



ENTERPRISE TOWN ADVISORY BOARD

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

February 28, 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 31, 2024. (For possible action)
- IV. Approval of the Agenda for February 28, 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)
 - **Enterprise TAB Relocation**
Beginning May 15, 2024, our Enterprise TAB meetings will be held at the Silverado Ranch Community Center - 9855 Gilespe St, Las Vegas, NV 89183. Our last Enterprise TAB meeting at the Windmill Library will be May 1, 2024.

VI. Planning and Zoning

- 1. **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**
- 2. **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**
- 3. **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 Gilespe Street and a portion of 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**

4. **NZC-23-0885-SIGNATURE LAND HOLDINGS LLC:**
ZONE CHANGE to reclassify 2.0 acres from an H-2 (General Highway Frontage) Zone to an R-3 (Multiple Family Residential) Zone.
USE PERMIT for an attached single family residential (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) project acreage; 2) required parking space dimensions; 3) street setback; 4) building setback to project perimeters; 5) driveway geometrics; and 6) residential private street design.
DESIGN REVIEW for an attached single family residential planned unit development. Generally located on the west side of Inspiration Drive, 160 feet north of Blue Diamond Road within Enterprise (description on file). JJ/hw/syp (For possible action) **03/05/24 PC**

5. **VS-23-0886-SIGNATURE LAND HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Raven Avenue (alignment) and between Inspiration Drive and Rainbow Boulevard, and a portion of right-of-way being Inspiration Drive located between Blue Diamond Road and Raven Avenue (alignment) within Enterprise (description on file). JJ/hw/syp (For possible action) **03/05/24 PC**

6. **TM-23-500188-SIGNATURE LAND HOLDINGS, LLC:**
TENTATIVE MAP consisting of 31 attached single family residential lots and 6 common lots on 2.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the west side of Inspiration Drive, 160 feet north of Blue Diamond Road within Enterprise. JJ/hw/syp (For possible action) **03/05/24 PC**

7. **PA-23-700050-MOSAIC LAND 1 LLC & BALELO 2012 IRREVOCABLE TRUST:**
PLAN AMENDMENT to redesignate the existing land use category from Open Lands (OL) to Compact Neighborhood (CN) on 1.9 acres. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/rk (For possible action) **03/05/24 PC**

8. **ZC-24-0014-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:**
ZONE CHANGE to reclassify 1.9 acres from an RS20 (Residential Single Family 20) Zone to an RS3.3 (Residential Single Family 3.3) Zone for a proposed single family subdivision. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise (description on file). JJ/hw/ng (For possible action) **03/05/24 PC**

9. **VS-23-0866-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Lisa Lane and between Cactus Avenue and Levi Avenue, and a portion of right-of-way being Cactus Avenue located between Durango Drive and Lisa Lane within Enterprise (description on file). JJ/hw/syp (For possible action) **03/05/24 PC**

10. **WS-23-0865-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) wall height; 3) reduce lot area; 4) reduce setbacks; 5) increase fill; 6) sidewalks; and 7) driveway geometrics.
DESIGN REVIEWS for the following: 1) alternative building design standards; and 2) a detached single family residential subdivision on 1.9 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/hw/syp (For possible action) **03/05/24 PC**
11. **TM-23-500183-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:**
TENTATIVE MAP consisting of 19 detached single family residential lots and 2 common lots on 1.9 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/hw/syp (For possible action) **03/05/24 PC**
12. **UC-23-0778-WINDMILL-91 LP:**
USE PERMIT for a proposed vehicle rental (U-Haul) in an existing shopping center on a portion of 4.5 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Windmill Lane within Enterprise. MN/sd/syp (For possible action) **03/05/24 PC**
13. **ZC-23-0915-ROOHANI RAMAK:**
ZONE CHANGE to reclassify 4.8 acres from an R-E (Rural Estates Residential) (RNP-1) Zone and an H-2 (General Highway Frontage) Zone to an R-2 (Medium Density Residential) Zone for a future single family residential development. Generally located on the east side of Edmond Street and the north and south sides of Cougar Avenue (alignment) within Enterprise (description on file). JJ/al/ng (For possible action) **03/06/24 BCC**
14. **UC-24-0010-CHELSEA LAS VEGAS HOLDINGS, LLC:**
USE PERMIT for a recreational/entertainment facility with an accessory commercial use (restaurant) in conjunction with an existing shopping center on a portion of 230.0 acres in a CR (Commercial Resort) (AE-60) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Warm Springs Road within Enterprise. MN/rp/ng (For possible action) **03/19/24 PC**
15. **ET-24-400010 (ZC-19-0877)-NV LAS DEC, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a communication tower.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a non-subdued exterior accent color; 2) allow a horizontal roofline without architectural articulation; 3) increase wall height; 4) allow monotonous block walls; 5) allow ground mounted up-lighting; 6) allow alternative street landscaping (no trees); 7) waive parking lot landscaping; 8) alternative trash enclosures; and 9) signage.
DESIGN REVIEWS for the following: 1) data center; 2) signage; 3) communication tower; and 4) increase finished grade on 27.4 acres in an IP (Industrial Park) (AE-60) Zone. Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise. MN/tpd/ng (For possible action) **03/20/24 BCC**

16. **ET-24-400012 (NZC-21-0128)-PICERNE BERMUDA, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 12.2 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** alternative landscaping.
DESIGN REVIEWS for the following: **1)** a multiple family residential development; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the southwest corner of Neal Avenue and Bermuda Road within Enterprise (description on file)..MN/my/ng (For possible action) **03/20/24 BCC**
17. **WC-23-400196 (ZC-1584-98)-DIAMOND RANCH II, LLC:**
WAIVER OF CONDITIONS of a zone change requiring the following: **1)** on-site lighting consisting of low sodium, inward direct features to be included with each design review; **2)** A-1 landscaping along all major street frontages; and **3)** recording reciprocal, perpetual cross access, ingress/egress, and parking agreement in conjunction with a plant nursery on 10.5 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the east side of Lindell Road within Enterprise. JJ/jud/syp (For possible action) **03/20/24 BCC**
18. **VS-23-0914-DIAMOND RANCH II, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Mohawk Street located between Ford Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jud/syp (For possible action) **03/20/24 BCC**
19. **WS-23-0912-DIAMOND RANCH II, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** alternative parking lot landscaping; and **3)** allow attached sidewalk.
DESIGN REVIEW for expansion of an existing plant nursery on 10.5 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the east side of Lindell Road within Enterprise. JJ/jud/syp (For possible action) **03/20/24 BCC**
20. **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) **03/20/24 BCC**

21. **ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC:**
ZONE CHANGE to reclassify 2.6 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** net lot area; **2)** eliminate street landscaping; **3)** off-site improvements; and **4)** street configuration.
DESIGN REVIEW for a single family residential subdivision on 16.2 acres in an R-E (Rural Estates Residential) (RNP-I) zone and an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise (description on file). JJ/sd/syp (For possible action) **03/20/24 BCC**

22. **VS-23-0922-CANKIDS INVESTMENTS 2012, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Gagnier Boulevard and Durango Drive, and between Ford Avenue and Wigwam Avenue; a portion of right-of-way being Wigwam Avenue located between Gagnier Boulevard and Durango Drive; a portion of right-of-way being Cougar Avenue between Gagnier Boulevard and Durango Drive; and a portion of an unnamed right-of-way located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action) **03/20/24 BCC**

23. **TM-23-500191-CANKIDS INVESTMENTS 2012, LLC:**
TENTATIVE MAP consisting of the following: **1)** 25 lots in an R-E (Rural Estates Residential) (RNP-I) Zone; and **2)** 20 lots in an R-2 (Medium Density) Zone on 16.2 acres. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise. JJ/sd/syp (For possible action) **03/20/24 BCC**

24. **ZC-24-0023-LI & SHAO INC, ET AL:**
ZONE CHANGE to reclassify 1.0 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone for a future commercial development. Generally located on the southeast corner of Eldorado Lane and Decatur Boulevard within Enterprise (description on file). MN/gc/ng (For possible action) **03/20/24 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: March 13, 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 31, 2024

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah PRESENT	Barris Kaiser, Vice Chair PRESENT Chris Caluya PRESENT
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.

None, 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 January 10, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for January 10, 2024.

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

IV. Approval of Agenda for January 31, 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 a holds:

34. VS-23-0890-SILVERADO PROMENADE II, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on March 13, 2024.
35. UC-23-0889-SILVERADO PROMENADE II, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on March 13, 2024.
50. ZC-23-0928-BISMI SERIES HOLDINGS, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 28, 2024.
51. VS-23-0929-BISMI SERIES HOLDINGS, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on February 28, 2024.

Related applications:

2. PA-23-700045-ROOHANI KHUSROW FAMILY TRUST:
3. ZC-23-0826-ROOHANI KHUSROW FAMILY TRUST:
4. PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
5. ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
6. ET-23-400183 (VS-21-0695)-AGRAWAL, PAWAN & ROSY:
7. VS-23-0853-AGRAWAL, PAWAN & ROSY:
8. UC-23-0852-AGRAWAL, PAWAN & ROSY:
9. UC-23-0817-SOMPHONE & KHOURY, LLC:
10. TM-23-500174-SOMPHONE & KHOURY, LLC:
14. VS-23-0892-GARNER GEORGE W & T 2000 LIV TR & MAGEL LAWRENCE W TRS:
15. UC-23-0891-GARNER GEORGE W & T 2000 LIV TR & MAGEL LAWRENCE W TRS:
16. VS-23-0934-PIAZZA, LLC:
18. WS-23-0932-PIAZZA LLC:
19. PA-23-700049-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
20. ZC-23-0851-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
21. PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:
22. ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:
23. PA-23-700054-ROOHANI RAMAK:
24. ZC-23-0925-ROOHANI RAMAK:
25. VS-23-0926-SILVER SERENE LLC:
26. TM-23-500194-ROOHANI RAMAK:
28. ET-24-400001 (ZC-0107-13)-SOUTHERN HIGHLANDS INVEST PTNRS:
29. ET-24-400002 (ZC-1536-05)-SOUTHERN HIGHLANDS INVEST PTNRS:
30. ET-24-400003 (ZC-0750-06 & WT-0747-06)-SOUTHERN HIGHLANDS INVEST PTNRS:
31. ET-24-400004 (ZC-1604-99 & WT-1605-99)-HUNTINGTON VILLAGE A UNIT 1 AT RHODES RANCH:
32. ET-24-400005 (ZC-0588-05)-SOUTHERN HIGHLANDS INVESTMENT PARTNERS, LLC:
36. VS-23-0897-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:
37. UC-23-0896-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:

38. VS-23-0938-ADAVEN MANAGEMENT, INC.:
39. UC-23-0937-ADAVEN MANAGEMENT INC:

40. VS-23-0924-GOLDENSITES, LLC:
41. WS-23-0923-GOLDENSITES, LLC:
42. TM-23-500192-GOLDENSITES, LLC:

44. ZC-23-0870-10800 LVB, LLC:
45. VS-23-0871-10800 LVB, LLC:
46. TM-23-500186-10800 LVB, LLC:

47. ZC-23-0875-JONES 215 REAL PROPERTY, LLC:
48. VS-23-0876-JONES 215 REAL PROPERTY, LLC:

The following item will be heard together:

2. PA-23-700045-ROOHANI KHUSROW FAMILY TRUST:
3. ZC-23-0826-ROOHANI KHUSROW FAMILY TRUST:
21. PA-23-700051-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:
22. ZC-23-0879-SILVER GILESPIE, LLC & SILVER GILESPIE 2, LLC:

4. PA-23-700047-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
5. ZC-23-0832-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
19. PA-23-700049-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
20. ZC-23-0851-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **Enterprise TAB Relocation**
 We are excited to announce that beginning May 1, 2024, our Enterprise TAB meetings will be held at the Silverado Ranch Community Center - 9855 Gilespe St, Las Vegas, NV 89183. Our last Enterprise TAB meeting at the Windmill Library will be April 10, 2024.

VI. Planning & 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**

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

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**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

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**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

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**

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

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-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) **02/06/24 PC**

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

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 Gilespeie Street within Enterprise (description on file). MN/rp/syp (For possible action) **02/07/24 BCC**

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

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**

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

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**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans.

ADD Public Works - Development Review conditions.

- Use RTC diagram 244.10-60 for La Cienega St off-sites.

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

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**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

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**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

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**

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

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**

Motion by Justin Maffett
Action: **APPROVE:** Applicant's request for a **HOLD** to Enterprise TAB meeting on February 28, 2024.
Motion **PASSED** (5-0) /Unanimous

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**

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

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**

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

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**

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

16. **VS-23-0934-PIAZZA, LLC:**
ACATE 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**

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

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**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning conditions:
• Design review as a public hearing for lighting and signage.
Per staff conditions
Motion **PASSED** (5-0) /Unanimous

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**

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

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**

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

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**

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

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 Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise. MN/gc (For possible action) **02/20/24 PC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

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 Giles pie Street, 130 feet north of Wellspring Avenue within Enterprise (description on file). MN/gc/ng (For possible action) **02/20/24 PC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

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**

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

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**

Motion by David Chestnut

Action: **APPROVE**: Zone Change to R-1 for APNs 177-19-802-005, 177-19-802-006, 177-19-802-009, and 177-19-802-018;

APPROVE: Zone Change to R-2 for APNs 177-19-802-008 and 177-19-802-019

APPROVE: Waiver of Development Standards.

DENY: Design Review.

ADD comprehensive planning condition:

- Add a second entry/exit on Hinson St.

Per staff if approved conditions

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

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**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

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**

Motion by David Chestnut

Action: **DENY**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

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**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

Motion **PASSED** (4-0) /Unanimous (Chestnut out of the room)

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**

The applicant requested a **HOLD** to the Enterprise TAB meeting on March 13, 2024.

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**

The applicant requested a **HOLD** to the Enterprise TAB meeting on March 13, 2024.

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**

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

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**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning conditions:

- Design Review as Public Hearing for signage
- All pole and building mounted lighting to be fully shielded.
- Design Review for any other use on this property.

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

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**

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

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**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

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**

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

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**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning conditions:

- Provide a 5 ft asphalt path along Edmond St and Hauck St.

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

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**

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

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**

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

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**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning conditions:

- No roll-up doors facing Giles St.

Per staff if approved conditions

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

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**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

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**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

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**

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

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**

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

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**

Motion by Justin Maffett
Action: **APPROVE**
Delete: Comprehensive Planning bullet #1:
Per staff if approved conditions
Motion **PASSED** (5-0) /Unanimous

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**

The applicant requested a **HOLD** to the Enterprise TAB meeting on February 28, 2024.

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**

The applicant requested a **HOLD** to the Enterprise TAB meeting on February 28, 2024.

VII. General Business:

1. None.

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be February 14, 2024 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett
Action: **ADJOURN** meeting at 10:22 p.m.
Motion **PASSED** (5-0) /Unanimous

02/20/24 PC AGENDA SHEET

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 building 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 37.6% increase).

