no curb, gutter, detached sidewalks, or streetlights. Edmond Street will remain in its existing rural street condition. Serene Avenue will receive full off-site improvements. The internal 37-foot-wide private streets will utilize 30" modified roll curb.

A 15-foot perimeter landscape buffer and detached sidewalk is provided along Serene Avenue in accordance with Section 30.64.040.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.64-50 (a)(4) to allow for a 13-foot maximum combination wall (7-foot retaining wall and 6-foot screen wall) where a 9-foot maximum (3-foot retaining wall and 6-foot screen wall) is allowed. The maximum retaining wall is being requested between lot 5 and lot 6 to ensure adequate



drainage of the site and to match the existing grades of Hauck Street to the east and Edmond Street to the west. As the wall is internal and only affects lot 6, the expected impact is negligible.

Waiver of Development Standards – Detached Sidewalk (Edmond Street)

This request is to waive Section 30.64.030 (1)(3) and Figure 30.64-17 requiring detached sidewalks along Edmond Street. The proposed development is within an RNP-I (Rural Neighborhood Preservation) Overlay District where rural street standards have been previously accepted. No other sidewalks have been constructed along Edmond Street to the north or south of the subject parcels.

Waiver of Development Standards – Alternative Landscaping (Edmond Street)

This request is to waive Section 30.64.030 and Table 30.64-1 to allow for alternative landscaping along Edmond Street. To maintain the existing rural character of the area, we are proposing a 6-foot landscape buffer, with no sidewalks, along the frontage. 24” box trees will be planted every 20 feet on-center.

Waiver of Development Standards – Detached Sidewalk (Hauck Street)

This request is to waive Section 30.64.030 (1)(3) and Figure 30.64-17 requiring detached sidewalks along Hauck Street. The proposed development is within an RNP-I (Rural Neighborhood Preservation) Overlay District where rural street standards have been previously accepted. No other sidewalks have been constructed along Hauck Street to the north or south of the subject parcels.

Waiver of Development Standards – Eliminate Landscaping (Hauck Street)

This request is to waive Section 30.64.030 and Table 30.64-1 to eliminate the landscaping along Hauck Street. To maintain the existing rural character of the area, we are proposing no detached sidewalks or landscape buffer along the frontage. The front yards of the lots that front Hauck Street, lots 6-8, will be landscaped with multiple trees and shrubs per the regional plant list.

Waiver of Development Standards – Off-Site Improvements

This request is to waive Section 30.52.040 requiring full off-site improvements along Edmond Street and Hauck Street. The proposed development is within an RNP-I (Rural Neighborhood Preservation) Overlay District where rural street standards have been previously accepted. To maintain the character of the neighborhood and match the existing development, we are proposing no curb, gutter, sidewalks, streetlights, and a minimum paved roadway of 32-feet.

Design Review – Excess Fill

This request is for a design review to allow for an excess fill of 4 feet where a 3-foot maximum is allowed per Section 30.32.040-9. The excess fill is needed between lot 5 and lot 6 to ensure adequate drainage of the site and to match the existing grades of Hauck Street to the east and Edmond Street to the west. As the excess fill is only needed for a small portion of the site and does not increase the elevation above the adjacent properties, the expected impact is negligible.



Design Review – Architecture

This request is for a design review of architectural floor plans and elevations. The proposed single-story homes are 4,090 square feet, 4,190 square feet, and 4,260 square feet. The exterior elevations reflect mid-century, prairie, and modern designs and finishes. A three or four car garage will be provided for each home, in addition to a full-length driveway.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

02/21/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500192-GOLDENSITES, LLC:

TENTATIVE MAP consisting of 8 single family residential lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the west side of Hauck Street and the north side of Serene Avenue within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-24-601-031; 176-24-601-054

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single family residential
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 18,576 (minimum net)/21,013 (maximum net)/20,007 (minimum gross)/ 18,576 (maximum gross)

The plans depict a proposed 8 lot single family residential subdivision with a density of 1.6 dwelling units per acre. Access to the development for the 5 lots on the west side of the subdivision is from a 37 foot wide private street that terminates at a cul-de-sac bulb. The other three lots front Hauck Street and do not have access to the cul-de-sac. Thirty feet will be dedicated for public right-of-way along Hauck Street and Edmond Street. Public right-of-way will be dedicated at 35 feet wide along Serene Avenue which accommodates a proposed 15 foot wide landscape area with detached sidewalk. The lots range in size from 18,576 square feet (minimum net) to 18,576 square feet (maximum gross).

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified this property and surrounding area to RNP-1 Overlay	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential

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

Related Applications

Application Number	Request
WS-23-0923	A waiver of development standards to eliminate sidewalks, provide alternative street landscaping (Edmond Street), and eliminate street landscaping (Hauck Street), for a single family residential subdivision is a companion item on this agenda.
VS-23-0924	A vacation and abandonment of patent easements and right-of-way grant is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30. However, since staff is not supporting companion item WS-23-0923, staff cannot support this request.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid 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 Harry Reid 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an

application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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;
- Right-of-way dedication to include 30 feet for Hauck Street, 30 feet for Edmond Street, 35 feet to the back of curb for Serene Avenue and associated spandrels;
- Execute a Restrictive Covenant Agreement (dead restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Fountain Creek 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 at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0370-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

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

DRAFT



TENTATIVE MAP APPLICATION 42A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500/92</u> DATE FILED: <u>12/27/2023</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>01/31/2024</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>02/21/2024</u> FEE: <u>\$ 750</u>

PROPERTY OWNER	NAME: <u>GoldenSites LLC</u> ADDRESS: <u>9225 W Flamingo Rd, Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u>
-----------------------	---

APPLICANT	NAME: <u>Pinnacle Homes</u> ADDRESS: <u>9225 W Flamingo Rd, Suite 190</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-228-0720</u> CELL: _____ E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering; Attn: Jessica Walesa</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>JessicaW@taneycorp.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-24-601-031 &-054

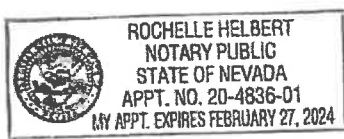
PROPERTY ADDRESS and/or CROSS STREETS: Hauck St and Serene Ave

TENTATIVE MAP NAME: Hauck & Serene

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

Property Owner (Signature)* Property Owner (Print) Andrew Wyatt
 STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 10.19.23 (DATE)
 By ANDREW WYATT
 NOTARY PUBLIC: RAMUF



*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

TY-23-50019J

October 30, 2023

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

**Re: Hauck & Serene
APR-23-101386
APN: 176-24-601-031 & 176-24-601-054
Tentative Map Hold Request**

To whom it may concern:

Taney Engineering, on behalf of Pinnacle Homes, realizes that the Tentative Map will not be acted on within NRS time frames. We respectfully request that the Tentative Map is submitted concurrently with our other land use applications (Waivers of Development Standards, Design Reviews, & Vacations).

Thank you for your attention to this request. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

02/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400187 (ZC-0502-06)-NV LAS DEC, LLC:

WAIVER OF CONDITIONS of a zone change requiring traffic study and compliance in conjunction with a distribution center on 9.1 acres in an M-D (Designed Manufacturing District) Zone.

Generally located on the north side of Badura Avenue, 600 feet east of Rainbow Boulevard within Enterprise. MN/nai/syp (For possible action)

RELATED INFORMATION:

APN:

176-02-301-005; 176-02-301-020

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6755 Maple Avenue
- Site Acreage: 9.1
- Project Type: Distribution center (original); NV Energy Substation (current)

History

Application ZC-0502-06 was originally approved by the Board of County Commissioners in May 2006. This application was for a distribution center with an accessory office area, and for outside vehicle storage. A zone change request was included to change from C-2 zoning to M-D zoning. Also, a design review for the overall project was included along with a use permit to increase the height of the building, and a waiver for the collector street landscape buffer. The distribution center did not commence.

Now a new project will be developed. Nevada Energy applied for an application UC-22-0459 to install an electrical substation. This was approved by the Board of County Commissioners in January 2023. This application included a design review along with use permits for 230kV transmission lines, increase height of the utility structures, and to remove trash enclosures. Lastly, a waiver request was also included to remove off-site improvements and allow a modified driveway design standard.

There was a condition listed in the Notice of Final Action for ZC-0502-06 to complete a traffic study. The applicant is requesting to waive this condition because a different project is being proposed.

Landscaping

Landscaping is not part of this application.

Elevations

Elevations is not part of this application.

Floor Plans

Floor Plans are not part of this application.

Signage

Signage is not part of this application.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0502-06:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Provide decorative pavers at the midpoint automobile entrance on Badura Avenue;
- All applicable standard conditions for this application type.
- Applicant is advised that no signage is included in this application.

Civil Engineering

- Right-of-way dedication to include 35 feet to back of curb for Badura Avenue, and 30 feet for Maule Avenue;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If sidewalk is detached, dedicate right-of-way and grant easements in accordance with detached sidewalk requirements; vacate excess right-of-way for detached sidewalk, if necessary;
- All applicable vacations to be recordable prior to building permit issuance or applicable map submittal.

Applicant's Justification

The applicant requests to waive the condition to complete a traffic study. After speaking with the Public Works traffic team they were informed that a traffic study is no longer necessary because a different project is being proposed on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0459	Electrical substation and transmission lines, waiver for off-sites, and a design review	Approved by BCC	January 2023
VS-22-0460	Vacated and abandoned for easements and right-of-ways	Approved by BCC	October 2022
ZC-0502-06	Reclassified both parcels to M-D zoning for a beverage distribution center including accessory office area and outside vehicle storage	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	C-2	Vehicle sales & undeveloped
South	Business Employment	C-2 & R-4	Undeveloped
East	Business Employment	C-2	Undeveloped
West	Business Employment	C-2	Parking lot

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Public Works - Development Review

Waiver of Conditions

Staff has no objection to waving the traffic study conditions. The site design was changed in 2022 and no longer warrants a traffic study.

Staff Recommendation

Approval.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: SWITCH, LTD
CONTACT: KELLIE HALPIN, 1050 E. FLAMINGO ROAD, SUITE 305, LAS VEGAS, NV
89119

DRAFT

WC-23-400187



LAND USE APPLICATION

43A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) ZC-0502-06 (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WC-23-400187</u> DATE FILED: <u>12-18-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>1-31-24</u> PC MEETING DATE: <u>N/A</u> BCC MEETING DATE: <u>2-2-24</u> FEE: <u>1500</u>
	PROPERTY OWNER NAME: <u>NV LAS DEC, LLC</u> ADDRESS: <u>7135 S Decatur Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-522-5426</u> CELL: <u>n/a</u> E-MAIL: <u>joshua@switch.com</u>
	APPLICANT NAME: <u>Switch, Ltd</u> ADDRESS: <u>7135 S Decatur Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-522-5426</u> CELL: <u>n/a</u> E-MAIL: <u>joshua@switch.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Kellie Halpin</u> ADDRESS: <u>1050 E Flamingo Road, Suite 305</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-379-2658</u> CELL: <u>702-379-2658</u> E-MAIL: <u>khalpin@rickengineering.com</u> REF CONTACT ID #: <u>230994</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-02-301-005; 020

PROPERTY ADDRESS and/or CROSS STREETS: Maule Avenue and Redwood Street

PROJECT DESCRIPTION: NVE Switchyard located on 176-02-301-005 and 020 at Redwood and Maule

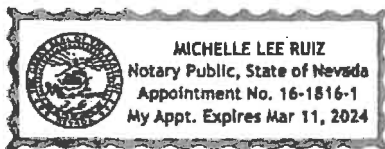
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Steven Roberts Steven Roberts
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10.27.2023 (DATE)

By Steven Roberts
 NOTARY PUBLIC: Michelle Lee Ruiz



*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.