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side street (corner) setback for an accessory structure (shipping container) to 5 feet where 10 feet is required per Table 30.40-1 and Section 30.56.040 (a 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: Accessory structures in conjunction with an existing single family residence
- Building Height (feet): Shipping containers 9 feet, 6 inches
- Square Feet: 1,878 (detached garage)/320 (each shipping container)

Site Plans & Floor Plans

The plans depict a corner lot with a single family residence with a detached garage and 2 shipping containers in the rear yard. The primary residence is 2,730 square feet and its main entrance is facing east towards Valley View Boulevard. The detached garage is 1,878 square feet and located on the northern portion of the stie, behind the house. Each shipping container is 320 square feet in area and located along the south side of the property, behind the house. All 3 accessory structures meet the 6 foot separation required between buildings. However, 1 shipping container is 5 feet, 3 inches away from the side street setback, where 10 feet is required.

Landscaping

Landscaping is not part of this application.

Elevations

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

Applicant's Justification

Applicant has 2 shipping containers in the rear yard that are not architecturally compatible with the primary residence. The applicant bought the containers 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 shipping containers 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)	R-E (RNP-I)	Single family residential
East	Business Employment	R-E (RNP-I)	Undeveloped

Clark County Public Response Office

CE22-11665 is an active case for having 2 shipping 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 structures will be visually obtrusive on adjacent properties. Staff finds this request constitutes a self-imposed hardship; therefore, 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 finds the increased area of the accessory structures is incompatible with the surrounding properties; therefore, 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.

Staff finds the reduced setback for the shipping container is detrimental to the surrounding properties, and combined with the lack of architectural compatibility, has a negative effect on the aesthetics of the area; therefore, staff recommends denial.

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 or the application will expire unless extended with approval of an extension of time;
- Paint the shipping containers to match the house.
- Applicant is advised 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

- 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 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 <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>888</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> <i>Active Code Violation Double Fee</i>
	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 #: _____

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

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON DECEMBER 22, 2023 (DATE)
 By Hyun Sook Kim
 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.

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. (yoojini@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 / yoojenii@gmail.com

702-401-2154 / hyunsooki062@gmail.com

PLANNER
COPY

APR - 23 - 100942

02/21/24 BCC AGENDA SHEET

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 South, 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. Therefore, staff can support this request.

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 waiver of development standards #1 and design review #1.

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

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 use permit and design review #1, staff cannot 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

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 use permit, and waiver of development standards #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 the zone change, waiver of development standards #2, and design review #2; denial of the 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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised within 2 years from the approval date the use permit, waivers of development standards, and design reviews must commence or the application will expire unless extended with approval of an extension of time; 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; 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;
- 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

DEPARTMENT OF COMPREHENSIVE PLANNING 2A

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

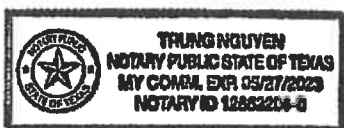
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

(Signature) 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 Farus 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

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 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; 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

- 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

3A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> LEASEMENT(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>ENTERPRISE</u> TAB/CAC DATE: <u>1/31/24</u> PC MEETING DATE: BCC MEETING DATE: <u>2/21/24</u> FEE: <u>\$875</u>

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@qafinvestments.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@qafinvestments.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)

STATE OF NEVADA Texas
 COUNTY OF Collin

SUBSCRIBED AND SWORN BEFORE ME ON 10/26/2023 (DATE)

By Muriel Dieket
 NOTARY PUBLIC: Muriel Dieket



MURIEL DIEKET
 NOTARY PUBLIC
 STATE OF TEXAS
 MY COMM. EXP. 01/26/27
 NOTARY ID 13410509-8

Manager

*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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-23-0885-SIGNATURE LAND HOLDINGS LLC:

ZONE CHANGE to reclassify 2.0 acres from an H-2 (General Highway Frontage) Zone to an R-3 (Multiple Family Residential) Zone.

USE PERMIT for an attached single family residential (townhouse) planned unit development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) project acreage; 2) required parking space dimensions; 3) street setback; 4) building setback to project perimeters; 5) driveway geometrics; and 6) residential private street design.

DESIGN REVIEW for an attached single family residential planned unit development.

Generally located on the west side of Inspiration Drive, 160 feet north of Blue Diamond Road within Enterprise (description on file). JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

176-23-101-021; 176-23-101-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the minimum gross area of a planned unit development to 2 acres where a minimum of 5 acres is required per Section 30.24.020 (a 60% reduction).
2. Reduce the width of required parking stalls to 8 feet where 9 feet is required per Section 30.60.050 (an 11% reduction).
3. Reduce the setback of a building to a street, drive aisle, sidewalk, or curb to 5 feet where 10 feet is the standard per Section 30.24.080 (a 50% reduction).
4. Reduce the setback of a building to the project perimeters to 4 feet where 10 feet is required per Section 30.24.060 (a 60% reduction).
5.
 - a. Reduce the width of a residential driveway to 8 feet where a minimum of 12 feet is the standard per Uniform Standard Drawing 222 (a 33% reduction).
 - b. Reduce the separation from a residential driveway to a driveway and property line to 2.5 feet where 6 feet is the standard per Uniform Standard Drawing 222 (a 58% reduction).
6. Allow modified A-curb and zero curb with an inverted crown where Uniform Standard Drawing 210.S1 is required.

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9051 Inspiration Drive
- Site Acreage: 2
- Project Type: Attached single family residential (townhouse PUD)
- Number of Lots/Units: 31
- Density (du/ac): 15.5
- Minimum/Maximum Lot Size (square feet): 1,328/2,625
- Number of Stories: 2
- Building Height (feet): 26.2
- Square Feet (livable): 1,415 (Plan 1415)/1,480 (Plan 1480)
- Open Space Required/Provided: 7,797/8,095
- Parking Required/Provided: 74/74

Neighborhood Meeting Summary

The applicant conducted an in-person neighborhood meeting on September 21, 2022 as required by the nonconforming zone boundary amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 7 attendees present at the meeting for this item. The attendees had questions on wall heights and building pad elevations. The applicant states that there was interest in expanding the site and adding more residential units as opposed to more commercial uses. In addition, the attendees were pleased to see the development would be for sale townhomes as opposed to rental apartments. The applicant states that attendees did have concerns about proposed density, size of rear yards, and parking arrangements.

Site Plans

This request is for a nonconforming zone change to reclassify approximately 2 acres to an R-3 (Multiple Family Residential) zone for a proposed attached (townhouse) planned unit development. The plans depict an attached single family residential development consisting of 31 residential lots with a density of 15.5 dwelling units per acre. The development consists of townhouse dwellings that will be under separate ownership and that are attached to 1 or more dwellings on opposite sides of the structure. Overall, lots range in size from 1,328 square feet up to 2,625 square feet.

The proposed development features a total of 8 buildings, made up of 3 plex, 4 plex, and 5 plex buildings designed around 38 foot and 29 foot wide private streets. The street network consists of 3 main drives that form a "C" shape around the center of the project. The townhomes are designed with garages facing the private streets except for a 5 plex building in the northeast corner of the site that will face Inspiration Drive. The development will be served by a single point of ingress/egress to the east from Inspiration Drive. A network of 6 common open spaces is located throughout the development. Parking will consist of 47, one and 2 car garage parking for residents along with 13 driveway spaces. The development also provides designed on and off-street parking for visitors. Off-street parking is provided in the center of the development in a common area with a total of 9 parking spaces provided, while 5 on-street parking is primarily provided along Inspiration Drive and within certain points within the development's streets.

Approximately 14 parking spaces are shown for the visitors and 60 parking spaces are provided for the residents.

Per Title 30, many of the development standards for planned unit developments are established by a use permit process based on the plans that are approved for the project by the Board of County Commissioners. The minimum setbacks and height for each of the townhouse units are the following:

- Front face of garage - 5 feet (from the edge of the private street)
- Front living area (second story) - 5 feet
- Side street (corner) yard - 5 feet
- Interior side yard - 10 feet between buildings; zero feet between units
- Rear living area - 9 feet
- Rear courtyard/patios - 7 feet
- Perimeter - 4 feet
- Height - 26 feet, 1.5 inches

The plans indicate that an increase in grade to 23 inches is required due to typical grading constraints. The increased fill will be generally located along the northern and western portions of the site along with the central portions of the site.

Landscaping

Street landscaping consists of a 15 foot wide area, which includes a 5 foot wide detached sidewalk along Inspiration Drive and will be contained in a community maintained easement. Within these landscaping strips, African Sumac Mesquite (*Rhus Lancea*) trees are provided between every 15 feet and 82.5 feet on center in the landscaping strip behind the sidewalk due to sight visibility zones and design constraints. Along the northern property line, there is a 135 foot long, 5 foot wide landscape buffer, also contained within a community maintained easement, with trees shown 20 feet on center in the central portion of the site. Internal to the site, a network of 6 common open space areas is located throughout the development, which will include on-site pedestrian paths and additional amenities. The development requires 7,797 square feet of open space where 8,095 square feet of open space is provided.

Elevations

The plans depict 3 plex, 4 plex, and 5 plex residential units with 2 different elevations. The different elevation styles mainly differ in the colors used with the "A" elevation primarily featuring grey tones and the "B" elevation featuring beige and similar desert tones. The units will be 2 stories with a maximum height of 26 feet 1.5 inches and feature pitched, asphalt shingle roofs (height is established with the use permit). All units feature consistent and unified architecture throughout the exterior design of the buildings. The building materials generally consist of stucco and stone veneer accents, which include horizontal and vertical articulation on all elevations. Decorative window variations and trimming are featured on all elevations, in addition to wrought iron railings utilized for the patio decks. Additionally, design variations have been incorporated into the overall design of the garage doors.

Floor Plans

The plans depict 3 bedroom units with 2 different floor plans that range from 1,415 square feet to 1,480 square feet. The first floor of every unit will contain a garage with the smaller/middle units containing a car garage and the larger/end units containing a 2 car garage. The first floor of all units primarily contain the living space and kitchen areas, while the second floor contains the bedroom areas.

Applicant's Justification

The applicant states the subject property will serve as a transitional land use between the commercial properties to the south and west and the less dense, R-2 (Medium Density Residential) zoned residential developments to the north. In addition, this development is similar to other R-3 zoned townhome developments approved within Clark County. The proposed project will have less impacts on the area than the approved land use of Corridor Mixed-Use. It will generate less traffic and have a similar use (dwellings) as most of the area to the north.

According to the applicant, the waivers of development standards are appropriate since the development is like other attached developments despite the overall size of the development. The applicant indicates that the reduction in the width of the driveway and parking spaces should not impact the functionality of the project, as the site has been designed to maintain safe maneuverability. Additionally, the applicant states the reduced setbacks should not be an issue as the buildings have been designed with attractive features on all sides and a landscape buffer has been provided along the north property line.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0038-17	Vacated and abandoned a portion of a cul-de-sac in the northwest corner of the site - recorded	Approved by BCC	April 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	R-2	Single family residential
South & East	Corridor Mixed-Use	H-2	Undeveloped
West	Corridor Mixed-Use	C-2	Retail building

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

Related Applications

Application Number	Request
VS-23-0886	A vacation and abandonment of government patent easements and right-of-way is a companion item on this agenda.
TM-23-500188	A tentative map for a 31 lot attached single family residential subdivision map 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

Zone Change

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

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

According to the applicant, this area has seen many new developments recently, both residential and commercial. Immediately to the north and east of the subject parcel, a single family residential subdivision and a multiple family residential complex were constructed in 2019 on portions of land previously zoned C-2 (General Commercial). The land to the south of the site is zoned H-2 (General Highway Frontage) and is unlikely to see development that would be compatible with the density of the existing homes to the north. Staff believes that the proposed development will offer an appropriate buffer against future higher density uses while maintaining compatibility with the existing developments.

Staff concurs that the proposed development would serve as an effective transitional use between the commercially zoned properties to the west and along Blue Diamond Road and the residential developments to both the north and east. Staff finds that residential uses are the primary use found beyond the commercial uses found along both Blue Diamond Road and Rainbow Boulevard, and there are several nonconforming single family and multiple family projects that were approved within the immediate area indicating a trend toward residential uses in the area.

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

According to the applicant, the project will provide attached single family residential homes that act as a buffer between the existing lower density homes to the north and the more intense commercial development to the west and any future developments to the south. This project meets the intent of a balanced land use plan and encourages an orderly development pattern with an appropriate spatial distribution of land uses that complement each other.

Staff finds that the density of the proposed development is similar to those nonconforming residential developments that were previously approved within the area with the density of those developments being between 6 and 15 dwelling units per acre. In addition, staff concurs that such uses such as attached single family residential and low density multiple family residential are appropriate buffers between lower density residential developments and commercial

developments, and that the proposed development is in character with the nature of the surrounding neighborhood.

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

The applicant states the project is not anticipated to have any adverse effects on services and facilities. Staff can agree that the proposed development is similar in scale to the single family detached development to the north and the multiple family development to the east and should not have any additional impact beyond what occurred with those developments. With that said, all such developments do have impacts and residential developments can be more intense regarding impacts to services such as schools, police, and healthcare compared to commercial uses.

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

According to the applicant, the proposed project conforms to some of the design goals and polices established in the Master Plan. The proposed zoning is consistent with both Policy 1.1.1 and Policy 6.1.3, encouraging a mix of housing types and neighborhoods with varied density and intensity. The proposed zoning category will provide an opportunity for development to occur at a greater intensity, with varied housing options, while still being compatible with the adjacent land uses. The proposed subdivision will also provide a transition with an appropriate density, with homes of similar height to the already developed areas.

Staff agrees that the proposed attached single family residential development supports several of the policies found within the Master Plan. Staff finds that the proposed development supports Policy 1.1.1 by providing a housing model that is unique for both the area, but for the Las Vegas Valley as whole, as well as Policy 1.1.2, which encourages concentrating higher density housing along major roads such as Blue Diamond Road. Staff also finds that the project supports Policies 1.4.4 and 1.4.5, which encourage in-fill type developments while providing for appropriate transitions between uses. Additionally, Staff also concurs with the applicant that the proposed project complies with Policy 6.1.3, which encourages a mix of densities based on the characteristics of the surrounding community. Staff finds that the proposed development helps to serve as the middle ground in terms of density given the higher density multiple family residential development to the east and the lower density single family residential development to the north.

Summary **Zone Change**

Staff finds that there is a trend toward changing the character of this area towards higher density residential developments which makes this request appropriate. The density and intensity of the proposed project are consistent and compatible with existing and planned developments in this area. The proposed project will not have any adverse effect on public services or facilities in this area beyond what similar developments in the area have caused. The proposed project complies

with several goals and policies within the Master Plan. Staff finds the applicant has provided a Compelling Justification to warrant approval of the nonconforming zone boundary request.

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.

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

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 request to reduce the overall area of the PUD is due to the in-fill nature of the project which makes use of 2 smaller parcels resulting in the reduced gross acreage of the project site. While staff finds that the applicant could have found properties that both have conforming zoning and are above the required 5 acre minimum, the applicant has taken design actions which assure the density is like the surrounding area and the design of the project is similar to other townhouse developments and those residential developments in the area. Staff finds that the reduction, while significant, does not impact the functionality, density, nor safety of the site and can; therefore, recommend approval of this request.

Waiver of Development Standards #2

The purpose of reviewing reductions in the size of parking space dimensions is to assure that the provided space is safe and is sufficiently able to accommodate vehicles in the provided space. Staff finds that the reduced parking spaces are only founded in relation to the 1 car driveways. Most vehicles that would be found using the 1 car driveways would be between 5 feet to 6 feet wide and the driveways where this reduction is found are at least 20 feet long. As a result, staff finds that the average car or pick-up truck would be able to fit in the driveway and with the appropriate length does not create a safety hazard. For these reasons, staff can support this request.

Waivers of Development Standards #3 & #4

Staff finds the proposed residential setback reductions will have minimal to no impact on this development and will be primarily internal to the site. In addition, the areas where setbacks are reduced in the interior are similar to other townhouse developments within the County. Staff also finds that the reduced setbacks help to create a rowhouse feel that combined with sidewalks produces a more walkable community. In terms of the perimeter setback reduction, the 4 foot setback reduction is only required in the northwest portion of Lot 1 in the northeast corner of the site, otherwise all other lots have at least a setback to the perimeter of 9 feet or more. While a 9 foot reduction would still require a waiver of development standards, this reduction is minor and is buffered by the decorative walls along the perimeter of the project. The same can be said for the reduction to 4 feet at Lot 1 where a decorative wall is present along with landscaping found within the front yard and the landscaping strip found along the northern property line creating a sufficient buffer. For these reasons, staff can support these requests.

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 complies with Policy 1.3.1 of the Master Plan, which promotes projects that provide varied neighborhood design and/or innovative architecture that includes varied setbacks from residences to front property lines, 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 and commercial development within the area. Additionally, staff finds that the use of 2 story buildings help make the development compatible with the developed detached single family homes to the north and similar to the multiple family building to the east. Overall, staff finds that design of the site is comparable to similar developments and the on-going development in the area and will serve as an adequate buffer between the nearby commercial and residential uses. For these reasons, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #5a

Staff has no objection to the reduction of residential driveway widths. The extra space between each driveway should provide more visibility.

Waiver of Development Standards #5b

Staff has no objection to the reduction in the distance from the driveway to the property line. The applicant provided open space to act as a buffer between each of the unit blocks to minimize hazards for drivers traveling through the site and exiting their garages.

Waiver of Development Standards #6

Staff has no objection to allowing a flush curb/zero curb and an inverted crown on the private streets within the proposed subdivision. The applicant must show and provide evidence that this request will not be detrimental to the subdivision.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 3, 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

- Resolution of Intent to complete in 4 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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;
- Full off-site improvements.

Fire Prevention Bureau

- May not be able to support current design due to inadequate street widths and fire access lanes, 29 foot street widths are not adequate;
- Where parallel parking is permitted on both sides of the Fire Apparatus Access Road, the minimum clear width of the Fire Apparatus Road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back of 105.7.11, 105.7.17, 105.6.15, and 106.35 6 7/12/2013 curb to back of curb for L-curbs and 39 feet (11,887 mm) from back of curb to back of curbs for roll curbs;
- 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 is a permitted septic permit on APN 176-23-101-022; 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 #0399-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis

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

APPLICANT: EDDIE DUENAS

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 4A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" 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 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>NZC-23-0885</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>\$4,150</u>
	PROPERTY OWNER NAME: <u>Signature Land Holdings, LLC.</u> ADDRESS: <u>801 S. Rancho Dr. Ste E-4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-671-6041</u> CELL: <u>n/a</u> E-MAIL: <u>eddieduenas@signaturehomes.com</u>
	APPLICANT NAME: <u>Signature Homes</u> ADDRESS: <u>801 S. Rancho Dr. Ste E-4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-671-6041</u> CELL: <u>n/a</u> E-MAIL: <u>eddieduenas@signaturehomes.com</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Taney Engineering Attn: Emily Sidebottom</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u> E-MAIL: <u>emilys@taneycorp.com</u> REF CONTACT ID #: <u>n/a</u>

ASSESSOR'S PARCEL NUMBER(S): 176-23-101-021 & -022


PROPERTY ADDRESS and/or CROSS STREETS: Inspiration Dr. & Blue Diamond Rd.

PROJECT DESCRIPTION: 30-lot single family residential subdivision (townhomes).

(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) RICK BARRON

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 08-15-22 (DATE)
 By Rick Barron
 NOTARY PUBLIC: Cindy Bauer

 CINDY BAUER
 NOTARY PUBLIC
 STATE OF NEVADA
 Appl. No. 06-104484-1
 My Appt. Expires Mar. 24, 2026
 CINDY BAUER

*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 19, 2023

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

**PLANNER
COPY**

N22-23-0885

**Re: Inspiration & Blue Diamond
APR-23-100904
APN: 176-23-101-021 & 176-23-101-022
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Signature Homes, is respectfully submitting justification for a Tentative Map, Special Use Permit, Non-Conforming Zone Change, Waivers of Development Standards, and a Design Review for a proposed 2.01 gross acre, 31 lot single-family residential subdivision.

Tentative Map

This project is a 2.01 gross-acre, 31 lot single-family residential subdivision with 15.42 dwelling units per acre located west of Inspiration Drive and approximately 250 feet north of Blue Diamond Road. The site is currently zoned H-2 (General Highway Frontage), with a planned land use of CM (Corridor Mixed-Use). A non-conforming zone change to R-3 (PUD) (Single-Family Residential/Planned Unit Development) is requested in support of this Tentative Map.

The project site is adjacent to properties with the following zoning categories and planned land uses:

- North: R-2 (Medium Density Residential); CM (Corridor Mixed-Use); developed
- East and South: H-2 (General Highway Frontage); CM (Corridor Mixed-Use); undeveloped
- West: C-2 (General Commercial); CM (Corridor Mixed-Use); developed

There will be 8,095 square feet of open space, where 7,797 square feet is required by Section 30.24.070(c). Open space amenities will include a small dog park with waste stations, several covered seating areas, and benches.

Inspiration Drive will receive full off-site improvements including curb, gutter, attached sidewalk, and streetlights. All lots will be accessed via 29-foot-wide and 38-foot-wide private residential streets. Perimeter landscaping is in accordance with Figure 30.64.17. A 10-foot landscape buffer will be provided along Inspiration Drive.

The following minimum setbacks are proposed:

- Front: 5 feet
- Rear: 9 feet
- Interior Side: 0 feet (unit to unit)
5 feet (building to property line)



- Side Street Corner: 5 feet

Parking Analysis

The proposed development provides 74 parking spaces, of which 74 spaces are required by Section 30.24.080(e).

The parking count is as follows:

- 15 Spaces 15 one-car garages
- 32 Spaces 16 two-car garages
- 5 Spaces 5 one-car driveways
- 8 Spaces 4 two-car driveways
- 9 Spaces 9 perpendicular parking spaces (Common Parking Area) *
- 5 Spaces 5 parallel parking spaces (On-Street) *

* Spaces used to satisfy requirements for 1 space per every 5 residential units (7) and 1 space per every 5 enclosed parking spaces (5).

Special Use Permit - PUD

This request is for a Special Use Permit to allow for a PUD (Planned Unit Development) within a R-3 (Single-Family Residential) zoning district.

Non-Conforming Zone Change

This request is for a non-conforming zone change from H-2 (General Highway Frontage) to R-3 (PUD) (Single-Family Residential/Planned Unit Development) on the following standards:

- The density or intensity of the uses allowed by the amendment is compatible with the existing and planned land uses in the surrounding area; and*

The project will provide attached single-family residential homes that act as a buffer between the existing lower-density homes to the north and the more intense commercial development to the west and any future developments to the south. This project meets the intent of a balanced land use plan and encourages an orderly development pattern with an appropriate spatial distribution of land uses that complement each other.

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

The project is not anticipated to have any adverse effects on services and facilities. A RISE report has been prepared to show a more precise impact on the public infrastructure and facilities.



c. The proposed amendment conforms to other applicable adopted plans, goals, and policies; and

The proposed project conforms to some of the design goals and policies established in the Transform Clark County Master Plan. The proposed zoning is consistent with both Policy 1.1.1. and Policy 6.1.3. encouraging a mix of housing types and neighborhoods with varied density and intensity. The proposed zoning category will provide an opportunity for development to occur at a greater intensity, with varied housing options, while still being compatible with the adjacent land uses. The proposed subdivision will also provide a transition with an appropriate density, with homes of similar height to the already developed areas.

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

This area has seen many new developments recently, both residential and commercial. Immediately to the north and east of the subject parcel, a single-family residential subdivision and a multi-family residential complex were constructed in 2019 on portions of land previously zoned C-2 (General Commercial). The land to the south of the site is zoned H-2 (General Highway Frontage) and is unlikely to see development that would be compatible with the density of the existing homes to the north. We believe that the proposed development will offer an appropriate buffer against future higher-density uses while maintaining compatibility with the existing developments.

Waiver of Development Standards – PUD Less Than 5 Acres

This request is to waive Section 30.24.020 and allow for a PUD (Planned Unit Development) of 2.01 acres. Despite the minimum acreage reduction, we believe that the proposed project will have a significant positive impact on the community by providing varied types of housing options that are more affordable for residents at different stages of life, as well as open space amenities that improve the quality of life for residents and promote a sense of community. This waiver is necessary to take advantage of the benefits of a PUD (Planned Unit Development) and realize the full potential of this project. *

Waiver of Development Standards – Alternative Parking Space Dimensions

This request is to waive Section 30.60.050 (a)(1)(A) requiring parking spaces be 9 feet wide by 18 feet long. Due to site constraints and the specific layout of the development, we propose allowing the 5 one-car driveways, counted towards the required parking, to utilize spaces that are 8 feet wide by 18 feet long. The smaller parking spaces serve as a strategic measure to optimize land use efficiency. This approach aligns with our commitment to meeting the parking needs of the development while simultaneously allocating space for other beneficial uses within the community. Despite the reduction in width, the proposed parking space dimensions have been carefully designed to maintain safe maneuverability, ensuring a secure and practical environment for both pedestrians and drivers.

Waiver of Development Standards – Detached Sidewalk

This request is to waive Section 30.64.030 (1)(3) and Figure 30.64-17 requiring detached sidewalks along Inspiration Drive, a 60-foot public right-of-way. This development is instead proposing attached sidewalks



along the frontage with a 10-foot landscape buffer behind the sidewalk. This aligns with the overall design and aesthetic of Inspiration Drive and the existing communities north of the site, creating a harmonious and visually cohesive environment.

Waiver of Development Standards – Alternative Landscaping

This request is to waive Section 30.64.030 and Table 30.64-1 to allow for alternative landscaping along Inspiration Drive. This development is proposing to provide a 10-foot-wide landscape buffer, behind an attached 5-foot sidewalk, with trees planted every 30 feet on-center. This aligns with the overall design and aesthetic of Inspiration Drive and the existing communities north of the site, creating a harmonious and visually cohesive environment.

Waiver of Development Standards – Reduce Driveway Width

This request is to reduce the minimum driveway width to 8 feet where 12 feet is the minimum allowed by Uniform Standard Drawing 222. Similar waivers have been approved throughout Clark County and do not pose a safety or functionality concern with this development. As the proposed single-family residences are attached, the reduction is necessary to provide a usable driveway width while still maintaining some separation between the proposed properties. Although we do not meet the required configuration of parking spaces, we do meet the number of spaces required by code and do not believe this reduction will have an adverse effect on parking for residents and their guests.

Waiver of Development Standards – Reduce Separation Between Driveway and Property Line

This request is to reduce the separation between driveways and adjacent property lines to a minimum of 2.5 feet on all lots where 6 feet is required by Uniform Standard Drawing 222. As the proposed single-family residences are attached, the reduction is necessary to provide a usable driveway width while still maintaining some separation between the proposed properties. This would not negatively impact the safety or functionality of the development.

Waiver of Development Standards – Reduce Setback to Street, Drive Aisle, Sidewalk, or Curb

This request is to waive Section 30.24.080(c)(1)(D) to allow a 5-foot setback from any street, drive aisle, sidewalk, or curb where a 10-foot minimum is required. Similar reductions have been approved for other attached townhome developments throughout Clark County and do not pose a safety or functionality concern with this development. Due to the high density and limited space, a 5-foot setback will allow the developer to better utilize the much-needed space for other uses such as sidewalks, open space, and landscaping.

Waiver of Development Standards – Inverted Crown Streets with “A” Curb and Zero Curb

This request is to deviate from Section 30.52.050(a) to allow for inverted crown streets with “A” curb and zero curb along a proposed private residential street. The proposed street is less than 300 feet in length and this design will not impede residents’ ability to access their driveways. The use of the inverted crown street with “A” and zero curb is necessary to ensure that the site has adequate drainage.



Waiver of Development Standards – Building Setback from Project Perimeters

This request is to waive Section 30.24.060. to allow for buildings within 4 feet of the project perimeters where 10 feet is required. A total of 22 homes located along the north, south, and west property boundaries require a reduction of 1-foot to allow for a 9-foot setback to the project perimeter. One home, lot 1, will require a reduction of 6 feet to allow for a 4-foot setback. This reduction is necessary to take full advantage of the site's size constraints while also providing a quality housing option that will be attractive and functional for future residents. As only one lot has a significant reduction and the remainder are requesting a 10% deviation from what is required by code, we do not believe the reduction will have an adverse effect on adjacent properties.

Design Review – Architecture

This request is for a design review of the architectural floor plans and elevations. The proposed two-story attached townhomes have 1,415 square feet and 1,479 square feet of livable space and are offered in a 3-plex, 4-plex, and 5-plex configuration. A one or two car garage will also be provided for each unit. 22 lots will have a 5-foot driveway and the remaining 9 lots will have a 20-foot 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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0886-SIGNATURE LAND HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Raven Avenue (alignment) and between Inspiration Drive and Rainbow Boulevard, and a portion of right-of-way being Inspiration Drive located between Blue Diamond Road and Raven Avenue (alignment) within Enterprise (description on file). JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:
 176-23-101-021; 176-23-101-022

LAND USE PLAN:
 ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 33 foot wide government patent easement that runs along the northern, western, and southern boundaries of the subject site. The plans also show that an 8 foot wide portion of the patent easement will also be vacated along the eastern portion of the subject parcels. The plans also depict the vacation and abandonment of a 5 foot wide portion of right-of-way to be vacated from the western portion of Inspiration Drive. The applicant states the vacation of the patent easement is needed to allow for the development of the site, and that the patent easements are no longer needed for any roads or utilities. The applicant also states the vacation of the right-of-way is needed to provide detached sidewalks along the eastern portion of the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0038-17	Vacated and abandoned a portion of a cul-de-sac in the northwest corner of the site - recorded	Approved by BCC	April 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	R-2	Single family residential
South & East	Corridor Mixed-Use	H-2	Undeveloped
West	Corridor Mixed-Use	C-2	Retail building

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

Related Applications

Application Number	Request
NZC-23-0885	A reclassification of the site from H-2 to R-3 zoning for an attached single family residential (townhouse) planned unit development is companion item on this agenda.
TM-23-500188	A tentative map for a 31 lot attached single family residential subdivision map 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 3, 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; 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

- 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

- Where parallel parking is permitted on both sides of the Fire Apparatus Access Road, the minimum clear width of the Fire Apparatus Road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back of 105.7.11, 105.7.17, 105.6.15, and 106.35 6 7/12/2013 curb to back of curb for L-curbs and 39 feet (11,887 mm) from back of curb to back of curbs for roll curbs.
- 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)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EDDIE DUENAS

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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

5A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS-23-0886</u>	DATE FILED: <u>12/27/23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: _____	TAB/CAC 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>	
			FEE: <u>4875</u>	

PROPERTY OWNER	NAME: <u>Signature Land Holdings, LLC.</u>
	ADDRESS: <u>801 S. Rancho Dr. Ste E-4</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: <u>702-671-6041</u> CELL: <u>n/a</u>
	E-MAIL: <u>eddieduenas@signaturehomes.com</u>

APPLICANT	NAME: <u>Signature Homes</u>
	ADDRESS: <u>801 S. Rancho Dr. Ste E-4</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: <u>702-671-6041</u> CELL: <u>n/a</u>
	E-MAIL: <u>eddieduenas@signaturehomes.com</u> REF CONTACT ID #: <u>n/a</u>

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Emily Sidebottom</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u>
	E-MAIL: <u>emilys@taneycorp.com</u> REF CONTACT ID #: <u>n/a</u>

ASSESSOR'S PARCEL NUMBER(S): 176-23-101-021 & -022

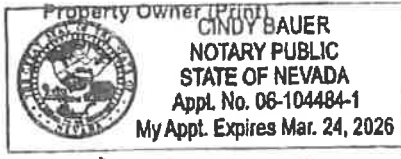
PROPERTY ADDRESS and/or CROSS STREETS: Inspiration Dr. & Blue Diamond Rd.