WC-23-400187



December 12, 2023

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

SUBJECT: Justification Letter
176-02-301-005; 020
Maule Avenue and Redwood Street

Dear Clark County Comprehensive Planning,

We are submitting a Waiver of Conditions, as required by Clark County Public Works and Clark County Map Team. Per previous NOFA, a traffic study was required to be submitted for this site. However, per Kent Chang with Clark County Public Works Traffic, we do not need a traffic study. Please see the attached emails from the Map Team and Kent Chang regarding this matter.

Please feel free to contact me should you have any questions or further comments.

Sincerely,

RICK ENGINEERING COMPANY

A handwritten signature in blue ink, appearing to read "Kellie Halpin", is written over the company name.

Kellie Halpin
Project Coordinator

02/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0870-10800 LVB, LLC:

ZONE CHANGES for the following: **1)** reclassify 0.7 acres from an H-2 (General Highway Frontage) to a C-2 (General Commercial) Zone; and **2)** reclassify 2.8 acres from an H-2 (General Highway Frontage) to a C-1 (Local Business) Zone.

USER PERMIT for a congregate care facility in a C-1 (Local Business) zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping including the detached sidewalk; **2)** alternative street landscaping; **3)** eliminate landscaping adjacent to a less intensive use (congregate care facility); **4)** allow a congregate care facility to have a non-residential appearance; **5)** off-site improvements; **6)** allow non-standard improvements in the right-of-way; and **7)** allow modified street standards

DESIGN REVIEW for the following: **1)** congregate care facility; **2)** on-premises consumption of alcohol (tavern); and **3)** finish grade on 5.0 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Erie Avenue within Enterprise. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

177-33-201-016

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping including detached sidewalk along Las Vegas Boulevard South where required per Figure 30.64-17.
2. Allow alternative landscaping along Giles Street where landscaping, including a detached sidewalk, is required per Figure 30.64-17.
3. Eliminate landscaping adjacent to a less intensive use (congregate care facility) where landscaping per Figure 30.64-11 with 1 tree per 20 feet is required.
4. Allow a congregate care facility to have a non-residential appearance when adjacent to a residential neighborhood where a residential appearance is required per Table 30.44-1.
5. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Giles Street where required per Chapter 30.52.
6. Allow non-standard improvements (detached sidewalk and landscaping) in the right-of-way where not permitted per Chapter 30.52.

7. Reduce the departure distance from the intersection of Las Vegas Boulevard South and Erie Avenue to 178 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 6.4% reduction).

DESIGN REVIEWS:

1. Congregate care facility.
2. On-premises consumption of alcohol (Tavern).
3. Increase finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).

BACKGROUND:

Project Description

General Summary

- Site Address: 10800 Las Vegas Boulevard South
- Site Acreage: 5.0/3.5 (after right-of-way dedication)
- Existing Land Use: Entertainment Mixed-Use & Neighborhood Commercial
- Project Type: Tavern/Congregate care facility
- Building Height (feet): 22 (tavern)/25 (congregate care facility)
- Square Feet: 5,000 (tavern)/1,250 (outdoor dining)/45,577 (congregate care)
- Parking Required/Provided: 91/93

Site Plans

The plans depict a proposed zone change to an existing undeveloped parcel currently zoned H-2 to a C-1 zone and a C-2 zone to allow for commercial uses. The proposed zone change will split the parcel under 2 separate zoning categories with 0.7 acres zoned for C-2 and 2.8 acres zoned as C-1. The C-2 portion of the parcel will be cover the western portion of the parcel along Las Vegas Boulevard South, while the eastern section zoned as C-1 will be dedicated to congregate care facility. Access is from both Erie Avenue and Las Vegas Boulevard South. Parking spaces are prominent in the front and center portion of the property in front of the congregate care facility with some spaces located along the rear of the facility. The proposed tavern will occupy the southwest corner of the parcel and will have outdoor dining facing Las Vegas Boulevard South. Both uses will share on-site parking. The proposed tavern with outdoor dining exceeds the minimum 200 feet separation from a residential use and/or is buffered by the proposed congregate care facility.

Landscaping

The plans depict a landscape plan with perimeter landscaping and interior parking lot landscaping. Along Erie Avenue landscape is shown at in front of and behind a detached sidewalk with trees spaced at 30 feet on center. Along Giles Street the plans depict no sidewalk, curb, gutter, or partial paving. A waiver for full offsite improvements and is providing for alternative street landscaping is requested with this application. Landscaping per the plans submitted depict Las Vegas Boulevard South with non-standard improvements, including detached sidewalks and landscaping as part of their waiver requests.

Elevations

The plans depict a congregate care facility with a stucco panel system with neutral colors and red accent colors. The building is 20 feet in height with architectural enhancements up to 25 feet, however, it does not meet the condition of Title 30 requiring, that “buildings within, or adjacent to, residential neighborhoods shall be designed with a residential appearance, such as a gabled roof with concrete tile and masonry or stucco wall construction, as may be required by the Commission or Board.”

The proposed tavern will have a stucco finish exterior with color accents noted on the plans with an outdoor dining area with a painted metal canopy and protective barrier. The tavern will have storefront glass windows.

Floor Plans

The plans depict a congregate care facility that is 45,577 square feet and consists of 96 beds. The plans include storage, conference room, dining hall, doctor offices, activity areas, restrooms, locker room, washer room, physical therapy area, kitchen and reception lobby. The tavern consists of an open floor plan with an outdoor dining area.

Applicant’s Justification

The applicant states that they are requesting to rezone the property from the existing H-2 (General Highway Frontage) to General Commercial (C-2) and Local Business (C-1) zone. The proposed zoning categories will allow for the applicant to develop the property with a congregate care facility for the C-1 zone and a tavern with outdoor dining for the portion zoned C-2. The tavern meets both the 200 foot separation plus there is a proposed building (congregate care) that is between tavern and the residential subdivision to the east.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Neighborhood Commercial	C-R	Undeveloped
South	Entertainment Mixed-Use & Neighborhood Commercial	H-2	Undeveloped
East	Ranch Estates Neighborhood	RS-20	Undeveloped
West	Entertainment Mixed-Use	CR	Undeveloped

Related Applications

Application Number	Request
VS-23-0871	A request to vacate and abandon easements and right-of-way is a companion item on this agenda.
TM-23-500186	A tentative map for a commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. For these reasons, staff finds the request for the C-1 and C-2 zones are appropriate for this location.

The conforming zone change requests are within the range of intensity allowed by the Master Plan. The intent of the Neighborhood Commercial planned land use category is to provide for a primary mix of land uses that include retail, restaurants, offices, service commercial, and other professional services. The Entertainment Mixed-Use planned land use category is to provide for a mix of retail, restaurants, entertainment, gaming, lodging, and other tourist-oriented services, as well as office uses. The development is designed with an emphasis on streetscape functionality, incorporating retail, employment, housing, and recreation for the area to provide a diverse, urban pedestrian friendly community. The proposed uses as depicted in the application are consistent and compatible with the planned land uses common along Las Vegas Boulevard South. Staff finds the proposed zoning is consistent and compatible with the existing and approved land uses in the area; therefore, staff recommends approval.

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.

Staff finds that the proposed congregate care use is compatible with the surrounding uses in the area. A congregate care facility at this location would provide additional housing options to residents that are in need of assistance with daily activities. The use permit application portion as proposed complies with in part Policy 1.1.4: to encourage housing options that incorporate universal design and visitability principles to facilitate aging-in place, and accommodation of older residents and others with mobility limitations or disabilities. Staff can support this request.

Waivers of Development Standards:

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

Waiver of Development Standards #1

Staff can support the request to eliminate street landscaping on the applicant's property along Las Vegas Boulevard South. Furthermore, the design at build-out for Las Vegas Boulevard South will include a 15 foot wide pedestrian realm/landscape area with detached sidewalk. The applicant is installing landscaping within the right-of-way, which will provide for an attractive appearance along Las Vegas Boulevard South until the right-of-way is fully developed and/or widened. Staff can support this request.

Waiver of Development Standards#2

The landscaping proposed by the applicant along Giles Street is consistent with existing landscape areas on those abutting residential developments in this area providing a more harmonious streetscape. Therefore, staff can support this request.

Waiver of Development Standards #3

Staff can support this request to eliminate landscaping to a less intensive use (congregate care facility) as the application and plans show a unified development with shared parking and cross access. The requested waiver will not materially affect the health and safety of persons residing in and working in the congregate care facility or those visiting the congregate care facility of the tavern. Therefore, staff can support this request.

Waiver of Development Standards #4

The architecture of the proposed building is not consistent and compatible with the existing residential uses to the east. The applicant has not provided any justification or mitigation to justify this request. The applicant can design the proposed facility with architecture that encompasses a residential appearance, including a gable roof with concrete tile and masonry or stucco construction. Although the proposed structure is separated by a Giles Street, which is a local street, the applicant can redesign the facility to include more architecture elements to provide for a more residential appearance. This request represents a self-imposed hardship; therefore, staff cannot support this waiver request.

Design Review #1

The proposed congregate care facility does not comply with the Code, which encourages architectural features to have a residential appearance in the proposed design. The proposed design resembles more of a warehouse/office building and could have more design elements to achieve compliance with the Code. Since staff is recommending the denial of the waiver of development standards #3, staff cannot support the proposed design review for the congregate care facility.

Design Review #2

A tavern is a permitted use in a C-2 zone. The proposed tavern with outside dining exceed the required 200 foot separation with the outside dining area facing Las Vegas Boulevard South to mitigate any impacts from such uses. The outside dining area incorporates a protective barrier and does not face or is adjacent to onsite parking spaces to prevent potential traffic hazards. The proposed design for the tavern is typical of similar commercial uses, including restaurants and on-site consumption of alcohol establishments found along Las Vegas Boulevard South. The design has variations in building height and varying materials breaks-up the mass of the building. Staff can support this design review.

Public Works - Development Review

Waiver of Development Standards #5

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

Waiver of Development Standards #6

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #5 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Waiver of Development Standards #7

Staff has no objection to the reduction in the departure distance for the Las Vegas Boulevard South commercial driveway. The applicant placed the driveway as far north as the site will allow.

Design Review #2

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

Staff Recommendation

Approval of the zone changes, use permit, waivers of development standards #1 through #3, and waivers of development standards #6 and #7, and design reviews #2 and #3; denial of waivers of development standards #4 and #5 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; approval

of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Erie Avenue, 30 feet for Giles and associated spandrel;
- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a right turn lane and bus turnout including passenger loading/shelter areas on Las Vegas Boulevard South in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require the dedication to back of curb and vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project: to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0023-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: 10800 LVB, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLDG 3 SUITE 577, LAS VEGAS, NV 89134

2C-23-0870



LAND USE APPLICATION 44A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <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"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>2C-23-0870</u> DATE FILED: <u>12/21/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>1/31/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/21/24</u> FEE: <u>\$ 2,400</u>
	PROPERTY OWNER NAME: <u>10800 LV B L L C</u> ADDRESS: <u>901 Green Valley Pkwy # 130</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-444-4795</u> CELL: _____ E-MAIL: <u>Michael@WDCNevada.com</u>
	APPLICANT NAME: <u>Same as owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>LAS Consulting -Lucy Stewart</u> ADDRESS: <u>1930 Village Center Circle, Bldg 3, #577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: _____ E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>	

ASSESSOR'S PARCEL NUMBER(S): 17733201016

PROPERTY ADDRESS and/or CROSS STREETS: 10800 LVBS

PROJECT DESCRIPTION: Rezone to C-2 and C-1 for a tavern and congregate care

(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)* Mike Ochoa
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 25, 2023 (DATE)
 By Michael Ochoa

NOTARY PUBLIC: Karen Lee McClain



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

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

October 10, 2023

Clark County Current Planning
500 Grand Central
Parkway Las Vegas, NV
89106

**RE: Project description/justification letter- APR 23-101086
/APN: 177-33-201-016**

Dear Sir or Madam:

Please accept this letter as our request for a conforming zone change, waiver of development standards and a design review.

Project Description:

Existing Zoning: General Highway Frontage (H-2)

Proposed Zoning: General Commercial (C-2) & Local Business (C-1).

Master Plan Designation: Neighborhood Commercial (NC)/Entertainment Mixed Use (EM)

Location of Subject Property:

The subject parcel is 5 gross acres located on the northeast corner of Las Vegas Boulevard South and Erie. The site is currently zoned General Highway Frontage (H-2) with a land use designation of Neighborhood Commercial (NC) and Entertainment Mixed Use (EM). Erie Avenue is to the south, to the east is an existing RNP neighborhood, with a mapped vacant subdivision adjacent to this site. Giles Street is immediately to the east; however, developments along Giles have built the road to rural standards. A

companion vacation and tentative map applications are being filed with this application.

This request is to rezone the property from H-2 (Highway Frontage) to General Commercial (C-2- 0.65 acres) and Local Business (C-1- 2.67 acres). Facing LVBS we are requesting C-2 zoning for a 5000 square foot tavern with outside dining.

Title 30 requires the following for taverns:

"For other than a service bar, must have a minimum separation of 200 feet from any residential use unless separated by a collector or arterial street or buffered from the residential use by a building, or as determined by the Commission or Board with the approval of a special use permit". The tavern meets both the 200-foot separation plus there is a proposed building (congregate care) that is between tavern and the RNP to the east. The tavern is designed with a stucco panel system with neutral colors and red accent colors. The building is 20 feet in height with architectural enhancements up to 25 feet. UC

The congregate care facility is designed with a stucco panel system with neutral colors and red accent colors. The building is 20 feet in height with architectural enhancements up to 25 feet. The building is 45,577 square feet and consists of 96 beds. The architecture of both buildings is consistent in style, material and colors, however, it does not meet the condition of Title 30 requiring, "buildings within, or adjacent to, residential neighborhoods shall be designed with a residential appearance, such as a gabled roof with concrete tile and masonry or stucco wall construction, as may be required by the Commission or Board." This site is separated from the neighborhood by Giles Street, and a vacant lot is on the east side of Giles. While the design is not consistent with residential, the appearance is attractive and the two buildings on the site are compatible with development along Las Vegas Blvd.

There are a variety of grades existing on the property. In order for the site to drain to the street, we need to increase the grade by approximately 5 feet 4 inches. We are requesting a design review as a public hearing to increase the grade.

Applications Requested

REQUEST-Conforming zone change to C-2 & C-1. -Design Review for the buildings.

JUSTIFICATION-These are the least intensive zoning categories for these uses. The design review allows staff to review the design of the buildings.

REQUEST-Use Permit for Congregate Care in C-1 portion.

JUSTIFICATION-Use permit is required for this use. When people are released from the hospital but not able to go home, this type of use is appropriate to assist patients to transition to their home.

REQUEST -Design review as a public hearing to increase the grade to 5'4" where three feet is the maximum allowed.

JUSTIFICATION-This grade increase is needed to allow the property to drain to the street.

REQUEST -Waiver of development standards to allow non-standard improvements within the right of way LVBS, including detached sidewalk and landscaping prior to expansion of LVBS.

JUSTIFICATION- It is unknown when Las Vegas Blvd South will be widened. This will allow an attractive appearance along the boulevard until it is developed/widened.

REQUEST -Waiver of development standards to eliminate landscaping along Las Vegas Blvd, including the detached sidewalk, where Figure 30.64-17 including detached sidewalk is required.

JUSTIFICATION- It is unknown when Las Vegas Blvd South will be widened. We are requesting to install landscaping within the right of way. This will allow an attractive appearance along the boulevard until it is developed/widened.

REQUEST -Waiver of development standards to waive requirements for buildings within, or adjacent to, residential neighborhoods shall be designed with a residential appearance, such as a gabled roof with concrete tile and masonry or stucco wall construction, as may be required by the Commission or Board. This requirement is a condition in the use table 30.44 regarding congregate care.

JUSTIFICATION-The appearance of the building is consistent with the tavern. Both buildings are oriented to Las Vegas Blvd. and separated from the neighborhood by a street.

REQUEST -Waiver of development standards on Giles to not install full offsite improvements, curb gutter, sidewalk, and partial paving.

JUSTIFICATION-This type of construction for the roadway adjacent to the RNP is consistent on Giles and requested by the commissioner's office.

REQUEST -Waiver of development standards on Giles to provide alternative landscaping where Figure 30.64-1 is required. A detached sidewalk will not be provided.

JUSTIFICATION-This type of construction for the roadway adjacent to the RNP is consistent on Giles and requested by the commissioner's office.

REQUEST --Waiver of development standards to allow a departure distance to 178 feet where 190 feet is required.

Conclusion

This area is a mixture of commercial, R-2, R-3, and R-1 houses adjacent to a rural neighborhood preservation neighborhood to the east. Giles Street will be built to rural standards like other developments in this area. 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. The adjacent streets are under capacity, the sewer and water are available in LVBS, the storm runoff will not impact the existing structure in the area, emergency services are located 2.2 miles away, there is no residential component so there will be no impact to the schools in the area.

We believe this will be an attractive addition to the area. We respectfully request your approval.

Yours truly,

Lucy Stewart

Lucy Stewart

02/21/24 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0871-10800 LVB, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street and between Erie Avenue and Levi Avenue (alignment); and a portion of right-of-way being Erie Avenue located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:
 177-33-201-016

LAND USE PLAN:
 ENTERPRISE - NEIGHBORHOOD COMMERCIAL
 ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a patent easement measuring 8 feet in width along the east property line; to vacate approximately 100 feet of the existing 33 foot wide patent easement along the northwest property line, and vacate 5 feet of the existing right-of-way on Erie Avenue to accommodate the detached sidewalk requirement per Code. This request is to allow for the applicant to develop the property and provide for detached sidewalks.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Entertainment Mixed-Use	C-R	Undeveloped
South	Entertainment Mixed-Use	H-2	Undeveloped
East	Ranch Estate Neighborhood (2 du/ac)	RS20	Undeveloped

Related Applications

Application Number	Request
ZC-23-0870	A zone change reclassifying from H-2 to C-1 and C-2 zoning with waiver of development standards and design review for tavern and congregate care is a companion item on this agenda.
TM-23-500186	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 patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Erie Avenue, 30 feet for Giles Street and associated spandrel;
- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a right turn lane and bus turnout including passenger loading/shelter areas on Las Vegas Boulevard South in accordance with RTC standards;
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 10800 LVB, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 SUITE 577, LAS VEGAS, NV 89134

DRAFT



VACATION APPLICATION 45A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0871</u>	DATE FILED: <u>12/21/23</u>
<input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>1/31/24</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>2/21/24</u>	
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>10800 LV B L L C</u>
	ADDRESS: <u>901 N Green Valley Pkwy Suite 130</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>702-444-4795</u> CELL: _____
	E-MAIL: <u>Michael@WDCNevada.com</u>

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

CORRESPONDENT	NAME: <u>LAS Consulting -Lucy Stewart</u>
	ADDRESS: <u>1930 Village Center Circle, Blg 3, #577</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-499-6469</u> CELL: _____
	E-MAIL: _____ REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 177-33-201-016

PROPERTY ADDRESS and/or CROSS STREETS: 10800 LVBS

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

 Property Owner (Signature)*

Mike Ochoa

 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 25, 2023 (DATE)

By Michael Ochoa

NOTARY PUBLIC: Karen Lee McClain



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

September 26, 2023

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

VS-23-0871

**Re: NEC Las Vegas Blvd and Erie
Lochsa Project No. 231081**

To Whom It May Concern:

Lochsa Engineering is submitting an application to vacate a portion of the existing patent easement (Patent# 1160448) and a portion of existing patent easement (Patent# 1140525) and a portion of exiting Right-Of-Way (per OR: 1513:1472121) in conjunction with improvements for a proposed Las Vegas Blvd and Erie Project (Assessor's Parcel Number 177-33-201-016). The vacation of these easements is a requirement for the development of the project site.

We hereby request to vacate 8' of the existing 33-foot patent easement along the east property line of APN: 177-33-201-016. The remaining portion of the patent easement will be dedicated as R.O.W. by separate document. We also request to vacate approximately 100 feet of the existing 33-foot patent easement along the north property line of APN: 177-33-201-016. The remaining portion of the patent easement will be dedicated as R.O.W. by separate document.

We also request to vacate 5' of the existing 40' right-of-way on Erie Avenue to accommodate the detached sidewalk requirement per the Clark County Development Code (Title 30)

Please feel free to contact me with any questions at (702) 365-9312. Thank you.