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]

RICK BARROW

Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON February 07, 2023 (DATE)
 By Rick Barrow
 NOTARY PUBLIC: Cindy Bauer



CINDY BAUER

*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 19, 2023

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

**Re: Inspiration & Blue Diamond
APR-23-100904
APN: 176-23-101-021 & 176-23-101-022
Justification Letter**

**PLANNER
COPY**
VS-23-0886

To whom it may concern:

Taney Engineering, on behalf of Signature Homes, is respectfully submitting justification for vacation of a patent easement.

Patent Easement Vacation

This request is to vacate 33-foot-wide and 3-foot-wide portions of a patent easement located along the perimeter of APNs 176-23-101-021 and 176-23-101-022.

Due to the subject parcels being developed into a single-family residential subdivision, the stated patent easement is no longer necessary.

A legal description, exhibit, and supporting documents for the 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

03/05/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500188-SIGNATURE LAND HOLDINGS, LLC:

TENTATIVE MAP consisting of 31 attached single family residential lots and 6 common lots on 2.0 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the west side of Inspiration Drive, 160 feet north of Blue Diamond Road within Enterprise. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

176-23-101-021; 176-23-101-022

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9051 Inspiration Drive
- Site Acreage: 2
- Project Type: Attached single family residential (townhouse PUD)
- Number of Lots/Units: 31
- Density (du/ac): 15.5
- Minimum/Maximum Lot Size (square feet): 1,328/2,625

The plans depict an attached single family residential development consisting of 31 residential lots with a density of 15.5 dwelling units per acre. The development consists of townhouse dwellings that will be under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure. Overall, lots range in size from 1,328 square feet up to 2,625 square feet. The proposed development features a total of 8 buildings, made-up of 3 plex, 4 plex, and 5 plex buildings designed around 38 foot and 29 foot wide private streets. The street network consists of 3 main drives that form a "C" shape around the center of the project. The development will be served by a single point of ingress/egress to the east from Inspiration Drive. A network of 6 common open spaces is located throughout the development.

Landscaping

Street landscaping consists of a 15 foot wide area, which includes a 5 foot wide detached sidewalk along Inspiration Drive and will be contained in a community maintained easement. Within these landscaping strips, African Sumac Mesquite (*Rhus Lancea*) trees are provided between every 15 feet and 82.5 feet on center in the landscaping strip behind the sidewalk due to sight visibility zones and design constraints. Along the northern property line, there is a 135 foot long, 5 foot wide landscape buffer, also contained within a community maintained easement, with trees shown 20 feet on center in the central portion of the site. Internal to the site, a network

of 6 common open space areas is located throughout the development, which will include on-site pedestrian paths and additional amenities. The development requires 7,797 square feet of open space where 8,095 square feet of open space is provided.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0038-17	Vacated and abandoned a portion of a cul-de-sac in the northeast corner of the site - recorded	Approved by BCC	April 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	R-2	Single family residential
South & East	Corridor Mixed-Use	H-2	Undeveloped
West	Corridor Mixed-Use	C-2	Retail Building

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

Related Applications

Application Number	Request
NZC-23-0885	A reclassification of the site from H-2 to R-3 for an attached single family residential (townhouse) planned unit development is companion item on this agenda.
VS-23-0886	A vacation and abandonment of 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 and matches and is compliant with the accompanying land use requests. For these reasons, staff can support this tentative map request.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 3, 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; 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;
- Full off-site improvements.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street named Huckleberry Valley shall have the suffix of Court.

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 #0399-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: EDDIE DUENAS

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



TENTATIVE MAP APPLICATION 6A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500188</u> DATE FILED: <u>12/27/23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		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>\$750</u>

PROPERTY OWNER	NAME: <u>Signature Land Holdings, LLC.</u> ADDRESS: <u>801 S. Rancho Dr. Ste E-4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-671-6041</u> CELL: <u>n/a</u> E-MAIL: <u>eddieduenas@signaturehomes.com</u>
-----------------------	--

APPLICANT	NAME: <u>Signature Homes</u> ADDRESS: <u>801 S. Rancho Dr. Ste E-4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-671-6041</u> CELL: <u>n/a</u> E-MAIL: <u>eddieduenas@signaturehomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering Attn: Emily Sidebottom</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u> E-MAIL: <u>emilys@taneycorp.com</u> REF CONTACT ID #: _____
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-23-101-021 & -022

PROPERTY ADDRESS and/or CROSS STREETS: Inspiration Dr. & Blue Diamond Rd.

TENTATIVE MAP NAME: Inspiration & Blue Diamond

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] RICK BARRON
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 08-15-22 (DATE)
 By Rick Barron
 NOTARY PUBLIC: Cindy Bauer

CINDY BAUER
 NOTARY PUBLIC
 STATE OF NEVADA
 Appt. No. 06-104484-1
 My Appt. Expires Mar. 24, 2026
CINDY BAUER

*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.

03/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700050-MOSAIC LAND 1 LLC & BALELO 2012 IRREVOCABLE TRUST

PLAN AMENDMENT to redesignate the existing land use category from Open Lands (OL) to Compact Neighborhood (CN) on 1.9 acres.

Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-33-101-001

EXISTING LAND USE PLAN:

ENTERPRISE - OPEN LANDS

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates this request is the same proposal as submitted with previously approved zoning actions in 2018 (NZC-18-0565 and TM-18-0153), which have expired. The applicant also states that the developer has already installed sewer and water utility extensions to the site to ensure that the development of this project would not impact the Cactus Avenue Public Works project. The property is bound on the east and west by federally owned land; however, properties in the area located farther to the west, east, and north have been developed as R-2 zoned single family residential subdivisions. Lastly, the proposed development conforms to Policy 1.1.2: Housing Access. The site is in an area where all necessary infrastructure is already in place and the site is located across the street from the existing Mountains Edge Regional Park.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0694	Reduced the separation between residential driveways to the back of curb radius of street intersection - expired	Approved by PC	December 2018
TM-18-500153	19 single family residential lots - expired	Approved by BCC	October 2018
NZC-18-0565	Reclassified this site to R-2 zoning for a single family residential development - expired	Approved by BCC	October 2018
VS-18-0564	Vacated and abandoned easements and a portion of Cactus Avenue for detached sidewalks - expired	Approved by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	PE	Mountain's Edge Regional Park
South	Open Lands	RS20	Undeveloped
East & West	Open Lands	RS20	Undeveloped

Related Applications

Application Number	Request
TM-23-500183	A tentative map for a 19 lot single family residential subdivision is a companion item on this agenda.
ZC-24-0014	A zone change to reclassify the site to RS3.3 zoning for a single family residential development is a companion item on this agenda.
VS-23-0866	A request to vacate easements and right-of-way on this site is a companion item on this agenda.
WS-23-0865	A waiver of development standards and design reviews for a single family 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 Open Lands (OL) to Compact Neighborhood (CN) (up to 18 du/ac). Intended primary land uses in the proposed CN land use designation include single family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multiple family dwellings, and neighborhood serving public facilities such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Compact Neighborhood (CN) land use designation appropriate for this location. Since 2013 there have been 5 nonconforming zone change applications approved to reclassify portions of this area to medium density residential developments or higher. All these applications were for privately owned property designated as Open Lands in the Enterprise Land Use Plan adjacent to parcels under the control of the Bureau of Land Management. The approval of these applications has established a trend to reclassify privately owned properties that are designated as Open Lands to medium density residential developments. Based on this trend, the proposed CN land use designation on the subject site is compatible with other developments in the area. Furthermore, the request complies with Goal 7 of the Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The request complies in part with Urban Specific Policy 4 to preserve existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area.

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 April 3, 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:

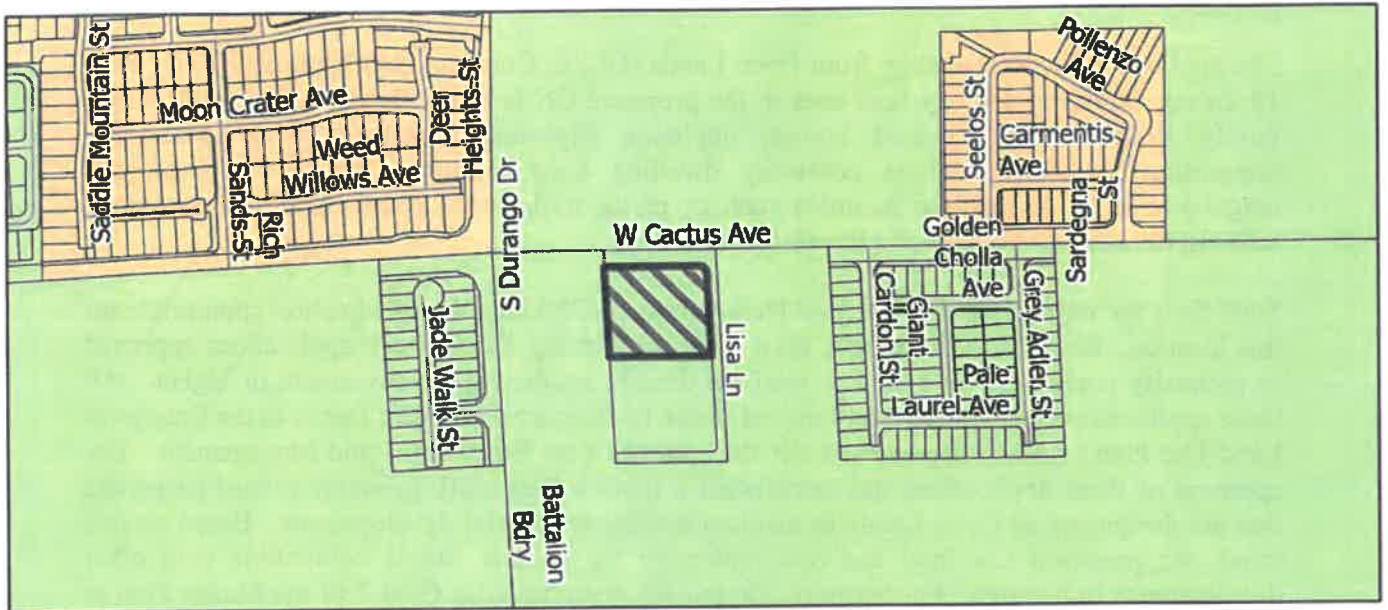
PROTEST:

APPLICANT: VINCENT SCHETTLER

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

Planned Land Use Amendment PA-23-700050

DRAFT



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.

Map created on: January 03, 2024

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.





MASTER PLAN AMENDMENT APPLICATION
DEPARTMENT OF COMPREHENSIVE PLANNING
 PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

7A

APPLICATION TYPE		APP. NUMBER: <u>PA-23-700050</u>	DATE FILED: <u>12-20-23</u>
<input type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT	STAFF	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>\$2700.00</u>	

PROPERTY OWNER	NAME: <u>Balelo 2012 Irrevocable Trust</u>
	ADDRESS: <u>9930 W Flamingo Road, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-735-5700</u> CELL: _____
	E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____

APPLICANT	NAME: <u>Mosaic Land 1, LLC</u>
	ADDRESS: <u>9930 W Flamingo Road, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-735-5700</u> CELL: _____
	E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 176-33-101-001

CURRENT LAND USE PLAN DESIGNATION: Open Lands (OL)

REQUESTED LAND USE PLAN DESIGNATION: Compact Neighborhood (CN)

PROPERTY ADDRESS and/or CROSS STREETS: East of SEC of S Durango Drive and West Cactus Avenue

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

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

William Balelo
 Property Owner (Print)

PLANNER CO

SUBSCRIBED AND SWORN BEFORE ME ON September 11, 2023 (DATE)
 By William Balelo
 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.



October 9, 2023

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

RE: Cactus and Lisa by Mosaic Land 1 LLC - Master Plan Amendment

On behalf of our client, Mosaic Land 1 LLC, we have prepared the following project description and letter of compelling justification in support of a Master Plan Amendment for the Cactus and Lisa Single-Family Residential Subdivision.

The Project site consists of 1.89 gross acres located approximately 437 feet east of Cactus Avenue and Durango Drive, Assessor's Parcel Number 176-33-101-001. The northern half of the parcel has been graded as a part of work done to extend sewer and water to the site. The balance of the site is undeveloped and crossed with several small washes. The property is bound on the south, east and west by USA owned, undeveloped R-E (Rural Estates Residential) zoned land, which has a planned land use of OL (Open Land). Properties lying slightly father away to the west, east and north have been developed as like R-2 zoned single-family residential subdivisions.

This development, exactly as submitted with this request, was previously approved with zoning actions NZC18-0565, WS18-1694, VS18-0564 and TM 18-0153. Due to delays resulting from a desire to coordinate the development with the Clark County Public Works Cactus Avenue improvement project, L-2225, the previously approved entitlements expired. It should be noted that the developer has already installed sewer and water utility extensions to the suite to ensure that the development of this project would not impact the Cactus Avenue Public works project.

Master Plan Amendment

The subject application is for an amendment to the Master Plan, change from Open Lands (OL) to Compact Neighborhood (CN), in support of as zone change from R-E (Rural Estates Residential District) to RS3.3 (Residential Single-Family District). A non-conforming zone change was previously approved for this exact project with NZC 18-0565.

EXEMPT COPY

The proposed development conforms to the following Countywide Goals and Policies:

Policy 1.1.2: Housing Access – The site is located in an area where all necessary infrastructure is already in place with water and sewer service already stubbed to the site. Additionally, the site is located adjacent to, across Cactus Avenue, the existing Clark County Mountains Edge Regional Park. Finally, with the Clark County Cactus Avenue Public Works project the site will have connectivity and access to regional shopping and recreation.

Policy 1.3.1: Neighborhood Identity – The development will provide for the dedication and construction of necessary additional right of way along Cactus Avenue and will provide for the continuation of the Mountains Edge Master plan theming which is centered around residential uses.

Policy 1.4.1: Neighborhood Improvements – The development will provide for the construction of a detached sidewalk, in accordance with the Title 30 requirements along Cactus Avenue as well as landscape theming in like with the adjacent Mountains Edge Master Plan.

The current Open Lands land use category is defined with the characteristics as lands owned and operated by state and federal agencies and generally used for habitat conservation, active/passive recreation along with military and federal uses. Since this parcel is privately owned this characteristic is not applicable and the requested lands use change is justified. Furthermore, the area in general, has developed with and been designated as Mid-Intensity Suburban Neighborhoods. This designation is in keeping with the characteristics of the MN land use which is logical based upon the area’s roadway system and development patterns.