Sincerely,



Christopher J. Bolton
Project Manager

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500186-10800 LVB, LLC:

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 5.1 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Las Vegas Boulevard South and Erie Avenue within Enterprise. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:
177-33-201-016

LAND USE PLAN:
ENTERPRISE - ENTERTAINMENT MIXED-USE
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

General Summary

- Site Address: 10800 Las Vegas Boulevard South
- Site Acreage: 5
- Existing Land Use: Entertainment Mixed-Use & Neighborhood Commercial
- Project Type: 1 lot commercial subdivision

This request is for a 1 lot commercial subdivision on a 5.1 acre parcel for future commercial development. Access to the site is provided by 2 driveways from Las Vegas Boulevard South and Erie Avenue.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Neighborhood Commercial	C-R	Undeveloped
South	Entertainment Mixed-Use & Neighborhood Commercial	H-2	Undeveloped
East	Ranch Estates Neighborhood	RS-20	Undeveloped
West	Entertainment Mixed-Use	CR	Undeveloped

Related Applications

Application Number	Request
VS-23-0871	A request to vacate and abandon easements and right-of-way is a companion item on this agenda.
ZC-23-0870	A zone change reclassifying parcel from H-2 to C-1 and C-2 with waiver of development standards and design review for tavern and congregate care is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Erie Avenue, 30 feet for Giles and associated spandrel;
- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;

- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a right turn lane and bus turnout including passenger loading/shelter areas on Las Vegas Boulevard South in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require the dedication to back of curb and vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- 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 and reference POC Tracking #0023-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 10800 LVB, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLDG 3 SUITE 577, LAS VEGAS, NV 89134



TENTATIVE MAP APPLICATION 46A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>fm-23-500186</u> DATE FILED: <u>12/21/23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____ TAB/CAC: <u>EnterPRC</u> TAB/CAC DATE: <u>1/31/24</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>2/21/24</u> FEE: <u>\$ 750</u>

PROPERTY OWNER	NAME: <u>10800 LV B L L C</u> ADDRESS: <u>901 N Green Valley Pkwy Suite 130</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-444-4795</u> CELL: _____ E-MAIL: <u>Michael@WDCNevada.com</u>
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APPLICANT	NAME: <u>Same as owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>LAS Consulting -Lucy Stewart</u> ADDRESS: <u>1930 Village Center Circle, Bldg 3, #577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: _____ E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-33-201-016

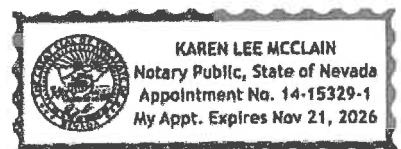
PROPERTY ADDRESS and/or CROSS STREETS: 10800 LVBS

TENTATIVE MAP NAME: 10800 LVBS

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) Mike Ochoa
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON September 25, 2023 (DATE)
 By Michael Ochoa
 NOTARY PUBLIC: Karen Lee McClain



*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.

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0875-JONES 215 REAL PROPERTY, LLC:

ZONE CHANGE to reclassify 5.0 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone.

USE PERMIT for commercial vehicle (sprinter vans) repair in conjunction with commercial vehicle (sprinter van) sales.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified CMA Design Overlay District Standards; 2) permit access to a local street (Maule Avenue); 3) reduce vehicle drive aisle width; 4) modified driveway design standards; and 5) modified street standards.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) commercial vehicle (sprinter vans) sales facility; 3) commercial vehicle (sprinter vans) repair facility; and 4) finished grade in the CMA Design Overlay District.

Generally located on the west side of Torrey Pines Drive and the south side of Maule Avenue within Enterprise (description on file). MN/md/syp (For possible action)

RELATED INFORMATION:

APN:
176-02-301-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow modified landscape and screening requirements (15 foot wide landscape area without a 6 foot high decorative masonry wall) along public streets (Maule Avenue, Torrey Pines Drive, and Badura Avenue) for loading areas with roll-up, overhead doors, and areas intended for large semi-truck parking per Section 30.48.660.
- b. Allow loading areas with roll-up, overhead doors, and areas intended for large semi-truck parking to locate within the front (Maule Avenue, Torrey Pines Drive, and Badura Avenue) of the complex where location in the rear of the complex in a service yard is required per Section 30.48.640.
2. Permit access to a local street (Maule Avenue) where developments shall not access local streets per Table 30.56-2.
3. Reduce the two-way vehicle drive aisle width to 20 feet where a minimum width of 24 feet is required per Table 30.60-4 (a 16.7% reduction).
4. a. Reduce the throat depth for proposed driveway on Maule Avenue to 16 feet where a minimum depth of 75 feet is required per Uniform Standard Drawing 222.1 (a 78.7% reduction).
- b. Reduce the throat depth for proposed driveway on Torrey Pines Drive to 15 feet where a minimum depth of 75 feet is required per Uniform Standard Drawing 222.1 (an 80% reduction).

5. Reduce the departure distance from the intersection of Maule Avenue and Torrey Pines Drive to 188 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 1.1% reduction).

DESIGN REVIEWS:

1. Alternative parking lot landscaping.
2. Commercial vehicle (sprinter vans) sales facility.
3. Commercial vehicle (sprinter vans) repair facility.
4. Increase finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Commercial vehicle (sprinter vans) sales and repair facility
- Number of Stories: 2
- Building Height (feet): 41.5
- Square Feet: 63,895 (enclosed)/41,915 (2nd floor parking deck)
- Parking Required/Provided: 125/286

Site Plan & Request

This is a conforming zone boundary amendment request to an M-D zoning district to facilitate the development of a commercial vehicle (sprinter vans) sales facility in conjunction with a commercial vehicle (sprinter vans) repair facility via a use permit. The plans depict a 2 story commercial vehicle sales and repair facility centrally located within the project site with the following setbacks: 1) 100 feet from the north property line along Maule Avenue; 2) 59 feet from the west property line, 3) 70.5 feet from the east property line along Torrey Pines Drive; and 4) 137 feet from the south property line adjacent to Badura Avenue. Access to the project site is granted via a commercial driveway along Maule Avenue, necessitating a waiver of development standards for access to a local street. A secondary point of access to the facility is provided by a commercial driveway along the east property line, adjacent to Torrey Pines Drive. Waivers of development standards are required to reduce the throat depth for the driveways along Maule Avenue and Torrey Pines Drive to 16 feet and 15 feet, respectively. A waiver of development standards is also required to reduce the departure distance from the intersection of Maule Avenue and Torrey Pines Drive to 188 feet. A 24 foot wide, 2 way circular vehicle drive aisle is located between the parking spaces and facility. Parking spaces are located around the perimeter of the site, in addition to an open-air parking deck located on the second floor of the facility. Access to the parking deck is located at the southeast corner of the facility. The plans depict a total of 24 commercial vehicle display spaces located to the northeast and northwest of the building, and 21 customer spaces located to the north of the building. The commercial vehicle sales and repair

facility requires 125 parking spaces where 286 parking spaces are provided. A design review is also requested to increase the finished grade of the site. The increase in finished grade will predominantly occur at the northeast corner of the building with a maximum grade increase of 72 inches.

Landscaping

The plans depict a 15 foot wide landscape area, with 5 foot wide detached sidewalks, adjacent to Maule Avenue, Torrey Pines Drive, and Badura Avenue. The street landscape area consists of trees, shrubs, and ground cover. A landscape area measuring 5 feet in width is located along the west property line, with trees planted 30 feet on center. In lieu of providing the required amount of landscape island fingers within the interior of the parking lot, the required amount of trees have been distributed throughout the interior and perimeter of the site. The development requires 79 interior and perimeter trees where 81 trees are distributed throughout the site.

Elevations

The plans depict a commercial vehicle sales and repair facility measuring between 24 to 41.5 feet in height. The building features varying roof lines that include parapet walls for architectural design and to screen the rooftop mounted equipment from public view. Soffit and plain deviations extend 3 feet from the exterior of the building, ensuring a break in the horizontal roof lines. The north elevation of the facility measures up to 41.5 feet in height to the top of the parapet wall with an exterior consisting of an aluminum storefront window system, composite metal panels, and stucco. A single, at grade, overhead roll-up door is oriented towards Maule Avenue. The south elevation consists of a stucco exterior with 2 overhead, at grade roll-up doors facing Badura Avenue. The east elevation of the building, oriented towards Torrey Pines Drive, consists of an aluminum storefront window system, composite metal panels, and stucco. Four, overhead roll-up doors face Torrey Pines Drive. The west elevation of the facility consists of an aluminum storefront window system, composite metal panels, and stucco with a single, at grade, overhead roll-up door. Waivers of development standards are required to permit the overhead, roll-up doors to face the public streets. The building will be painted with varying shades of gray.

Floor Plans

The plans depict a 2 story commercial vehicle (sprinter vans) sales and repair facility with an enclosed area measuring 63,895 square feet. The first floor of the facility, measuring 52,915 square feet, consists of a commercial vehicle repair and sales area, sales offices, and restroom facilities. The second floor of the building, measuring 10,980 square feet, consists of accessory office uses, a conference room, a wellness room, and restroom facilities. An outdoor parking deck for vehicle inventory is also located on the second floor, measuring 41,935 square feet in area.

Applicant's Justification

The zone change request to M-D zoning is necessary to permit commercial vehicle repair in conjunction with the principally permitted commercial vehicle sales use on the subject property. The zone amendment to M-D would not be uncharacteristic of the subject area as the surrounding parcels are commercial and industrial in nature. To the north and west of the subject property include various automotive dealerships and associated parking areas. To the southwest of the subject property, there are several industrial businesses. The proposed use is consistent with the overall nature of the surrounding area with similar auto-oriented uses surrounding the subject

property. These uses include Findlay Chevrolet, Gaudin Ford Commercial Vehicle Center, and Subaru of Las Vegas directly north of the subject property. Also, there are overflow lots located to the east and west of the subject property and other commercial and industrial uses to the southwest of the subject property. A design review to increase finished grade up to 72 inches at the northeast corner of the building footprint is also requested. A design review for alternative parking lot landscaping is also requested to redistribute trees within interior and along the perimeter of the site, in lieu of the required landscape island fingers.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0261-08	Vehicle (automobile) dealership - expired	Approved by BCC	May 2008
WS-0898-06	Vehicle (automobile) dealership - expired	Approved by BCC	September 2006
ZC-1516-04	Reclassified the project site to C-2 zoning for a vehicle (automobile) repair and sales facility	Approved by BCC	October 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	C-2	Vehicle (automobile) dealership
South	Business Employment	R-4	Undeveloped – previously approved for a senior housing development via NZC-23-0053
East	Business Employment	C-2	Undeveloped
West	Business Employment	C-2	Parking lot for automobile inventory

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

Related Applications

Application Number	Request
VS-23-0876	A request to vacate government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Zone Change

This is a request for a conforming zone change and staff finds the application is compatible with, and appropriate for, both the project site and the surrounding area. The parcels immediately to the north and west are zoned C-2 with a planned land use of Business Employment and developed

with a vehicle dealership and parking lot, respectively. The parcel to the southwest, across Badura Avenue, is zoned M-D with a planned land use of Business Employment and developed with a warehouse complex. The Business Employment category provides for concentrated areas of employment and ancillary commercial uses, such as office, distribution centers, warehouse/flex space, technology, and light industrial uses. Furthermore, the requested zone change complies with the Master Plan by protecting the viability of industrial and employment areas within Spring Valley. In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. For these reasons, staff finds the request for the M-D zone is appropriate for this location; therefore, staff recommends approval.

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds the vehicle repair facility is an appropriate and compatible use with the surrounding industrial and commercial uses. The purpose of the vehicle repair facility is to service dealership and customer vehicles. The facility should not have a negative impact on the surrounding land uses and properties; 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 15 foot wide landscape area, including the double row of trees, should adequately screen the overhead doors from Torrey Pines Drive, Maule Avenue, and Badura Avenue. Allowing the overhead doors to face the public streets should have minimal to no impact on the surrounding land uses. Therefore, staff can support the request.

Waiver of Development Standards #2

Staff has no objection to permitting access to the local street, Maule Avenue. Access to the local street provides better on-site circulation for the vehicle sales and repair facility, in addition to providing a second point of access for emergency personnel. Staff finds that granting access to Maule Avenue should have minimal to no impact on the surrounding land uses and properties.

Waiver of Development Standards #3

Staff typically does not support reductions to the width of a 2 way vehicle drive aisle. However, the reduce drive aisle width occurs within the vehicle inventory area located on the second floor

of the building, in the parking deck area. This area is not open or accessible to the general public, and staff finds the reduced drive aisle width should not impact the operations of the site. Therefore, staff recommends approval.

Design Review #1

The development requires 79 interior and perimeter trees where 81 trees are distributed throughout the site. The proposed landscaping will reduce the "heat island" effect within the interior and the perimeter of the site. Therefore, staff recommends approval.

Design Review #2

The intent of the CMA Design Overlay District is to encourage and promote a high quality level of development that produces a stable environment in harmony with existing and future development and protects the use and enjoyment of neighboring properties. Varying building materials and contrasting colors have been utilized to break up the mass on portions of the building. Soffit and plain deviations extend 3 feet from the exterior of the building, ensuring a break in the horizontal roof lines. Staff has no objection to the design of the building and site; therefore, recommends approval.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduction in the throat depths for the commercial driveways. The applicant provided additional landscape buffers adjacent to both entrances into the site. The buffers improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way.

Waiver of Development Standards #5

Staff has no objection to the reduction in the departure distance for the Torrey Pines Drive commercial driveway. Although the departure distances do not comply with the minimum standards, staff finds the location allows vehicles to safely access the site.

Design Review #4

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

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive 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;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.33.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Right-of-way dedication to include 35 feet to the back of curb for Torrey Pines Drive, 25 feet to the back of curb for Maule Avenue, 35 feet to the back of curb for Badura Avenue and associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0031-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JONES 215 REAL PROPERTY, LLC

CONTACT: AUSTIN HAHN, ALLEGRO CIVIL ENGINEERS, 4322 N. LINCOLN AVENUE, SUITE A, CHICAGO, IL 60618



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

47A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>2c-23-0875</u> DATE FILED: <u>12/21/23</u> PLANNER ASSIGNED: <u>MNO</u> TABICAC: <u>ENTERPRISE</u> TABICAC DATE: <u>1/31/24</u> PC MEETING DATE: <u>—</u> @ <u>6:00 P.M.</u> BCC MEETING DATE: <u>2/21/24 @ 9:00 A.M.</u> FEE: <u>\$2,875.⁰⁰</u>
	PROPERTY OWNER NAME: <u>Jones 215 Real Property, LLC</u> ADDRESS: <u>7300 W. Sahara Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-739-9800</u> CELL: _____ E-MAIL: <u>sdeltray@fletcherjones.com</u>
	APPLICANT NAME: <u>Same as above.</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Allegro Civil Engineers, P.C. c/o Austin Hahn</u> ADDRESS: <u>4322 N. Lincoln Avenue, Suite A</u> CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60618</u> TELEPHONE: <u>872-270-3682</u> CELL: <u>513-265-6397</u> E-MAIL: <u>aj@allegroeng.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-02-301-010

PROPERTY ADDRESS and/or CROSS STREETS: Southwest corner of W. Maule Avenue and S. Torrey Pines

PROJECT DESCRIPTION: Use Permit to permit Commercial Vehicle Repair on site.

(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)* _____

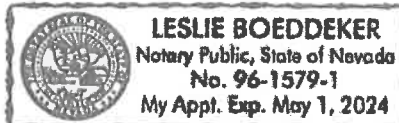
Fletcher Jones III, Manager
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12-14-23 (DATE)

By Fletcher Jones III

NOTARY PUBLIC: Austin Hahn



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



Justification Letter

Project Scope/Description

A ground-up sales and service facility dedicated to Mercedes-Benz Sprinter vans on a vacant lot located South of the intersection of W. Maule Road and S. Torrey Pines Drive in unincorporated Clark County, Nevada is contemplated. The Project generally consists of a ground-up Sprinter Sales and Service facility. The design of two (2) public roadway extensions (S. Torrey Pines Drive and Badura Avenue) will also be required as a part of the Project. Maule Avenue will be widened to its fully intended ROW width.

Land Use Application/Entitlements

Special Use Permit(s)

- A Special Use Permit is being requested for "Recreational Vehicle Repair", per Chapter 30.44, page 30.44-85 and as defined per Chapter 30.08, pages 30.08-96 and 97.
- A Special Use Permit is being requested for "Recreational Vehicle Sales" within the C-2 zoning district, per Chapter 30.44, page 30.44-87 and as defined per Chapter 30.08, page 30.08-70.

Waivers of Development Standards

- A Waiver from Chapter 30.48, page 30.48-31 is being requested to allow roll-up, overhead doors in the loading area along the sides of the building.
- A Waiver Chapter 30.48, page 30.48-33 is being requested for relief from the screening requirements related to screening of roll-up, overhead doors and service areas.
- Exterior fixtures (luminaries) mounted on buildings shall be no higher than the line of the first story eave, or 14 feet above the finished grade, whichever is lower, per Chapter 30.48, page 30.48-34. A Waiver is hereby requested.
- A Waiver is hereby requested as the façade length of the building elevations exceeds 100 feet in horizontal length.
- A Waiver is hereby requested for access to Maule Avenue.
- A Waiver from Clark County Uniform Standard Drawing 222.1, is being requested to reduce the required driveway throat depths. The standard requires 75 feet. The contemplated design can provide 16.8' (minimum) off Maule Avenue and 15.0' (minimum) off Torrey Pines Drive. The reductions requested are therefore 58.2' off Maule Avenue and 60.0' of Torrey Pines Drive, respectively.
- A Waiver of Development Standards is requested to reduce the driveway approach distance on Torrey Pines Drive from the 190'-0" requirement.

Design Reviews

- Design review to increase the finished grade over the maximum allowable increase of 36 inches.
 - Maximum increase in grade occurs within the Northeast corner of the building footprint (Maule Avenue North). The increase in grade is 5'-11" (71 inches) in that location. This increase in grade exceeds the allowable increase in grade of 36 inches by 35 inches.
- Design review for alternative parking lot landscaping.
 - Perimeter trees required: 50
 - Perimeter trees provided: 63
 - Parking area trees required (including end islands): 29
 - Parking area trees provided (including end islands): 18 (Deficit of 11)
 - Total perimeter & parking trees required: 79
 - Total perimeter & parking trees provided: 81 (Excess of 2)
- Design review for off-street parking.
 - Off-Street Parking Spaces Required: 125 spaces



- Vehicle Sales Auction – 6,128 SF @ 2 spaces / 1,000 SF + 1 space / 20 vehicle display spaces: 15 spaces required
- Recreational Vehicle Repair – 40,700 SF @ 1 space / 1,000 SF + 4 spaces / 1,000 SF of accessory retail sales (Retail Sales not applicable to calculations): 41 spaces required
- Office and Financial Services – 17,067 SF @ 4 spaces / 1,000 SF: 69 spaces required
- Off-Street Parking Spaces Provided: 286 spaces
 - Surface Parking: 168 spaces
 - Above grade parking deck: 118 spaces

Closing Paragraph

The subject parcel is identified as Clark County Parcel APN 176-02-301-010. The subject parcel is 5 acres and is located within the C-2 General Commercial District. The subject parcel designated land use is Business Employment (BE) and is located within the Cooperative Management Agreement (CMA) Area Design Overlay District – Spring Valley and Enterprise. The site also lies within the Mixed-Use District 3 Moderately Intense Suburban form.

The proposed ground-up Sprinter Van Sales and Service facility shall include 40,700 square feet of service area, 6,128 square feet of vehicle sales, and 17,067 square feet of office and financial services. The proposed use is consistent with the overall nature of the surrounding area with similar auto-oriented uses surrounding the subject property. These uses include Findlay Chevrolet, Gaudin Ford Commercial Vehicle Center, and Subaru of Las Vegas directly north of the subject property. Also, there are overflow lots located to the east and west of the subject property and other commercial and industrial uses to the southwest of the subject property.

The requested interpretation/relief as described above is limited to planned uses, which are consistent with the adjacent auto-oriented properties to the north of the subject property as well as the overflow lots to the east and west of the subject property. The requested uses relief are the minimum that could be granted to execute the proposed project as described above.

Thanks for your assistance, and I look forward to continued collaboration on this project,

Austin Hahn, P.E., President

02/21/24 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0876-JONES 215 REAL PROPERTY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue, and between Torrey Pines Drive and Redwood Street within Enterprise (description on file). MN/md/syp (For possible action)

RELATED INFORMATION:

APN:
 176-02-301-010

LAND USE PLAN:
 ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 33 foot wide patent easement along the west portion of the site and an 8 foot wide patent easement along the north portion of the site, adjacent to Maule Avenue. The patent easements are no longer needed for right-of-way and utility purposes and must be vacated to develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0261-08	Vehicle (automobile) dealership - expired	Approved by BCC	May 2008
WS-0898-06	Vehicle (automobile) dealership - expired	Approved by BCC	September 2006
ZC-1616-04	Reclassified the project site to C-2 zoning for a vehicle (automobile) repair and sales facility	Approved by BCC	October 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	C-2	Vehicle (automobile) dealership
South	Business Employment	R-4	Undeveloped - previously approved for a senior housing development via NZC-23-0053
East	Business Employment	C-2	Undeveloped
West	Business Employment	C-2	Parking lot for automobile inventory

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

Related Applications

Application Number	Request
ZC-23-0875	A zone change to reclassify to M-D zoning for a commercial vehicle (sprinter vans) sales and repair facility with a special use permit for commercial vehicle (sprinter vans) repair; waivers of development standards for modified CMA Design Overlay District standards, permit access to a local street (Maule Avenue), reduce throat depth and departure distance, and design reviews for alternative parking lot landscaping and finished grade 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 patent 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Torrey Pines Drive, 25 feet to the back of curb for Maule Avenue, 35 feet to the back of curb for Badura 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;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- 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.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JONES 215 REAL PROPERTY, LLC

CONTACT: AUSTIN HAHN, ALLEGRO CIVIL ENGINEERS, 4322 N. LINCOLN AVENUE, SUITE A, CHICAGO, IL 60618



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

48A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0876</u>	DATE FILED: <u>12/21/23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>1/31/24</u> @ 6:00 PM
		TAB/CAC: <u>EMERPRISE</u>	
		PC MEETING DATE: <u>—</u>	
		BCC MEETING DATE: <u>2/21/24 @ 9:00 A.M.</u>	
		FEE: \$750 <u>\$875.00</u>	

PROPERTY OWNER	NAME: <u>Jones 215 Real Property, LLC</u> ADDRESS: <u>7300 W. Sahara Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-739-9800</u> CELL: _____ E-MAIL: <u>SDettrey@fletcherjones.com</u>
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APPLICANT	NAME: <u>Same as above.</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Allegro Civil Engineers, P.C. c/o Austin Hahn</u> ADDRESS: <u>4322 N. Lincoln Avenue, Suite A</u> CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60618</u> TELEPHONE: <u>872-270-3682</u> CELL: <u>513-265-6397</u> E-MAIL: <u>aj@allegroeng.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-02-301-010
176-02-301-010

PROPERTY ADDRESS and/or CROSS STREETS: Southwest corner of W. Maule Avenue and S. Torrey Pines
Southwest corner of W. Maule Avenue and S. Torrey Pines

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

Fletcher Jones III Fletcher Jones III, Manager
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 16, 2023 (DATE)

By Fletcher Jones III
 NOTARY PUBLIC: Leslie Boeddeker

LESLIE BOEDDEKER
 Notary Public, State of Nevada
 No. 96-1579-1
 My Appl. Exp. May 1, 2024

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



Justification Letter – Vacation Application

Project Scope/Description

Fletcher Jones Motorcars proposes a ground-up sales and service facility dedicated to Mercedes-Benz Sprinter vans on a vacant lot located South of the intersection of W. Maule Avenue and S. Torrey Pines Drive in unincorporated Clark County, Nevada. The Project generally consists of a ground-up Sprinter Sales and Service facility. The design of two (2) public roadway extensions (S. Torrey Pines Drive and Badura Avenue) will also be required as a part of the Project. Maule Avenue will be widened to its fully intended ROW width.