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

Sincerely,

RCI Engineering

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

Chris Thompson, P.E.
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0014-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:

-ZONE CHANGE to reclassify 1.9 acres from an RS20 (Residential Single Family 20) Zone to an RS3.3 (Residential Single Family 3.3) Zone for a proposed single family subdivision.

Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise (description on file). JJ/hw/ng (For possible action)

RELATED INFORMATION:

APN:

176-33-101-001

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates the proposed zone change is compatible with the area given the similarly zoned RS3.3 developments to the east of the site. In addition, the applicant states that a previous nonconforming zone change (NZC-18-0656) was approved for the site from the R-E (Rural Estates Residential) zone to the R-2 (Medium Density Residential) zone in October of 2018, and that this request is very similar to that previous request.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0694	Reduced the separation between residential driveways to the back of curb radius of street intersection - expired	Denied by PC	December 2018
TM-18-500153	19 single family residential lots - expired	Approved by BCC	October 2018
VS-18-0564	Vacated and abandoned easements and a portion of Cactus Avenue for detached sidewalks - expired	Approved by BCC	October 2018

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0565	Reclassified the site from R-E to R-2 zoning for a 19 lot single family detached residential subdivision - expired	Approved by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	PF	Mountain's Edge Regional Park
South, East, & West	Open Lands	RS20	Undeveloped

Related Applications

Application Number	Request
PA-23-700050	A plan amendment request to redesignate the land use category from Open Lands (OL) to Compact Neighborhood (CN) is a companion item on this agenda.
WS-23-0865	A waiver of development standards and design reviews for a 19 lot single family residential subdivision is a companion item on this agenda.
VS-23-0866	A request to vacate easements and right-of-way on this site is a companion item on this agenda.
TM-23-500183	A tentative map for a 19 lot single family residential 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. Staff finds that there has been a trend to allow parcels in the area to be reclassified to an RS3.3 zone for single family residential development, especially in the area to the south of Cactus Avenue and to the east of Durango Drive, which would make this request appropriate for the area. The density and intensity of the proposed project are compatible with the existing developments in the area. There has been no indication from public service providers that the project would have a substantial adverse effect on public facilities and services in the area; however, the project would add additional students to schools that are already over capacity per the Clark County School District. The project complies with Policy 6.1.4, which encourages compact development within the disposal boundary along with other applicable goals and policies. Additionally, a similar request was also approved for the site. For these reasons, staff finds the request for the RS3.3 zone is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 3, 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.

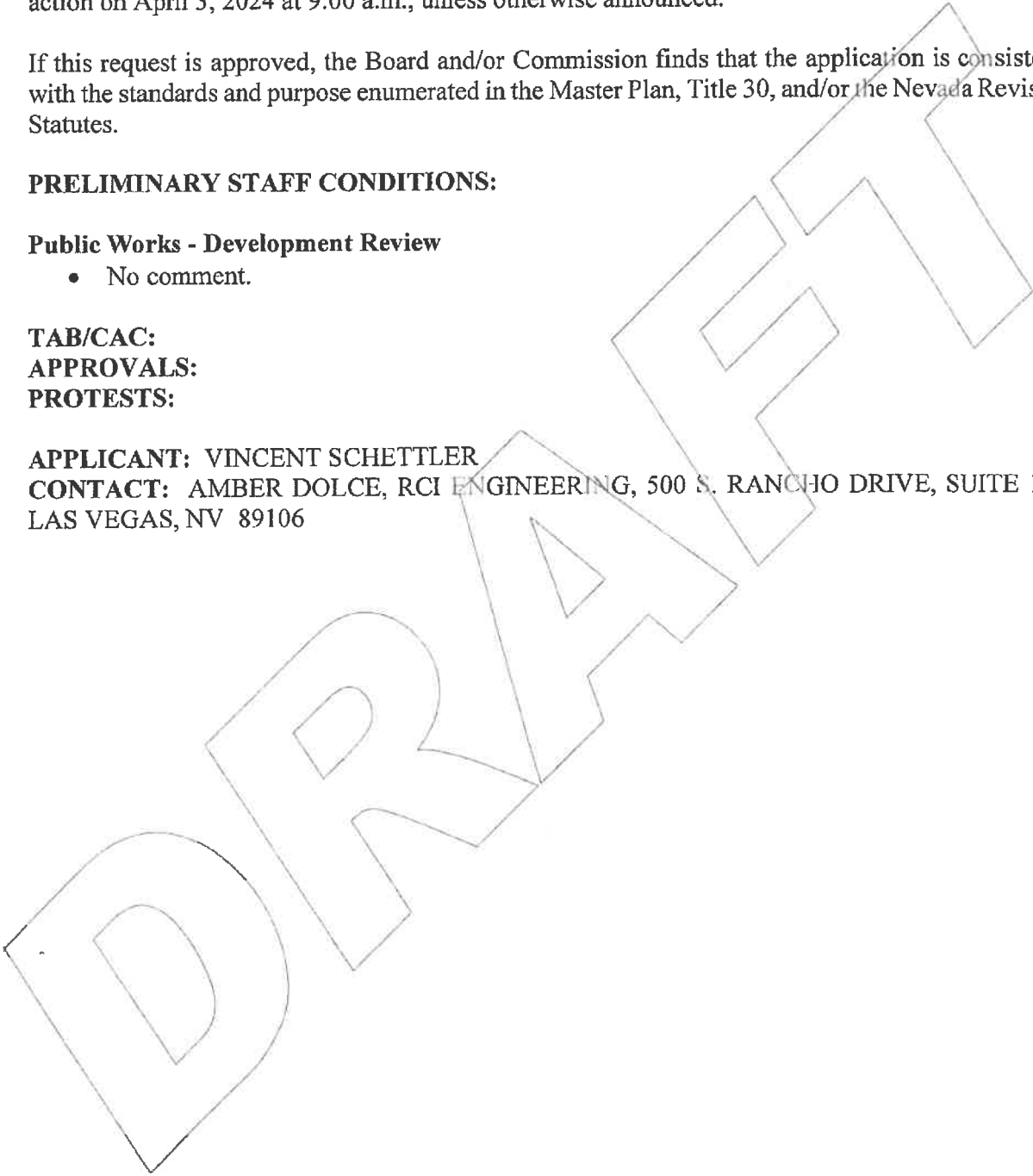
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VINCENT SCETTTLER

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





MASTER PLAN AMENDMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE	STAFF	APP. NUMBER: _____	DATE FILED: _____
<input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT		PLANNER ASSIGNED: _____	TAB/CAC MTG DATE: _____
		TAB/CAC: _____	
		PC MEETING DATE: _____	
		BCC MEETING DATE: _____	
		TRAILS? Yes <input type="checkbox"/> No <input type="checkbox"/>	
		FEE: _____	

PROPERTY OWNER	NAME: <u>Mosaic Land 1, LLC</u> ADDRESS: <u>9930 W Flamingo Road, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u> E-MAIL: <u>vschettler@mosalcred.com</u> REF CONTACT ID #: _____
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APPLICANT	NAME: <u>Mosaic Land 1, LLC</u> ADDRESS: <u>9930 W Flamingo Road, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-608-6851</u> CELL: _____ E-MAIL: <u>vschettler@mosalcred.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>
----------------------	---

ASSESSOR'S PARCEL NUMBER(S): 176-33-101-001

CURRENT LAND USE PLAN DESIGNATION: Open Lands (OL)

REQUESTED LAND USE PLAN DESIGNATION: Compact Neighborhood (CN)

PROPERTY ADDRESS and/or CROSS STREETS: Cactus Avenue east of Durango Drive

(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.

MOSAIC LANDS 1, LLC c/o VINCE SCHETTLER
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 21, 2023 (DATE)

By Vincent Schettler
 NOTARY PUBLIC:



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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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

PROPERTY OWNER	NAME: <u>Balelo 2012 Irrevocable Trust</u>
	ADDRESS: <u>9930 W Flamingo Road, Suite 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-735-5700</u> CELL: _____
	E-MAIL: <u>vschettler@mosaicred.com</u>

APPLICANT	NAME: <u>Mosaic Land I, LLC</u>
	ADDRESS: <u>9930 W Flamingo Road, Suite 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-735-5700</u> CELL: _____
	E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 176-33-101-001

PROPERTY ADDRESS and/or CROSS STREETS: East of SEC of S Durango Drive and West Cactus Avenue

TENTATIVE MAP NAME: Cactus and Lisa

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.

William Balelo (Signature) William Balelo (Print)
Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 11, 23 (DATE)

By William Balelo
NOTARY PUBLIC: Nicol Montalto



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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

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>Mosaic Land 1, LLC</u>
	ADDRESS: <u>9930 W Flamingo Road, Suite 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u>
	E-MAIL: <u>vschettler@mosaicred.com</u>

APPLICANT	NAME: <u>Mosaic Land 1, LLC</u>
	ADDRESS: <u>9930 W Flamingo Road, Suite 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-608-6851</u> CELL: <u>702-528-8800</u>
	E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 176-33-101-001

PROPERTY ADDRESS and/or CROSS STREETS: Cactus Avenue east of Durango Drive

TENTATIVE MAP NAME: Cactus and Lisa

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 therein 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)* Mosaic Land 1, LLC % Vince Schettler Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 22, 2023 (DATE)

By Vincent Schettler
NOTARY PUBLIC: Nicol Montalto



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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____ DATE FILED: _____	
<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: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____	

PROPERTY OWNER	NAME: <u>Balelo 2012 Irrevocable Trust</u> ADDRESS: <u>9930 W Flamingo Road, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-735-5700</u> CELL: _____ E-MAIL: <u>vschettler@mosaicred.com</u>
-----------------------	---

APPLICANT	NAME: <u>Mosaic Land 1, LLC</u> ADDRESS: <u>9930 W Flamingo Road, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-735-5700</u> CELL: _____ E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-33-101-001
176-33-101-001

PROPERTY ADDRESS and/or CROSS STREETS: East of SEC of S Durango Drive and West Cactus Avenue
East of SEC of S Durango Drive and West Cactus Avenue

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

x [Signature]

Property Owner (Signature)*

William Balelo

Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON September 11, 23 (DATE)
 By William Balelo
 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.



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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

PROPERTY OWNER	NAME: <u>Mosaic Land 1, LLC</u>
	ADDRESS: <u>9930 W Flamingo Road, Suite 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-735-5700</u> CELL: _____
	E-MAIL: <u>vschettler@mosaicred.com</u>

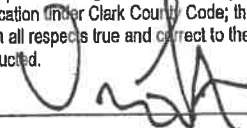
APPLICANT	NAME: <u>Mosaic Land 1, LLC</u>
	ADDRESS: <u>9930 W Flamingo Road, Suite 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-735-5700</u> CELL: _____
	E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____

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

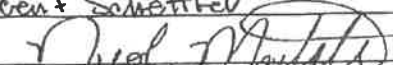
ASSESSOR'S PARCEL NUMBER(S): 176-33-101-001
176-33-101-001

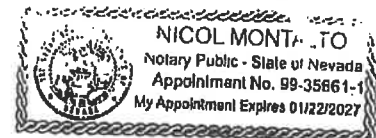
PROPERTY ADDRESS and/or CROSS STREETS: East of SEC of S Durango Drive and West Cactus Avenue
East of SEC of S Durango Drive and West Cactus Avenue

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


Mosaic Land 1, LLC
Vince Schettler

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

SUBSCRIBED AND SWORN BEFORE ME ON February 21, 2023 (DATE)
 By Vince + Schettler
 NOTARY PUBLIC: 



NICOL MONTANO
 Notary Public - State of Nevada
 Appointment No. 99-35661-1
 My Appointment Expires 01/22/2027

*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.



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 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: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Balelo 2012 Irrevocable Trust</u> ADDRESS: <u>9930 W Flamingo Road, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-735-5700</u> CELL: _____ E-MAIL: <u>vschettler@mosaicred.com</u>
	APPLICANT NAME: <u>Mosaic Land 1 LLC</u> ADDRESS: <u>9930 W Flamingo Road, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-735-5700</u> CELL: _____ E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>

ASSESSOR'S PARCEL NUMBER(S): 176-33-101-001

PROPERTY ADDRESS and/or CROSS STREETS: East of SEC of S Durango Drive and West Cactus Avenue

PROJECT DESCRIPTION: Design Review for increase of grade, driveway set-back waiver, zone change from R-E to R-2

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

William Balelo
Property Owner (Signature)* William Balelo
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 11, 23 (DATE)

By William Balelo
NOTARY PUBLIC: Nicol Montalto



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



LAND USE APPLICATION

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: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Mosaic Land 1 LLC</u> ADDRESS: <u>9930 W Flamingo Rd, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-735-5700</u> CELL: _____ E-MAIL: <u>vince.schettler@colliers.com</u>
	APPLICANT NAME: <u>Mosaic Land 1 LLC</u> ADDRESS: <u>9930 W Flamingo Rd, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-735-5700</u> CELL: _____ E-MAIL: <u>vince.schettler@colliers.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>RCI Engineering/Amber Dolce</u> ADDRESS: <u>500 S Rancho Drive, Suite 17</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-998-2109</u> CELL: _____ E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-33-101-001

PROPERTY ADDRESS and/or CROSS STREETS: East of SEC of S Durango Drive and W Caclus Avenue

PROJECT DESCRIPTION: Request for overheight waiver and zone change from R-E to R-2

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

Property Owner (Signature) [Signature]

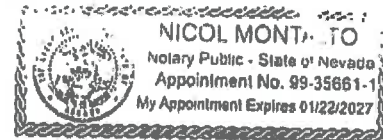
Property Owner (Print) MOSAIC LAND 1, LLC c/o Vince Schettler

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 21, 2023 (DATE)

By Vince Schettler

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.

October 2, 2023

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

**RE: Project Description, Parking Analysis, Compelling Justification Letter -
Cactus and Lisa by Mosaic Land 1 LLC & Balelo 2012 Irrevocable Trust
Vacation of Patent Easements and Public Right of Way**

On behalf of our client, Mosaic Land 1 LLC and Balelo 2012 Irrevocable Trust, we have prepared the following letter of justification in support of a Vacation for a portion of the Cactus Lane Right of Way in support of the Cactus and Lisa Single Family Residential Development. The Project site consists of 1.89 gross acres located approximately 437 feet east of Cactus Avenue and Durango Drive, Assessor's Parcel Number 176-33-101-001.

The current Vacation is a resubmittal of the previously approved VS 18-0564, which was approved by the Board of County Commissioners on October 25, 2018.

Vacation of Patent Easements and Public Right-of-Way

The existing right-of-way is being vacated to allow for further subdivision of the subject landholding without the encumbrances of the existing right-of-way. The areas to be vacated are as follows:

Public Right-of-Way reduction from 50-feet to 45-feet (per 1541:1500317). This 5-foot wide strip of right-of-way will be vacated to allow for a detached sidewalk along the Cactus Avenue frontage of the project.

The existing patent easements are being vacated to allow for further subdivision of the subject landholding without the encumbrances of the existing patent easements. The subject patent easements are not now providing access to adjacent parcels and their vacation will not result in the denial of public access to adjacent properties

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

Sincerely,

RCI Engineering



Chris Thompson, P.E.
Principal

October 9, 2023

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

RE: Cactus and Lisa by Mosaic Land 1 LLC - Master Plan Amendment

On behalf of our client, Mosaic Land 1 LLC, we have prepared the following project description and letter of compelling justification in support of a Master Plan Amendment for the Cactus and Lisa Single-Family Residential Subdivision.

The Project site consists of 1.89 gross acres located approximately 437 feet east of Cactus Avenue and Durango Drive, Assessor's Parcel Number 176-33-101-001. The northern half of the parcel has been graded as a part of work done to extend sewer and water to the site. The balance of the site is undeveloped and crossed with several small washes. The property is bound on the south, east and west by USA owned, undeveloped R-E (Rural Estates Residential) zoned land, which has a planned land use of OL (Open Land). Properties lying slightly father away to the west, east and north have been developed as like R-2 zoned single-family residential subdivisions.

This development, exactly as submitted with this request, was previously approved with zoning actions NZC18-0565, WS18-1694, VS18-0564 and TM 18-0153. Due to delays resulting from a desire to coordinate the development with the Clark County Public Works Cactus Avenue improvement project, L-2225, the previously approved entitlements expired. It should be noted that the developer has already installed sewer and water utility extensions to the suite to ensure that the development of this project would not impact the Cactus Avenue Public works project.

Master Plan Amendment

The subject application is for an amendment to the Master Plan, change from Open Lands (OL) to Compact Neighborhood (CN), in support of as zone change from R-E (Rural Estates Residential District) to RS3.3 (Residential Single-Family District). A non-conforming zone change was previously approved for this exact project with NZC 18-0565.

The proposed development conforms to the following Countywide Goals and Policies:

Policy 1.1.2: Housing Access - The site is located in an area where all necessary infrastructure is already in place with water and sewer service already stubbed to the site. Additionally, the site is located adjacent to, across Cactus Avenue, the existing Clark County Mountains Edge Regional Park. Finally, with the Clark County Cactus Avenue Public Works project the site will have connectivity and access to regional shopping and recreation.

Policy 1.3.1: Neighborhood Identity - The development will provide for the dedication and construction of necessary additional right of way along Cactus Avenue and will provide for the continuation of the Mountains Edge Master plan theming which is centered around residential uses.

Policy 1.4.1: Neighborhood Improvements - The development will provide for the construction of a detached sidewalk, in accordance with the Title 30 requirements along Cactus Avenue as well as landscape theming in like with the adjacent Mountains Edge Master Plan.

The current Open Lands land use category is defined with the characteristics as lands owned and operated by state and federal agencies and generally used for habitat conservation, active/passive recreation along with military and federal uses. Since this parcel is privately owned this characteristic is not applicable and the requested lands use change is justified. Furthermore, the area in general, has developed with and been designated as Mid-Intensity Suburban Neighborhoods. This designation is in keeping with the characteristics of the MN land use which is logical based upon the area's roadway system and development patterns.

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

Sincerely,

RCI Engineering

A handwritten signature in blue ink, appearing to read 'Chris Thompson', is written over a faint circular stamp or watermark.

Chris Thompson, P.E.
Principal

October 9, 2023

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

**RE: Project Description, Parking Analysis, Compelling Justification Letter -
Cactus and Lisa by Mosaic Land 1 LLC & Balelo 2012 Irrevocable Trust
Zone Change and Waiver of Standards/Design Review**

On behalf of our client, Mosaic Land 1 LLC and Balelo 2012 Irrevocable Trust, we have prepared the following project description and letter of compelling justification in support of a Zone Change, Waiver of Standards and Design Review for the Cactus and Lisa Single Family Residential Development.

The Project site consists of 1.89 gross acres located approximately 437 feet east of Cactus Avenue and Durango Drive, Assessor's Parcel Number 176-33-101-001. The northern half of the parcel has been graded as a part of work done to extend sewer and water to the site. The balance of the site is undeveloped and crossed with several small washes. The property is bound on the south, east and west by USA owned, undeveloped R-E (Rural Estates Residential) zoned land, which has a planned land use of OL (Open Land). Properties lying slightly farther away to the west, east and north have been developed as like R-2 zoned single-family residential subdivisions.

This development, exactly as submitted with this request, was previously approved with zoning actions NZC18-0565, WS18-1694, VS18-0564 and TM 18-0153. Due to delays resulting from a desire to coordinate the development with the Clark County Public Works Cactus Avenue improvement project, L-2225, the previously approved entitlements expired. It should be noted that the developer has already installed sewer and water utility extensions to the site to ensure that the development of this project would not impact the Cactus Avenue Public works project.

Design Review

The proposed development will consist of 19 single family residential lots on 1.89 acres with a density of 10.05 dwelling units per acre. A land use designation of CN (Compact Neighborhood) is being requested along with RS3.3 (Residential Single-Family 3.3) zoning to accommodate lots which will range in size between 3,300 square feet and 4,491 square feet, with an average size of 3,367 square feet.

Per Title 30 section 30.32.040.9.b a request to increase grade by more than 36 inches must be approved through a design review. With this application the applicant is requesting an approval to raise grade by up to 8.2 feet in order to raise the site sufficiently to provide flood protection from storm flows within Cactus Avenue and meet the minimum cover required for the sanitary

sewer serving the site. The design has been configured to minimize the area of increased grade as much as possible and the proposed design has been reviewed by Clark County Public Works development Review Drainage and has been determined to be necessary for the site to accept the proposed development.

Parking Analysis

Per Clark County Title 30 Table 30.60-1, 52 parking spaces are required for the proposed 19 lot residential development. The single-family homes will have one and two car garages that are a minimum of 20 feet deep, with 20-foot deep driveways. With four parking spaces being provided for 9 of the homes and 2 being provided for 10 of the homes a total of 56 parking spaces provided (not including street parking) which meets Title 30 requirements.

Zone Change

The subject application is for change in zoning from R-E, Rural Estates to RS3.3, Residential Single-Family 3.3. This request was previously approved with NZC18-0565. The request is in keeping with development trends in the immediate area, with an R-2 Residential development to the west, east and north of the subject property.

Waiver of Development Standards

A Waiver of Development Standards is being requested for a reduction in the Back of Curb Return, BCR, Setback to a residential driveway. Standard drawing number 222 has 2 standards for setback from BCR to edge of driveway. A standard of 12 feet for Clark County and a standard of 6 feet for all other Agencies/Municipalities covered by this standard detail. With the compact nature of the lots in this development a reduction in BCR setback is common. There are 3 lots associated with this request. The first is for Lot 1 which will have a setback from edge of driveway to BCR of 3.21 feet. Along the Lisa frontage a dedication will be required to accommodate a transition from the signalized intersection geometry at the Cactus and Durango intersection west of the subject site. This results in this lot having a width reduction of 5 feet. The second location is of for Lot 12 which will have a setback from BCR to edge of driveway of 10.58 feet. This third and final location is for lot 13 which will have a setback from BCR to edge of driveway of 7.38 feet. It should be noted that lots 12 and 13 are in conformance with the standard applied by other Agencies/Municipalities covered by this standard detail and if not for the 5 feet of additional right of way dedication Lot 1 would conform to the 6-foot setback standard as well. Finally, it should be noted that there are two developments to the east of the subject site where BCR setback reductions similar to this request already exist. These are newer development with similar small lot programming. The properties with this condition are APN's 176-28-410-057 and 176-33-110-001.

A second waiver of development standards is also being requested for an attached sidewalk without a parkway landscape strip along Lisa Lane where a detached sidewalk with landscaped parkway strip is required per Title 30 Figure 30.64-17. The proposed development will have lots fronting on Lisa Lane, a one eighth (1/8) section line 60-foot-wide roadway alignment. By complying with this requirement, the homes would need to be moved back an additional 10 feet to meet the Clark County 20-foot-long driveway requirement, garage doors would now be setback 30 feet from back of curb line. The detached sidewalk standard, which was originally

required for 80 foot and 100 foot right of ways where homes are not allowed to front, is not logical where homes front the street. Finally, we believe that the previously approved plan, prior to this change in Title 30, provides a much-needed smaller lot development which could not be achieved by application of this standard.

The third waiver is for tree spacing along the projects Cactus Avenue frontage. Per Title 30 Figure 30.64-17 two rows of trees are required with trees spaced at 20 feet apart, 40 feet apart in each row. Since the project has such a short Cactus Avenue frontage the landscape strip immediately adjacent to the curb line is covered by a site visibility triangle which is not allowed to have trees located within it. Since the two rows of trees cannot be provided the applicant proposes to plant a single row of trees in the landscape strip behind the sidewalk spaced at 30 feet on center.

A fourth and final waiver will be required to allow a 5.2-foot maximum retaining wall without a screen wall and a 4.4-foot maximum retaining wall with a six foot (6') maximum screen wall, for a total exposed wall height of 10.4 feet.

Per section 30.64.050 of Title 30 the maximum retaining wall allowed by application of Title 30 is 3 feet.

This request is specific to the southern portion of the development, southern and eastern property lines. The subject site has natural relief from north to south and is crossed by several incised washes. In order for the development to drain in accordance with approved drainage study and provide gravity sewer service the southern portion of the development will need to be raised. In order to mitigate this condition a system of terraced retaining walls has been proposed and is shown on the tentative map.

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

Sincerely,

RCI Engineering

A handwritten signature in blue ink, appearing to read 'Chris Thompson', is written over the company name.

Chris Thompson, P.E.
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0866-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Lisa Lane and between Cactus Avenue and Levi Avenue, and a portion of right-of-way being Cactus Avenue located between Durango Drive and Lisa Lane within Enterprise (description on file). JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

176-33-101-001

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 33 foot wide government patent easement that runs along the western boundary of the subject site. The plans show that a 3 foot wide portion of the patent easement will also be vacated along the eastern portion of the subject parcel. The plans also depict the vacation and abandonment of a 5 foot wide portion of right-of-way to be vacated from the southern portion of Cactus Avenue. The applicant states the vacation of the patent easement is needed to allow for the development of the site, and that the patent easements are no longer needed for any roads or utilities. The applicant also states the vacation of the right-of-way is needed to provide detached sidewalks along the northern portion of the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0694	Reduced the separation between residential driveways to the back of curb radius of street intersection - expired	Denied by PC	December 2018
TM-18-500153	19 single family residential lots - expired	Approved by BCC	October 2018
VS-18-0564	Vacated and abandoned easements and a portion of Cactus Avenue for detached sidewalks - expired	Approved by BCC	October 2018
NZC-18-0565	Reclassified the site from R-E to R-2 zoning for a 19 lot single family detached residential subdivision - expired	Approved by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	PF	Mountain's Edge Regional Park
South, East, & West	Open Lands	RS20	Undeveloped

Related Applications

Application Number	Request
PA-23-700050	A plan amendment request to redesignate the land use category from Open Lands (OL) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-24-0014	A zone change to reclassify the site to RS3.3 zoning for a single family residential development is a companion item on this agenda.
WS-23-0865	A waiver of development standards and design reviews for a 19 lot single family residential subdivision is a companion item on this agenda.
TM-23-500183	A tentative map for a 19 lot 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 patent 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 April 3, 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

- 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.

Comprehensive Planning - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VINCENT SCETTLER

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



VACATION APPLICATION

9A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0866</u> DATE FILED: <u>12-20-23</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>\$875.00</u>

PROPERTY OWNER	NAME: <u>Mosaic Land 1, LLC</u>
	ADDRESS: <u>9930 W Flamingo Road, Suite 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-735-5700</u> CELL: _____
	E-MAIL: <u>vschettler@mosaicred.com</u>

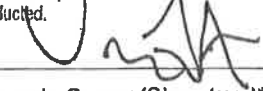
APPLICANT	NAME: <u>Mosaic Land 1, LLC</u>
	ADDRESS: <u>9930 W Flamingo Road, Suite 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-735-5700</u> CELL: _____
	E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 176-33-101-001
176-33-101-001

PROPERTY ADDRESS and/or CROSS STREETS: East of SEC of S Durango Drive and West Cactus Avenue
East of SEC of S Durango Drive and West Cactus Avenue

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


Mosaic Land 1, LLC / Vincent Schettler
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 21, 2023 (DATE)
 By Vincent Schettler

NOTARY PUBLIC: 



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



October 2, 2023

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

**RE: Project Description, Parking Analysis, Compelling Justification Letter -
Cactus and Lisa by Mosaic Land 1 LLC & Balelo 2012 Irrevocable Trust
Vacation of Patent Easements and Public Right of Way**

On behalf of our client, Mosaic Land 1 LLC and Balelo 2012 Irrevocable Trust, we have prepared the following letter of justification in support of a Vacation for a portion of the Cactus Lane Right of Way in support of the Cactus and Lisa Single Family Residential Development. The Project site consists of 1.89 gross acres located approximately 437 feet east of Cactus Avenue and Durango Drive, Assessor's Parcel Number 176-33-101-001.

The current Vacation is a resubmittal of the previously approved VS 18-0564, which was approved by the Board of County Commissioners on October 25, 2018.

Vacation of Patent Easements and Public Right-of-Way

The existing right-of-way is being vacated to allow for further subdivision of the subject landholding without the encumbrances of the existing right-of-way. The areas to be vacated are as follows:

Public Right-of-Way reduction from 50-feet to 45-feet (per 1541:1500317). This 5-foot wide strip of right-of-way will be vacated to allow for a detached sidewalk along the Cactus Avenue frontage of the project.

The existing patent easements are being vacated to allow for further subdivision of the subject landholding without the encumbrances of the existing patent easements. The subject patent easements are not now providing access to adjacent parcels and their vacation will not result in the denial of public access to adjacent properties

PLANNER COPY



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

Sincerely,
RCI Engineering

A handwritten signature in black ink, appearing to read 'Chris Thompson', written over the printed name below.

Chris Thompson, P.E.
Principal

03/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0865-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** street landscaping; **2)** wall height; **3)** reduce lot area; **4)** reduce setbacks; **5)** increase fill; **6)** sidewalks; and **7)** driveway geometrics.

DESIGN REVIEWS for the following: **1)** alternative building design standards; and **2)** a detached single family residential subdivision on 1.9 acres in an RS3.3 (Residential Single Family 3.3) Zone.

Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

176-33-101-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate street landscaping and trees behind an attached sidewalk along Lisa Lane where a 10 foot landscaping strip with large trees placed every 30 feet is required per Section 30.04.01D.
- b. Reduce the number of large trees within the street landscaping area along Cactus Avenue to 10 large trees where 11 large trees are required per Section 30.04.01D (a 9% reduction).
2. a. Increase the height of a tiered retaining wall without landscaping to 8.4 feet (5.2 foot lower tier retaining wall and 3.2 foot upper tier retaining wall) where landscaping is required per Section 30.04.03C (a 60% increase).
- b. Increase the height of an exterior retaining wall adjacent to an undeveloped property to 4.2 feet where 3 feet is the maximum per Section 30.04.03C (a 40% increase).
3. Reduce the minimum lot area for 11 proposed lots to 3,208 square feet where 3,300 square feet is the standard per Section 30.02.07B (a 3% reduction).
4. a. Reduce interior side setbacks for 14 proposed lots to a minimum of 4.5 feet where 5 feet is the standard per Section 30.02.07B (a 10% reduction).
- b. Reduce rear setbacks for 14 proposed lots to a minimum of 13.5 feet where 15 feet is the standard per Section 30.02.07B (a 10% reduction).
5. a. Increase fill to 84.5 inches (7.1 feet) within 5 feet of a shared residential property line subject to residential adjacency where a maximum of 36 inches (3 feet) is permitted by Section 30.04.06G (a 135% increase).