The current legal parcel, per Title Commitment #42052012, dated 06.23.2022, is encumbered by one patent easement, namely Patent Easement 1208720 as described below. The applicant seeks to vacate this patent easement.

The current legal parcel, per Clark County Assessor, contains 216,870 square feet (4.98 acres), extending to the center lines of Maule Avenue to the North, Torrey Pines Drive to the East, and Badura Avenue to the South. The effective parcel area after dedications will be 176,001 square feet (4.04 acres). The applicant seeks to initiate Public Right of Way Dedication on Maule Avenue, Torrey Pines Drive and Badura Avenue in Clark County Nevada, generally located at the Center Quarter Corner of Section 2, Township 22 South, Range 60 East, M.D.M. at the intersection of Maule Avenue and Torrey Pines Drive. The contemplated dedication is 40,869 square feet, or 0.94 acres.

Land Use Application/Entitlements

Patent Easement Vacation:

- The current title report identifies Patent Easement 1208720, lying within the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 2, Township 22 South, Range 60 East, M.D.M., Clark County Nevada, generally located in the Southwest Quadrant of the intersection of Maule Avenue and Torrey Pines Drive.
- Vacation of this easement is consistent with the objectives of Zoning Code and the Master Plan. The applicant has not readily identified any outstanding issues, or potential impact on adjacent properties. The vacation of this patent easement will not create a need for any public utility or public services, or actions to be taken to minimize any detrimental impacts of the vacation. This application is consistent with the standards of approval listed in Section 30.16.140 of Clark County Title 30 – Unified Development Code.

Closing Paragraph

The requested vacations as described above are consistent with the objectives of Zoning Code and the Master Plan. The applicant has not readily identified any outstanding issues, or potential impact on adjacent properties or to Clark County.

Thanks for your assistance, and I look forward to continued collaboration on this project.

Austin Hahn, P.E., President

02/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0900-FISH, DAVID L. REVOCABLE TRUST:

ZONE CHANGE to reclassify a 0.6 acre portion of 1.1 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-1 (Light Manufacturing) (AE-60) Zone.

USE PERMIT to eliminate screening.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gate setback; 2) eliminate landscaping adjacent to a less intense use; 3) alternative paving; and 4) alternative driveway geometrics.

DESIGN REVIEW for a truck parking lot with outside storage.

Generally located on the east side of Valley View Boulevard, 780 feet south of Sunset Road within Enterprise (description on file). MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:

177-05-101-014

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

USE PERMIT:

Eliminate screening of outside storage from the right-of-way (Valley View Boulevard) and from any adjacent less intense use where screening is required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the gate setback to zero feet where 18 feet is required per Section 30.64.020-7 (a 100% reduction).
2. Eliminate required landscaping adjacent to a less intense use where landscaping is required per Figure 30.64-11.
3. Allow alternative paving for areas used for parking, maneuvering, storing motor vehicles, equipment, and materials per Table 30.44-1.
4.
 - a. Allow the existing driveway geometrics to remain where Uniform Standard Drawing 222.1 is the standard.
 - b. Waiver to not install a commercial curb return driveway per Uniform Standard Drawing 222.1 and install a commercial pan driveway per Uniform Standard Drawing 224.
 - c. Reduce the existing driveway width to 22 feet where 36 feet is required (a 39% reduction).

BACKGROUND:

Project Description

General Summary

- Site Address: 6640 S. Valley View Boulevard
- Site Acreage: 1.1 (total)/0.6 (this application)
- Existing Land Use: Business Employment

History, Request, & Site Plan

Records show that the residence on the western half of the parcel was built in the 1970's when the existing and surrounding zoning designation was residential. Today, the applicant's parcel is the one of the few remaining R-E zoned parcels within the immediate area. The applicant is requesting to rezone the northern and eastern portion of the parcel to M-1 zoning for truck parking and outside storage. Outside storage of scaffolding materials will also be a part this application. Lastly, the applicant will maintain the existing residence on the western portion of the parcel and maintain the existing R-E zoning. The submitted site plan shows the following:

The majority of the western portion of the parcel will have an overall area of 20,000 square feet. The existing circular driveway will remain along Valley View Boulevard. The existing residence will remain and will maintain a 30 foot rear setback from the proposed M-1 zoned area to the east.

The area proposed for M-1 zoning includes the northwestern driveway, and a 23 foot wide access area which runs along the north property line and expands to the remaining eastern portion of the subject parcel. The applicant utilizes the existing northwestern driveway to allow commercial trucks to have access to the eastern portion of the site. The site plan shows a 5,000 square foot pad for truck trailers. The proposed M-1 zoned area will have an overall area of 24,953 square feet. The applicant coordinated with the Clark County Department of Environment and Sustainability - Division of Air Quality to ensure that the existing alternative base paving material and gravel is sufficient for maneuvering the commercial trucks and allow for outside storage.

Landscape Plan

Landscaping exists throughout the existing residential zoned portion of the parcel. However, no screening or landscaping is proposed. Per the applicant, screening and landscaping are not needed between the areas since the applicant is the owner and maintains both areas.

Applicant's Justification

The request is to rezone the east half (rear) and the driveway entrance to the north of the 1.1 acre parcel to M-1 zoning to allow a truck parking area and outside storage. The property is completely surrounded by industrial uses and warehouses that are already zoned M-1. The proposed M-1 zoning is compatible to the surrounding parcels and should not negatively impact the adjacent uses. The site has an existing 10,000 square foot pad of which 5,000 square feet would be used for truck parking. Some of the remaining area would be used to store scaffolding contained in pallets. This private/secured lot would function as a safe haven against theft and vandalism while the trucks are parked. There is no employee activity on the site. The trucks depart and return empty.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0009-12	Allowed an overhead communications line on existing utility structures along public rights-of-way	Approved by PC	March 2012
UC-1277-06 (WC-0165-07)	Waiver of conditions of a use permit limiting the maximum area of a previously approved accessory structure - expired	Approved by PC	August 2007
UC-1277-06	Allowed a 15,000 square foot, 28 foot high accessory structure - expired	Approved by PC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Business Employment	M-1	Office warehouse complexes & industrial buildings

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. M-1 zoning is a conforming zone change request under the Business Employment Land Use Plan. Records show that M-1 zoning is the prevalent zoning district in the immediate area. For these reasons, staff finds the request for the M-1 zone is appropriate for this location.

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The applicant is requesting to eliminate screening of existing outside storage from Valley View Boulevard and from any adjacent less intense use (existing residence to the west) where screening is required per Table 30.44-1. Staff can support this request since the applicant owns the existing residence and operates the proposed M-1 zoned area. The area for truck parking is predominantly seen from Valley View Boulevard, and any proposed outside storage is screened from the right-of-way because of the location of the existing residence.

Waiver of Development Standards #1

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.

Code requires a gate setback of 18 feet if the gates are open during business hours. Staff finds that the site has ample room to accommodate an 18 foot gate setback to ensure safety and to accommodate any potential sight visibility zones. In addition, staff is recommending a 5 year review of the requested waivers of development standards to ensure no reported issues have occurred.

Waiver of Development Standards #2

If approved, the parcel will be split zoned as M-1 and R-E. Typically, landscaping is required between an outside storage area adjacent to a less intense use (residence to the west). Staff can support the applicant's request to not provide landscaping since the subject site is still only 1 parcel and the applicant resides in the residence and will solely utilize the proposed M-1 zoned portion.

Waiver of Development Standards #3

The applicant provided documentation showing coordination with the Clark County Department of Environment and Sustainability - Division of Air Quality for the existing alternative paving which exists on the majority of the eastern portion of the site. Staff can support this request.

Design Review

Staff finds the proposed truck parking and outside storage to be unobtrusive to surrounding parcels since the uses are similar to the neighboring businesses. Staff can support the request since staff supports the zone change, the use permit, and waiver of development standards #2 and #3.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support allowing the existing residential driveway to remain as access for commercial use. Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveway combined with reduced driveway width will require vehicles to come to a stop to negotiate a turn into a site creating a potential for conflict with vehicles traveling on Valley View Boulevard. Staff finds that if this application is approved the driveway should be replaced with commercial pan driveways in order to provide Americans with Disabilities Act (ADA) compliant sidewalks.

Staff Recommendation

Approval of the zone change, use permit, waivers of development standards #2 and #3, and the design review; denial of waivers of development standards #1 and #4.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 5 years to review as a public hearing.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; compliance with all air quality rules and regulations required by the Department of Environment and Sustainability; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Commercial pan driveway per Uniform Standard Drawings 224;
- Gate cannot open into right-of-way.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; to show on-site fire lane, turning radius, and turnarounds; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

Clark County Water Reclamation District

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAVID FISH

CONTACT: DAVID FISH, 1920 BENSON AVENUE, SAINT PAUL, MN 55116

DRAFT



LAND USE APPLICATION 49A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>ZC-23-09100</u> DATE FILED: <u>12/27/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>CNT.</u> TAB/CAC DATE: <u>1/31/24</u></p> <p>PC MEETING DATE: <u>2/20/24</u></p> <p>BCC MEETING DATE: <u>3/30/24</u></p> <p>FEE: <u>\$2875</u></p>
	PROPERTY OWNER	<p>NAME: <u>David L Fish Revokable Trust</u></p> <p>ADDRESS: <u>1920 Benson Ave.</u></p> <p>CITY: <u>Saint Paul</u> STATE: <u>MN</u> ZIP: <u>55116</u></p> <p>TELEPHONE: <u>651-699-1155</u> CELL: <u>612-325-7033</u></p> <p>E-MAIL: <u>DavidLFish@1155MSP.COM</u></p>
	APPLICANT	<p>NAME: <u>David Fish</u></p> <p>ADDRESS: <u>6640 S. Valley View Blvd</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>651-699-1155</u> CELL: <u>612-325-7033</u></p> <p>E-MAIL: <u>DavidLFish@1155MSP.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>SAME AS ABOVE</u></p> <p>ADDRESS: _____</p> <p>CITY: _____ STATE: _____ ZIP: _____</p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-05-101-014