- b. Increase fill to 84.5 inches (7.1 feet) within 20 feet of a shared residential property line subject to residential adjacency where a maximum of 72 inches (6 feet) is permitted by Section 30.04.06G (a 17% increase).
6. Permit an attached sidewalk along a local street where a detached sidewalk is required per Section 30.04.08C.
7. Reduce the minimum width of a residential driveway to 9.3 feet where a minimum of 12 feet is the standard per Uniform Standard Drawing 222 (a 23% reduction).

DESIGN REVIEWS:

1. Permit an alternative design for single family residential buildings where at least 2 architectural features are only provided on the front façade where such features are required on all facades per Section 30.04.05 E.
2. A 19 lot detached single family residential development.

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Number of Lots/Units: 19 lots and 2 common lots
- Density (du/ac): 10
- Minimum/Maximum Lot Size (square feet): 3,208/3,959 (gross and net)
- Project Type: Single family detached residential development
- Number of Stories: 1 & 2
- Building Height (feet): 14.9 (minimum)/26.2 (maximum)
- Square Feet: 1,472 (minimum)/2,249 (maximum)

Site Plans

The plans depict a single family residential detached development totaling 19 single family lots and 2 common area lots on 1.9 acres located on the south side of Cactus Avenue, approximately 300 feet east of Durango Drive. The density of the overall development is shown at 10 dwelling units per acre. The lots range in size from a minimum gross acreage of 3,208 square feet to a maximum gross acreage of 3,959 square feet. Lots 2 through 6 are shown to be 3,208 square feet, with Lot 11 at 3,279 square feet, and Lots 14 through 18 shown between 3,268 square feet and 3,261 square feet. These 11 lots will require a waiver of development standards to have a lot area under the zoning minimum of 3,300 square feet. The development will have access from Cactus Avenue to the north, while Lots 13 through 19 will access directly from Lisa Lane, a 60 foot wide public right-of-way. The lots within the subdivision will be served by a 260 foot long, 42 foot wide internal private street with a 38 foot wide private stub street. The main private street will include a 4 foot wide sidewalk on the west side of the street and the stub street will contain no sidewalk. A 28 foot wide and 5 foot long private drainage easement is proposed at the southern tip of the proposed main private street. Parking within the development will be provided by 1 and 2 car

garages and driveways on each lot with 7 on-street visitor parking spaces within the private streets. The plans also depict that the finished grade of the site will be increased up to 7.1 feet within approximately 20 feet of the southern property line, which is subject to residential adjacency standards.

Landscaping

A 15 foot wide landscape strip is provided along Cactus Avenue, which includes a 5 foot wide landscape strip, a 5 foot wide detached sidewalk, and a 5 foot wide landscape strip. The landscaping strip contains 8 Shoestring Acacia (*Acacia Stenophylla*) trees, spaced 30 feet apart in 1 row with several 5 gallon shrubs dispersed between the 2 landscape strips. Site visibility zones prevent the trees being in 2 staggered rows. Two common lots are provided to contain the 15 foot landscaping strip with 1 common lot located on the west side of the entrance to the subdivision and a second common lot on the eastern side of the subdivision entrance. Along Lisa Lane to the east of the site is a detached sidewalk with no additional landscaping provided. Overall, a total of 10 large trees have been provided along Cactus Avenue, where 11 large trees are required, and no large trees have been provided along Lisa Lane, where 9 trees are required. In total, 10 trees are being requested to be waived.

Increased retaining wall heights are proposed on the western and southern sides of the subdivision. A 4.2 foot retaining wall with a 6 foot decorative screen wall is proposed on the west side of the site, along the southern portion of the western property line of Lot 7. Additionally, a tiered 8.4 foot tall retaining wall with a 6 foot high decorative screen wall is provided along the southern property line in the southeastern corner of Lot 8. The space provided between the wall tiers is 6.5 feet. The western and southern sides of the project are adjacent to undeveloped RS20 zoned unsubdivided lots.

Elevations

The plans depict 2 proposed models for the development with each model having the option for 3 different architectural styles. Model "1X" is shown to be 1 story with all styles being 14.9 feet tall and Model "2" being 2 stories high with all styles being 26.2 feet tall. Both model types are shown to consist of painted stucco, pitched clay tile roofs, building pop-outs, and architectural enhancements to the windows and doors. All models are shown with an entrance portico and contain stone veneer accents. Each residence includes a 1 or 2 car garage with Model "1X" having the main entrances to the building located on the left side of the residence.

Floor Plan

Model "1X" is shown to be approximately 1,472 square feet spread across 1 floor with 2 bedrooms with options that include an office space and third bedroom. The first floor primarily contains the main living areas and kitchen in the rear of the structure with the bedrooms located toward the front of the building. Model "2" is shown to be approximately 2,249 square feet spread across 2 floors with 3 bedrooms with options that include a fourth bedroom. The first floor primarily contains the main living areas, kitchen, and garage with the second floor containing the bedroom spaces.

Applicant's Justification

The applicant states the proposed request was previously approved but was allowed to expire due to delays because of off-site projects. The applicant states that the requested waivers for increased fill and retaining walls are needed due to requirements for certain ground heights for drainage and sewer. In addition, they state the reductions in setbacks, driveway width, and lot area is needed to address the needed setback of driveways to Cactus Avenue. Additionally, the applicant states that detached sidewalks and landscaping along Lisa Lane would require an undue burden on the development and would require larger lots within a much needed small lot subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0694	Reduced the separation between residential driveways to the back of curb radius of street intersection - expired	Denied by PC	December 2018
TM-18-500153	19 single family residential lots - expired	Approved by BCC	October 2018
VS-18-0564	Vacated and abandoned patent easements and a portion of Cactus Avenue for detached sidewalks - expired	Approved by BCC	October 2018
NZC-18-0565	Reclassified the site from R-E to R-2 zoning for a 19 lot single family detached residential subdivision - expired	Approved by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	PE	Mountain's Edge Regional Park
South, East, & West	Open Lands	RS20	Undeveloped

Related Applications

Application Number	Request
PA-23-700050	Reclassifying the land use designation for the site from Open Lands (OL) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-24-0014	Reclassify the site from the RS20 zone to the RS3.3 zone is a companion item on this agenda.
VS-23-0866	A vacation and abandonment of government patent easement and a portion of Cactus Avenue is a companion item on this agenda.
TM-23-500183	A 19 lot detached single family residential subdivision map 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

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.

Waiver of Development Standards #1

Staff finds that generally the purpose of street landscaping is to provide shading for provided streets and sidewalks, and to also aid in the reduction of urban heat island effects. Staff finds that along Cactus Avenue, the appropriate street landscaping has mostly been provided except for 1 tree missing from the landscaping strip, while along Lisa Lane no landscaping has been provided. In addition, the lack of trees along Lisa Lane could pose an issue for radiant heat due to the lack of shading provided. Overall, given that similar developments in the area have provided street landscaping per Code, the proposed development is being developed on raw land, the overall reduction between both Cactus Avenue and Lisa Lane is quite large, and the site could be designed to have all lots face inward, staff finds these waivers are the result of a self-imposed hardship and cannot support this request.

Waivers of Development Standards #2 & #5

In general, staff finds that the need for the proposed retaining walls and indicated grading is to aid in the drainage of the site and to prevent flooding, as well as to aid in the operation of sanitary sewers in the area. In addition, staff finds that the properties to the east and west are undeveloped Bureau of Land Management land and the parcel to the south is undeveloped as well. Staff finds that any future development will need to adapt to the surroundings at the time of development and will need to secure the necessary drainage and grading permits. Additionally, provided some landscaping is provided in the tier space and decorative materials are used for the retaining walls, staff can support these waivers of development standards; however, since staff is not supporting the other waivers of development standards, staff cannot support these requests.

Waivers of Development Standards #3 & #4

While staff can appreciate that the proposed reduction in lot area, and as a result setbacks, is due to the need to have a sufficient setback of the driveways for the lots closest to Cactus Avenue. Staff, however, finds that this reduction is a self-imposed hardship, as the lots could be redesigned or the number of lots reduced to allow for the required 3,300 square feet. In addition, the size of the homes, as compared to the size of the lots, are quite large and could be redesigned for the smaller lot sizes being requested to not need the requested setback waivers. Overall, staff finds both waivers are self-imposed hardships and cannot support these requests.

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.

Overall, staff finds that the proposed homes are architecturally compatible with the surrounding developments in the area. The homes have contemporary appeal with several styles to choose from. In addition, staff appreciates the incorporation of various textures, varying rooflines, and alternative designs for the front of the home, along with the use of porticos to call out the entrances to the home. With that said, staff would prefer all homes to have more architectural articulations, particularly on the sides, to make the homes more attractive and harmonious with the surrounding properties. In addition, the design of the physical subdivision lacks the necessary landscaping and finds that the proposed lots are too small for the homes being proposed. In addition, staff ultimately finds that the site is being developed on raw land and the number of waivers that are the result of self-imposed hardships is too high. For these reasons, staff cannot support these requests.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 3, 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:

- Provide small shrubs within the tier space of the retaining walls;
- Perimeter walls surrounding the site shall conform to the materials identified within the Mountain's Edge Design Guidelines;
- Streetlights and streetscape landscaping adjacent to Cactus Avenue and Lisa Lane shall conform to the Mountain's Edge Design Guidelines;
- Design review as a public hearing for significant changes to the plans;
- A tree-fee in lieu shall be paid to the County for each street tree waived;
- 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 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; 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.
- 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.

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 #0483-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VINCENT SCHEITLER

CONTACT: AMBER DOLCE, RCI ENGINEERING, 508 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106



LAND USE APPLICATION 10A

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 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>7C-23-0865</u> DATE FILED: <u>12-20-23</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>\$2200.00</u></p>
	PROPERTY OWNER	<p>NAME: <u>Balelo 2012 Irrevocable Trust</u></p> <p>ADDRESS: <u>9930 W Flamingo Road, Suite 110</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u></p> <p>TELEPHONE: <u>702-735-5700</u> CELL: _____</p> <p>E-MAIL: <u>vschettler@mosaicred.com</u></p>
	APPLICANT	<p>NAME: <u>Mosaic Land 1 LLC</u></p> <p>ADDRESS: <u>9930 W Flamingo Road, Suite 110</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u></p> <p>TELEPHONE: <u>702-735-5700</u> CELL: _____</p> <p>E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>RCI Engineering/Amber Dolce</u></p> <p>ADDRESS: <u>500 S Rancho Drive, Suite 17</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u></p> <p>TELEPHONE: <u>702-998-2109</u> CELL: _____</p> <p>E-MAIL: <u>adolce@rcinevada.com</u> REF CONTACT ID #: <u>132803</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-33-101-001 ✓

PROPERTY ADDRESS and/or CROSS STREETS: East of SEC of S Durango Drive and West Cactus Avenue

PROJECT DESCRIPTION: Design Review for increase of grade, driveway set-back waiver, zone change from R-E to R-2

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

William Balelo William Balelo
 Property Owner (Signature)* Property Owner (Print)

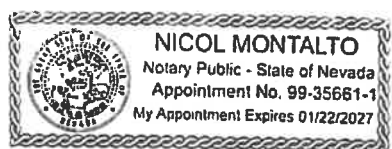
STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 11, 23 (DATE)

By William Balelo

NOTARY PUBLIC: Nicol Montalto

PLANNER COPY



*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.



PLANNER COPY

October 9, 2023

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

**RE: Project Description, Parking Analysis, Compelling Justification Letter -
 Cactus and Lisa by Mosaic Land 1 LLC & Balelo 2012 Irrevocable Trust
 Zone Change and Waiver of Standards/Design Review**

On behalf of our client, Mosaic Land 1 LLC and Balelo 2012 Irrevocable Trust, we have prepared the following project description and letter of compelling justification in support of a Zone Change, Waiver of Standards and Design Review for the Cactus and Lisa Single Family Residential Development.

The Project site consists of 1.89 gross acres located approximately 437 feet east of Cactus Avenue and Durango Drive, Assessor's Parcel Number 176-33-101-001. The northern half of the parcel has been graded as a part of work done to extend sewer and water to the site. The balance of the site is undeveloped and crossed with several small washes. The property is bound on the south, east and west by USA owned, undeveloped R-E (Rural Estates Residential) zoned land, which has a planned land use of OL (Open Land). Properties lying slightly farther away to the west, east and north have been developed as like R-2 zoned single-family residential subdivisions.

This development, exactly as submitted with this request, was previously approved with zoning actions NZC18-0565, WS18-1694, VS18-0564 and TM 18-0153. Due to delays resulting from a desire to coordinate the development with the Clark County Public Works Cactus Avenue improvement project, L-2225, the previously approved entitlements expired. It should be noted that the developer has already installed sewer and water utility extensions to the site to ensure that the development of this project would not impact the Cactus Avenue Public works project.

Design Review

The proposed development will consist of 19 single family residential lots on 1.89 acres with a density of 10.05 dwelling units per acre. A land use designation of CN (Compact Neighborhood) is being requested along with RS3.3 (Residential Single-Family 3.3) zoning to accommodate lots which will range in size between 3,300 square feet and 4,491 square feet, with an average size of 3,367 square feet.

Per Title 30 section 30.32.040.9.b a request to increase grade by more than 36 inches must be approved through a design review. With this application the applicant is requesting an approval to raise grade by up to 8.2 feet in order to raise the site sufficiently to provide flood protection from storm flows within Cactus Avenue and meet the minimum cover required for the sanitary

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

sewer serving the site. The design has been configured to minimize the area of increased grade as much as possible and the proposed design has been reviewed by Clark County Public Works development Review Drainage and has been determined to be necessary for the site to accept the proposed development.

Parking Analysis

Per Clark County Title 30 Table 30.60-1, 52 parking spaces are required for the proposed 19 lot residential development. The single-family homes will have one and two car garages that are a minimum of 20 feet deep, with 20-foot deep driveways. With four parking spaces being provided for 9 of the homes and 2 being provided for 10 of the homes a total of 56 parking spaces provided (not including street parking) which meets Title 30 requirements.

Zone Change

The subject application is for change in zoning from R-E, Rural Estates to RS3.3, Residential Single-Family 3.3. This request was previously approved with NZC18-0565. The request is in keeping with development trends in the immediate area, with an R-2 Residential development to the west, east and north of the subject property.

Waiver of Development Standards

A Waiver of Development Standards is being requested for a reduction in the Back of Curb Return, BCR, Setback to a residential driveway. Standard drawing number 222 has 2 standards for setback from BCR to edge of driveway. A standard of 12 feet for Clark County and a standard of 6 feet for all other Agencies/Municipalities covered by this standard detail. With the compact nature of the lots in this development a reduction in BCR setback is common. There are 3 lots associated with this request. The first is for Lot 1 which will have a setback from edge of driveway to BCR of 3.21 feet. Along the Lisa frontage a dedication will be required to accommodate a transition from the signalized intersection geometry at the Cactus and Durango intersection west of the subject site. This results in this lot having a width reduction of 5 feet. The second location is of for Lot 12 which will have a setback from BCR to edge of driveway of 10.58 feet. This third and final location is for lot 13 which will have a setback from BCR to edge of driveway of 7.38 feet. It should be noted that lots 12 and 13 are in conformance with the standard applied by other Agencies/Municipalities covered by this standard detail and if not for the 5 feet of additional right of way dedication Lot 1 would conform to the 6-foot setback standard as well. Finally, it should be noted that there are two developments to the east of the subject site where BCR setback reductions similar to this request already exist. These are newer development with similar small lot programming. The properties with this condition are APN's 176-28-410-057 and 176-33-110-001.