PROPERTY ADDRESS and/or CROSS STREETS: 6640 S. Valley View Blvd (Sunset + Valley View)

PROJECT DESCRIPTION: ReZone 1/2 Acre from RE to M1

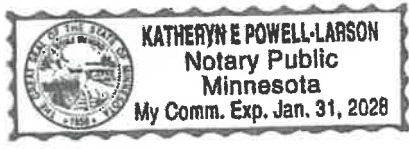
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF MINNESOTA
 COUNTY OF HENNEPIN

DESCRIBED AND SWORN BEFORE ME ON 2/24/2023 (DATE)

by KATHERYN POWELL-LARSON
 NOTARY PUBLIC: Kathryn Powell-Larson



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

LAND USE APPLICATION SUBMITTAL REQUIREMENTS

Application C	Disclosure Form C	Assessor's Map D, E	Legal Description H	Justification Letter	Site Plans and applicable checklist G, L, Y	Site Plans - Floor Plans I	Site Plans - Elevations J	Landscape Plan I	Parking Analysis K	Cross Section L, L	Fees B8	Grading Plans L, V	List & Quantities of Hazardous Materials P	DOA and/or FAA Submittal N, O	Record of Survey W	Residential Impact Statement X	Certified Evidence of Separation L, M	RISE Reports C, S	Concurrence from a Member of the Board	
Text Amendment B	1	1		2							✓									
Zone Boundary Amendment A	1	1	PDF	2							✓							PDF		
Use Permit A, T, U, DD	1	1	PDF	2	2	2	2	2	1		✓	2	PDF	PDF	PDF	PDF	PDF	PDF		
Variance A	1	1	PDF	2	2	2	2	2	1		✓	2								
Waiver of Development Standards A, CC, DD	1	1	PDF	2	2	2	2	2	1		✓	2								
Design Review A, X, Z	1	1	PDF	2	2	2	2	2	1	2	✓	2						PDF		
Administrative Design Review A, X, Z	1	1 ^R	PDF	2	2	2	2	2	1	2	✓									
Street Name or Numbering System Change A, M	1	1	PDF ^E	2							✓									
Waiver of Conditions B	1	1		2							✓			PDF	PDF					
Annexation Requests B, Q	1	1	PDF	2	2						✓									
Extension of Time B	1	1	PDF ^G	2							✓		PDF							
Application Review B	1	1	PDF	2							✓		PDF							
Revised Plans ^{EE}	1	1	PDF	2	2	2	2	2	1	2	✓	2								PDF

Footnotes on next page

Mr. David Fish
APN 177-05-101-014
Address: 6640 S. Valley View Boulevard
Phone: 612-325-7033

ZC-23-0900

Justification Letter:

Land Use Requests:

Zone change from R-E zoning to M-1 zoning

Justification –

The request is to re-zone the east half (rear) and the driveway entrance to the north of the 1.05-acre parcel to M-1 zoning to allow a truck parking area and outside storage. The property is completely surrounded by industrial uses and warehouses that are already zoned M-1. The proposed M-1 zoning is compatible to the surrounding parcels, and should not negatively impact the adjacent uses.

The site as it exists has a 10,000 square foot pad of which 5,000 square feet would be used for truck parking. Some of the remaining footage would be used to store scaffolding contained in pallets. This private/secured lot would function as a “safe haven”, against theft and vandalism while the trucks are parked. There is no employee activity on site. The trucks depart and return empty.

Use Permit to eliminate screening of outside storage from the right-of-way and from any adjacent less intense uses.

Justification –

The house on the West half of the site will hide the 10,000 square foot pad from the street view. The other three (3) sides of the property (South/East/North) have block walls that hide the pad from view. As the owner who lives in the house, I’m not concerned about what I see to the East or rear side of the house.

Waivers of Development Standards for the following:

- 1. Reduce the gate setback to zero feet where 18 feet its required when the site is open for business per Section 30.64.020-7.**

Justification –

This is how the property was laid out in 1980 when I purchased it. The three driveway gates and current street fence line existed when Valley View was a two-lane dirt road. This is the only way to properly secure the property from the vehicle and pedestrian traffic. The gates open inward and are only opened when a truck departs/return. The gates are rarely open and for short periods of time when opened.

20-23-0902

2. **Allow the existing driveway geometrics to remain where driveway standards per Clark County Uniform Standard Drawing 222.1 is required.**

Justification –

Driveway and street improvements were done by the County in 1998 when Majestic and Heller built the surrounding warehouse and Valley View went from a two-lane road to a five lane with the addition of the bridge over the 215 freeway.

3. **Allow Alternative Paving.**

Justification –

The site's existing 10,000 square foot pad was prepared for pouring a cement floor for a potential steel building in 2008. The building was never built. The surface is made up of class 2 permeable virgin base. Said surface has been approved by Air Quality (see attached e-mail-David Dean).

Design Review for the Outside Storage Area and Parking Lot

Justification -

The site as it exists has a 10,000 square foot pad of which 5,000 square feet would be used for truck parking. Some of the remaining footage would be used to store scaffolding contained in pallets. This private/secured lot is surrounded by warehouses in an existing industrial park. This area is screened from the road by the house. There is no traffic. There is no employee activity on site. The trucks depart and return empty.

Public Works Waivers

1. Waiver to not be required to install a commercial curb return driveway per 222.1 and install a commercial pan instead (USD 224 drawing).
2. Waiver for driveway width to remain at 22' where 36' is required.

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0928-BISMI SERIES HOLDINGS, LLC:

ZONE CHANGE to reclassify 2.0 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.

USE PERMIT to allow a mini-warehouse.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce throat depth.

DESIGN REVIEWS for the following: 1) a proposed mini-warehouse establishment; and 2) finished grade.

Generally located on the southeast corner of Windmill Lane and Rancho Destino Road within Enterprise (description on file). MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:
177-16-102-004; 177-16-102-005

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the combined retaining wall height and screen wall to 11 feet, 6 inches (5 foot 6 inch retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64.050.
2. Reduce the proposed driveway throat depth to 5 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (an 80% reduction).

DESIGN REVIEWS

1. Mini-warehouse establishment.
2. Increase finished grade to 66 inches where a maximum of 36 inches is the standard per Section 30.32.040 (an 83% increase).

BACKGROUND:

Project Description

General Summary

- Site Address: None
- Site Acreage: 2
- Project Type: Proposed mini-warehouse
- Number of Stories: 3 above grade and 1 basement
- Building Height (feet): 35 (maximum)

- Square Feet: 134,800
- Parking (Required/Provided):5/5

Site Plan

The plan depicts a proposed mini-warehouse building centrally located in the middle of subject parcels. Access to the site is via 1 driveway from Windmill Lane on the northeast corner. 5 parking spaces are located on the northeast corner of the building, adjacent to a drive aisle which circulates around the perimeter of the building. The site plan also shows an internal access gate on the east side of the building, and an internal egress gate northeast of the building. The mini-warehouse building is set back 52 feet, 10 inches from the north property line, 51 feet, 8 inches from the south property line, 43 feet, 8 inches from the east property line, and 47 feet, 8 inches from the west property line. Any existing screen walls will be demolished and replaced with a new 6 foot high perimeter CMU block wall. The provided cross-sections show retaining walls will be constructed beneath the screen walls. The maximum proposed height for a retaining wall for this project is 5 feet, 6 inches where 3 feet is the maximum allowed per code.

The applicant is requesting the following entitlements: a conforming zone change from R-E zoning to C-1 zoning, a use permit to allow a mini-warehouse, waivers of development standards for increase retaining wall height, and reduce driveway throat depth, and a design review for the proposed developed and for increase finished grade to 66 inches on the southeast corner of the site.

Landscaping

An attached sidewalk along the north property line (adjacent to Windmill Lane) will remain, and the applicant is installing a 15 foot wide landscape strip with trees spaced every 20 feet. The landscape plan also shows a detached sidewalk along Rancho Destino Road with landscaping. The south and east property line includes a 10 foot wide intense landscape buffer with a double row of 24 inch box Mulga Acacia trees comply with Figure 30.64-12. Landscape finger islands are on each side of the 5 parking spaces on the northeast corner of the building.

Elevation

The proposed building has an overall height of 35 feet. The north, east, and west facing elevations depicts decorative spandrel glazing on small portion of the exterior walls for all 3 stories, roll-up doors screened by a block wall and landscaping, stucco walls with yellow, white, grey, and blue paint colors, and decorative metal paneling. The south facing elevation does not include any decorative spandrel glazing. Roll-up doors are located on the first floor of the south facing elevation.

Floor Plans

Building Level	Square Feet	Features
Basement	24,650	Elevator areas and storage units
First Floor	26,300	Office, electrical room, fire riser room, elevator area, storage units, areas adjacent to roll-up doors
Second Floor	24,175	Elevator areas and storage units
Third Floor	24,175	Elevator areas and storage units
	99,300 (net lease area) 134,800 (gross building area)	

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, the proposed project consists of 2 parcels that are approximately 2.0 (gross) acres, currently zoned R-E with a current land use plan of Neighborhood Commercial. The zone change request to C-1 zoning is conforming to the land use plan. The proposed project is a 3 story above grade and 1 story below grade mini-warehouse establishment that has an overall area of 134,800 square feet. There is an 800 square foot leasing office along with units ranging from 25 square feet to 300 square feet. Exterior finishes include stucco with paint colors composed with several different shades of grey with accents of blue and yellow. There are windows in the corner feature elements that face north, east, and west and will be designed to have spandrel glass so that the glazing will not reflect light into the residence to the east. The hours of operation for the facility are 6:00 a.m. to 10:00 p.m. which would allow for quiet hours during the day. Lastly, mini-warehouse uses in general, are good neighbors to residential neighborhoods.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CRT & R-E	Vacant parcels
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East & West	Neighborhood Commercial	R-E	Single family residential

Related Applications

Application Number	Request
VS-23-0929	A vacation and abandonment for a patent easement and a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Records show that parcels north and northwest from the applicant's site are CRT zoned parcels and as you continue west towards Las Vegas Boulevard, the parcels transition to H-1, C-P, C-1, and C-2 zoning. In addition, 151 feet east of the subject parcels is a C-1 zoned parcel recently approved via ZC-23-0625. Heading east, the zoning districts vary from C-P, R-E, and C-2. Staff finds that although there are existing residences along Windmill Lane, there are vacant and developed parcels that are zoned for residential and commercial uses. Records show that a potential future zoning transition along Windmill Avenue is to have commercial uses in between the nodes of Las Vegas Boulevard South/Windmill Lane and Bermuda Road/Windmill Lane. However, since staff does not support the use permit, waivers of development standards, or the design review, staff cannot support the zone change.

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the existing commercial uses along Windmill Lane to the east of the project site include office complexes, a 2 story place of worship with an off-site place of worship parking lot. To the west of the subject site are C-P zone lots that lead to shopping centers, multiple family development and an existing mini-warehouse establishment 1,500 feet northwest of the applicant's site. Although there are similar commercial uses within the vicinity of the subject property, and the proposed mini-warehouse development may be less intense in terms of hours of operation and customer and vehicular traffic, staff cannot support this request since staff does not support the zone change, waivers of development standards, and the design review.

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant is requesting to increase the retaining wall height to a maximum of 5 feet, 6 inches along the southern portion of the subject parcels. The submitted cross sections show that the existing grade slopes to a lower point along the south property line of the site. The cross sections also show that the increasing the retaining wall height is due to the increase in finished grade and the basement floor design of the building. In addition, the east to west cross section shows that

the eastern portion of the site requires 5 feet of fill due to the descending slope from west to east. However, staff finds that the request to increase the retaining wall height is excessive and the site can be redesigned without a basement level. Since staff does not support the zone change, use permit, and design review, staff cannot support this waiver.

Design Review #1

The site design shows adequate landscaping and screening and is architecturally harmonious to neighboring commercial uses along Windmill Lane. However, since staff does not support the zone change and the use permit, and waiver of development standard #1, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction throat depth for the commercial driveway. The site should see a low volume of traffic, staff finds the reduced throat depth should have no negative impacts.

Design Review #2

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

Staff Recommendation

Approval of waiver of development standards #2 and design review #2; denial of the zone change, use permit, waiver of development standards #1, 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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:
- 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:
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 177-16-102-004, to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project: to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0032-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: BISMI SERIES HOLDINGS, LLC
CONTACT: CARROLL DESIGN COLLABORATIVE, 1980 FESTIVAL PLAZA DRIVE,
LAS VEGAS, NV 89135



LAND USE APPLICATION 50A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>ZC-23-0928</u> DATE FILED: <u>12/28/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>1/31/24</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>2/21/24</u></p> <p>FEE: <u>\$ 2875</u></p>
	PROPERTY OWNER	<p>NAME: <u>Bismi Series Holdings LLC</u></p> <p>ADDRESS: <u>13861 Adare Manor Lane</u></p> <p>CITY: <u>Frisco</u> STATE: <u>TX</u> ZIP: <u>75035</u></p> <p>TELEPHONE: <u>702-373-2993</u> CELL: <u>702-373-2993</u></p> <p>E-MAIL: <u>Farus@qafinvestments.com</u></p>
	APPLICANT	<p>NAME: <u>Bismi Series Holdings LLC</u></p> <p>ADDRESS: <u>13861 Adare Manor Lane</u></p> <p>CITY: <u>Frisco</u> STATE: <u>TX</u> ZIP: <u>75035</u></p> <p>TELEPHONE: <u>702-373-2993</u> CELL: <u>702-373-2993</u></p> <p>E-MAIL: <u>Farus@qafinvestments.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Andrea Carroll</u></p> <p>ADDRESS: <u>1980 Festival Plaza Drive, Suite 450</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>7202271216</u> CELL: <u>7202271216</u></p> <p>E-MAIL: <u>andrea@carroll.design</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 17716102004 & 17716102005

PROPERTY ADDRESS and/or CROSS STREETS: 165 E WINDMILL LN, Las Vegas, NV & parcel to the east of this.

PROJECT DESCRIPTION: 3 Story above ground, 1 story above ground mini-storage

(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.

F. Farmanali FARUS FARMANALI
 Property Owner (Signature)* Property Owner (Print)

STATE OF TX
 COUNTY OF Collin

SUBSCRIBED AND SWORN BEFORE ME ON April 5, 2023 (DATE)
 By F. Farmanali

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.



20-23-0928

December 8, 2023

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

**Re: Justification Letter: APN: 177-16-102-004 & 177-16-102-005
Zone Change, Use Permit, Design Review**

To Whom it may concern at Clark County Department of Comprehensive Planning,

We would like to introduce this application as the Mini-Storage at E. Windmill which is located at the Southeast corner of E. Windmill and Rancho Destino Road. This project consists of two parcels that are approximately +/-1.9 (gross) acres in size, currently zoned R-E Rural Estates Residential and with a current land use of Neighborhood Commercial.

This proposed project would be home to a 3 stories above Grade and 1 story below grade Mini-Storage (Mini-Warehouse) building that is +/-134,800 square feet. This building would have a +/-800 square foot leasing office along with units ranging from 25 square feet to 300 square feet. This building is a stucco building that is composed with several different shades of grey with accents of Blue and Yellow. Additionally there are windows in the corner feature elements that face North and East, and North and West. The windows in the corner feature elements that faces east has been updated to spandrel glass so the tower still has the same look with the glazing but will not reflect light into the residence to the east. The hours of operation for the facility is 6am to 10pm which would allow for quiet hours during the day and mini-storage uses in general are good neighbors to residential neighborhoods.

As the site is located to the east of the intersection of E Windmill and Rancho Destino Road, access into the site will be off of E. Windmill and will continue southward and clockwise throughout the site. Per Title 30 requirements, the overall site is required to have 5 parking stalls and 5 parking stalls are provided.

In terms of design, the building on site has a more contemporary aesthetic that has been popping up throughout the valley with the colors chosen to be more brand specific.

ZC-23 0928

We respectfully request approval of the following applications for the proposed uses:

Zone Change:

1. Currently the parcels are zoned R-E Rural Estates Residential and this application is requesting a zone change to C-1 Limited Commercial District

Zone Change Justification:

1. As these parcels of land have a land use of Neighborhood Commercial, the C-1 zone change would be considered a conforming zone change as C-1 is approved within Neighborhood Commercial. Additionally, two parcels eastward through ZC-23-0625, there has been a similar zone change.

Special Use Permit:

1. Mini-Storage requires a special use permit within C-1.

Special Use Permit Justification:

1. Mini-Storage is a low impact commercial use, particularly with the main structure being 35'.

Design Reviews:

1. Design of the entire commercial development center.
2. Increase fill on site from the allowed 36" to 66".

Design Reviews Justification:

1. General request for a design review for this application.
2. Title 30 code requires that any application with a fill of greater than 36" requires a design review. This application is requesting an increased fill to 60". This is a +/- 1.9 acre site which will require increased fill to drain the site properly and match street elevations.

Waiver:

1. Throat Depth
2. Wall Height

Waiver Justification:

1. A throat depth of 25' is required and this project is proposing a 5' throat depth upon entering the site. Typically mini-storage facilities have low amounts of visitors per day. Additionally, circulation through the site moves toward the south so visitors can park by the office in the North East corner; those that have units

20-230928

will circulate one way through the site from the eastern gate and circulate clockwise.

2. A increase in wall height is requested to a maximum of 5'-6" retaining with a 6' decorative screen wall above. Please note, that the site was designed to minimize fill and wall height as much as possible for the residences to the south where cross section D indicates 3'-6" retaining with a 6' screen wall toward the west of the site, and as one moves eastward on the site the fill gradually increases to 5'-6".

This project would be a positive element to the Enterprise district as Mini-Storage is generally a low impact use and would be a good neighbor to the surrounding uses. This will also be illustrated through the use of an intense landscape barrier to the east and south of the site. We would greatly appreciate the staff's recommendation for approval.

If you have any questions, please feel free to contact us at 720-227-1216.

Thank you,

Andrea Limpede Carroll
Principal Architect
NCARB(NV #7598)
Carroll Design Collaborative

02/21/24 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0929-BISMI SERIES HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Rancho Mesa Avenue and between Rancho Destino Road and Gilespie Street and a portion of a right-of-way being Rancho Destino Road located between Windmill Road and Rancho Mesa Avenue within Enterprise (description on file). MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:
 177-16-102-004; 177-16-102-005

LAND USE PLAN:
 ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The site plan depicts existing 33 foot wide government patent easements along the south property lines of parcels 177-16-102-004 and 177-16-102-005, and the east property line of parcel 177-16-102-005. The applicant is also vacating a portion of right-of-way being Rancho Destino Road in order to accommodate detached sidewalks. These easements and portion of right-of-way are no longer necessary for development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CRT & R-E	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East & West	Neighborhood Commercial	R-E	Single family residential

Related Applications

Application Number	Request
ZC-23-0928	A zone change to reclassify 2 acres from R-E to C-1 zoning, with a use permit for a mini-warehouse establishment, waivers to increase the retaining wall height, and reduce throat depth, and a design review for finished grade and for the overall development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions: to show fire hydrant locations on-site and within 750 feet; that fire/emergency access must comply with the Fire Code as amended; and that fire

protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316;

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CARROLL DESIGN COLLABORATIVE

CONTACT: ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DR #450, LAS VEGAS,
NV 89135

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

51A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input 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 #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0929</u> DATE FILED: <u>12/28/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTR/40X/8L</u> TAB/CAC DATE: <u>1/31/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/21/24</u> FEE: <u>\$875</u>
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PROPERTY OWNER	NAME: <u>Bismi Series Holdings LLC</u>
	ADDRESS: <u>13861 Adare Manor Lane</u>
	CITY: <u>Frisco</u> STATE: <u>TX</u> ZIP: <u>75035</u>
	TELEPHONE: <u>702-373-2993</u> CELL: _____
	E-MAIL: <u>farus@qainvestments.com</u>

APPLICANT	NAME: <u>Bismi Series Holdings LLC</u>
	ADDRESS: <u>13861 Adare Manor Lane</u>
	CITY: <u>Frisco</u> STATE: <u>TX</u> ZIP: <u>75035</u>
	TELEPHONE: <u>702-373-2993</u> CELL: _____
	E-MAIL: <u>farus@qainvestments.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Zenith Engineering</u>
	ADDRESS: <u>1980 Festival Plaza Drive Suite 450</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-835-3496</u> CELL: <u>702-835-3496</u>
	E-MAIL: <u>julia@zenith-lv.com</u> REF CONTACT ID #: _____

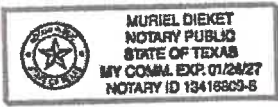
ASSESSOR'S PARCEL NUMBER(S): 177-16-102-004 and 005
177-16-102-004 and 005

PROPERTY ADDRESS and/or CROSS STREETS: Windmill Lane and Rancho Destino Road
Windmill Lane and Rancho Destino Road

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.

Farus FARMANALI FARUS FARMANALI
 Property Owner (Signature)* Property Owner (Print) Manager

STATE OF NEVADA TEXAS
 COUNTY OF Collin
 SUBSCRIBED AND SWORN BEFORE ME ON 10/26/2023 (DATE)
 by Muriel Dieket
 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.



November 27, 2023

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

VS-23-0929

Re: Windmill Storage, Zenith Project No. 231002
Right-of-Way and Patent Easement Vacation Justification Letter

Dear Sir or Madam:

Zenith Engineering has been retained by Bismi Series Holdings LLC to file a right-of-way application associated with property located on the southeast corner of Rancho Destino Road and Windmill Lane (Assessor's Parcel Numbers 177-16-102-004 and 005).

Currently, adjacent to the parcel, Rancho Destino Road is dedicated at 30' (thirty feet). The project proposes a detached sidewalk along Rancho Destino Road. We hereby request to vacate 5' (five feet) of existing right-of-way in accordance with detached sidewalk requirements.

Additionally, we respectfully request to vacate the existing patent easement that is no longer needed in order to further develop the property.

Please feel free to contact me with any questions or comments at (702) 866-9535. Thank you.

Sincerely,

ZENITH ENGINEERING



Julia Izzolo, PE
Principal