A second waiver of development standards is also being requested for an attached sidewalk without a parkway landscape strip along Lisa Lane where a detached sidewalk with landscaped parkway strip is required per Title 30 Figure 30.64-17. The proposed development will have lots fronting on Lisa Lane, a one eighth (1/8) section line 60-foot-wide roadway alignment. By complying with this requirement, the homes would need to be moved back an additional 10 feet to meet the Clark County 20-foot-long driveway requirement, garage doors would now be setback 30 feet from back of curb line. The detached sidewalk standard, which was originally

required for 80 foot and 100 foot right of ways where homes are not allowed to front, is not logical where homes front the street. Finally, we believe that the previously approved plan, prior to this change in Title 30, provides a much-needed smaller lot development which could not be achieved by application of this standard.

The third waiver is for tree spacing along the projects Cactus Avenue frontage. Per Title 30 Figure 30.64-17 two rows of trees are required with trees spaced at 20 feet apart, 40 feet apart in each row. Since the project has such a short Cactus Avenue frontage the landscape strip immediately adjacent to the curb line is covered by a site visibility triangle which is not allowed to have trees located within it. Since the two rows of trees cannot be provided the applicant proposes to plant a single row of trees in the landscape strip behind the sidewalk spaced at 30 feet on center.

A fourth and final waiver will be required to allow a 5.2-foot maximum retaining wall without a screen wall and a 4.4-foot maximum retaining wall with a six foot (6') maximum screen wall, for a total exposed wall height of 10.4 feet.


Per section 30.64.050 of Title 30 the maximum retaining wall allowed by application of Title is 3 feet.

This request is specific to the southern portion of the development, southern and eastern property lines. The subject site has natural relief from north to south and is crossed by several incised washes. In order for the development to drain in accordance with approved drainage study and provide gravity sewer service the southern portion of the development will need to be raised. In order to mitigate this condition a system of terraced retaining walls has been proposed and is shown on the tentative map.

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

Sincerely,

RCI Engineering

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

Chris Thompson, P.E.
Principal

03/05/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500183-MOSAIC LAND 1, LLC & BALELO 2012 IRREVOCABLE TRUST:

TENTATIVE MAP consisting of 19 detached single family residential lots and 2 common lots on 1.9 acres in an RS3.3 (Residential Single Family 3.3) Zone.

Generally located on the south side of Cactus Avenue, 300 feet east of Durango Drive within Enterprise. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

176-33-101-001

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Number of Lots/Units: 19 lots and 2 common lots
- Density (du/ac): 10
- Minimum/Maximum Lot Size (square feet): 3,208/3,959 (gross and net)
- Project Type: Single family detached residential development

The plans depict a single family residential detached development totaling 19 single family lots and 2 common area lots on 1.9 acres located on the south side of Cactus Avenue, approximately 300 feet east of Durango Drive. The density of the overall development is shown at 10 dwelling units per acre. The lots range in size from a minimum gross acreage of 3,208 square feet to a maximum gross acreage of 3,959 square feet. Lots 2 through 6 are shown to be 3,208 square feet, with Lot 11 at 3,279 square feet, and Lots 14 through 18 shown between 3,268 and 3,261 square feet. The development will have access from Cactus Avenue to the north, while Lots 13 through 19 will access directly from Lisa Lane, a 60 foot wide public right-of-way. The lots within the subdivision will be served by a 260 foot long, 42 foot wide internal private street with a 38 foot wide private sub street. The main private street will include a 4 foot wide sidewalk on the west side of the street and the stub street will contain no sidewalk. A 28 foot wide and 5 foot long private drainage easement is proposed at the southern tip of the proposed main private street. The plans also depict that the finished grade of the site will be increased up to 7.1 feet within approximately 20 feet of the southern property line.

Landscaping

A 15 foot wide landscape strip is provided along Cactus Avenue, which includes a 5 foot wide landscape strip, a 5 foot wide detached sidewalk, and a 5 foot wide landscape strip. The landscaping strip contains 8 Shoestring Acacia (*Acacia Stenophylla*) trees, spaced 30 feet apart in 1 row with several 5 gallon shrubs dispersed between the 2 landscape strips. Site visibility zones prevent the trees being in 2 staggered rows. Two common lots are provided to contain the 15 foot landscaping strip with 1 common lot located on the west side of the entrance to the subdivision and a second common lot on the eastern side of the subdivision entrance. Along Lisa Lane to the east of the site is a detached sidewalk with no additional landscaping provided.

Increased retaining wall heights are proposed on the western and southern sides of the subdivision. A 4.2 foot retaining wall with a 6 foot decorative screen wall is proposed on the west side of the site, along the southern portion of the western property line of Lot 7. Additionally, a tiered 8.4 foot tall retaining wall with a 6 foot high decorative screen wall is provided along the southern property line in the southeastern corner of Lot 8. The space provided between the wall tiers is 6.5 feet. The western and southern sides of the project are adjacent to undeveloped RS20 zoned unsubdivided lots.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0694	Reduced the separation between residential driveways to the back of curb radius of street intersection - expired	Denied by PC	December 2018
TM-18-500153	19 single family residential lots - expired	Approved by BCC	October 2018
VS-18-0564	Vacated and abandoned patent easements and a portion of Cactus Avenue for detached sidewalks - expired	Approved by BCC	October 2018
NZC-18-0565	Reclassified the site from R-E to R-2 zoning for a 19 lot single family detached residential subdivision - expired	Approved by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	PF	Mountain's Edge Regional Park
South, East, & West	Open Lands	RS20	Undeveloped

Related Applications

Application Number	Request
PA-23-700050	A plan amendment request to redesignate the land use category from Open Lands (OL) to Compact Neighborhood (CN) is a companion item on this agenda.

Related Applications

Application Number	Request
ZC-24-0014	A zone change to reclassify the site to RS3.3 zoning for a single family residential development is a companion item on this agenda.
WS-23-0865	A waiver of development standards and design reviews for a 19 lot single family residential subdivision is a companion item on this agenda.
VS-23-0866	A request to vacate easements and right-of-way on this site 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

The proposed tentative map meets the requirements as outlined in Title 30. However, since staff is not supporting the companion waivers of development standards and design review of WS-23-0865, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 3, 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:

- 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;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Remove Silent Peak Court from the map, bubble streets less than 100 feet in length shall not be named;
- Tranquil Cove Street is a cul-de-sac and shall have the suffix of Court.

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 #0483-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

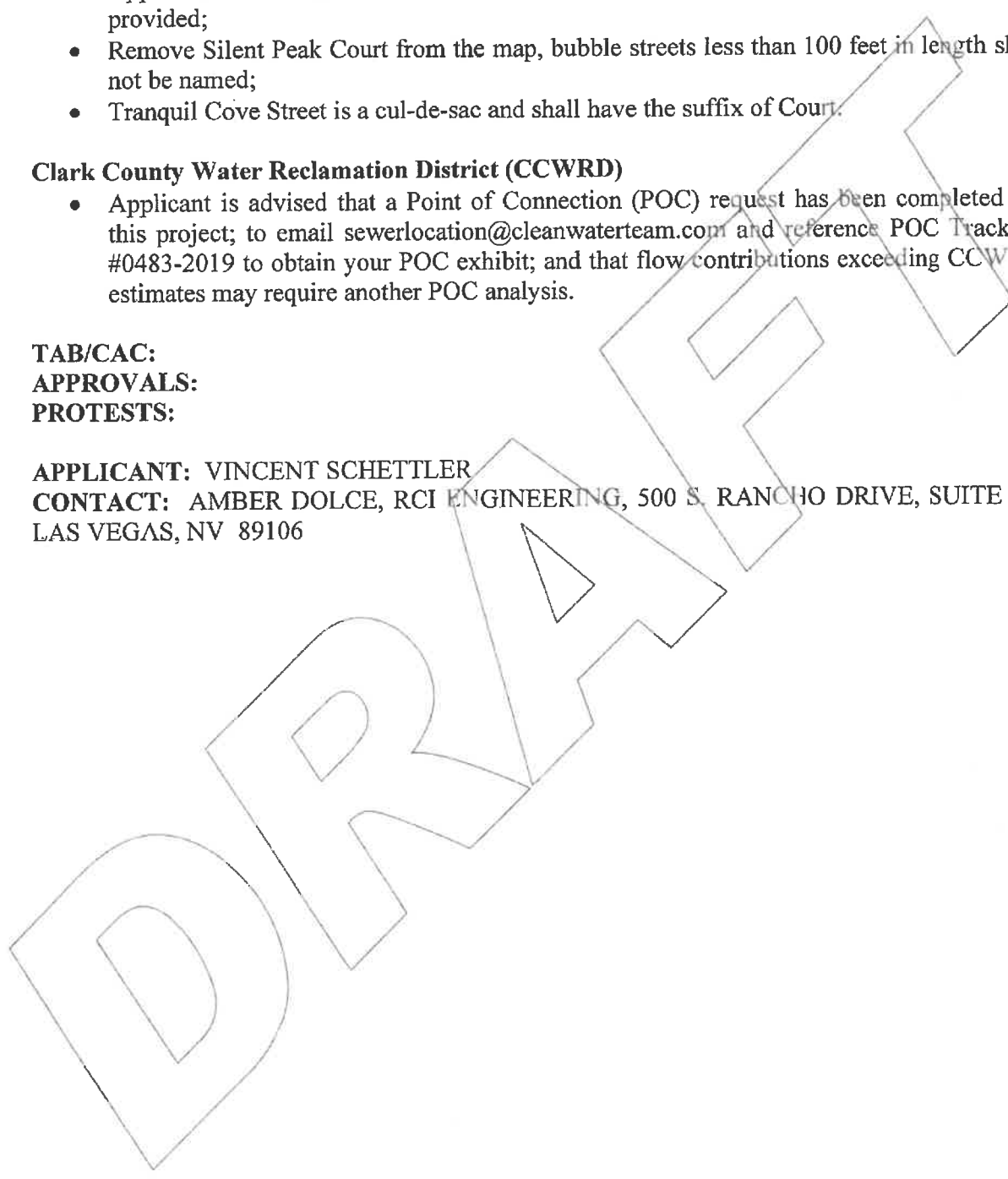
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VINCENT SCETTTLER

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





TENTATIVE MAP APPLICATION 11A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500183</u>	DATE FILED: <u>12-20-23</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>\$ 750.00</u>	

PROPERTY OWNER	NAME: <u>Balelo 2012 Irrevocable Trust</u>
	ADDRESS: <u>9930 W Flamingo Road, Suite 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-735-5700</u> CELL: _____
	E-MAIL: <u>vschettler@mosaicred.com</u>

APPLICANT	NAME: <u>Mosaic Land I, LLC</u>
	ADDRESS: <u>9930 W Flamingo Road, Suite 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-735-5700</u> CELL: _____
	E-MAIL: <u>vschettler@mosaicred.com</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 176-33-101-001

PROPERTY ADDRESS and/or CROSS STREETS: East of SEC of S Durango Drive and West Cactus Avenue

TENTATIVE MAP NAME: Cactus and Lisa

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.

X William Balelo
Property Owner (Signature)*

William Balelo
Property Owner (Print)

STATE OF Nevada


COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 11, 23 (DATE)

By William Balelo

NOTARY PUBLIC: Nicol Montalto

PLANNER COPY



NICOL MONTALTO
Notary Public - State of Nevada
Appointment No. 99-35661-1
My Appointment Expires 01/22/2027

*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.

03/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0778-WINDMILL-91 LP:

USE PERMIT for a proposed vehicle rental (U-Haul) in an existing shopping center on a portion of 4.5 acres in a CR (Commercial Resort) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Windmill Lane within Enterprise. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

177-16-110-004 ptn

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8174 Las Vegas Boulevard South, Suite 109
- Site Acreage: 4.5 (portion)
- Project Type: Vehicle rental (U-Haul)
- Number of Stories: 1
- Square Feet: (lease area) 2,239
- Parking Required/Provided: 477/552 for shopping center

Site Plans

The plans depict a proposed vehicle rental service (U-Haul) in conjunction with an existing retail store within a shopping center. The retail store and vehicle rental will share the same tenant space. Vehicle rental is allowed within the CR (Commercial Resort) zone, subject to specific conditions. The conditions listed under Title 30 state that vehicle rental uses must be in conjunction with either a hotel, motel, rural resort hotel, and as a result the applicant has submitted a use permit request to establish the use within a shopping center. Access to the shopping center is provided from Las Vegas Boulevard South, Windmill Lane, and Giles Street. The tenant space is located along the eastern section of the commercial building adjacent to Giles Street. The applicant has stated any vehicles on-site will be parked at the rear of the building adjacent to Giles Street.

Landscaping

Existing landscape areas are located along the streets, within the parking areas, and adjacent to some of the buildings. No landscaping is proposed or required as part of this application.

Elevations

The existing building is 1 story with a flat roof behind a parapet wall. There are architectural features along the west building elevation that include tower and pitched roof elements that have concrete tile for roofing material. The exterior walls have a combination of stucco finish painted in earth tone colors and stone veneer. No changes are proposed with this application.

Floor Plans

The plans depict commercial tenant spaces area located within an existing in-line retail building. The interior of the space is divided into offices and an entry lobby.

Applicant's Justification

The applicant states they are requesting a use permit to allow for vehicle rental services (U-Haul). The applicant states their role will primarily involve managing reservations and processing payments, with customers picking-up their vehicles from the nearby corporate location. The applicant states that having U-Haul vehicles stationed elsewhere reduces the need for storing many trucks on the premises. However, the applicant wants to have the ability for customers to drop-off vehicles or have them delivered for the customer to pick-up. At any given time, the applicant states they will have a modest fleet of up to 5 trucks parked at the rear of the building, ensuring minimal visual impact and maintaining the aesthetic appeal of the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0018-17	Sporting goods (firearms) store	Approved by PC	March 2017
UC-0644-14	Vehicle rental agency	Approved by PC	September 2014
UC-1712-03	Check cashing facility	Approved by PC	December 2003
ADR-0590-03	Tavern within a shopping center	Approved by ZA	June 2003
UC-0996-02	Grocery store	Approved by PC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG	Undeveloped
South	Entertainment Mixed-Use	CR	Commercial shopping center
East	Neighborhood Commercial	CR	Senior housing
West	Entertainment Mixed-Use	CR	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
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 proposed vehicle rental business will not result in any undue adverse effects on adjacent properties. Excess parking spaces are available on-site to park the rental vehicles as the whole shopping center has a total of 552 parking spaces. Staff finds that a vehicle rental (U-Haul) facility is a compatible use within a shopping center. The proposed use will not have a negative impact to the adjacent properties; therefore, staff can support this request.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WE SHIP

CONTACT: WE SHIP, 8174 LAS VEGAS BOULEVARD SOUTH, SUITE 109, LAS VEGAS, NV 89123

DRAFT



LAND USE APPLICATION 12A

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 checked="" 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>UG-23-0778</u> DATE FILED: <u>11/1/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12/27/23</u></p> <p>PC MEETING DATE: <u>11/16/24</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>1675</u></p>
	PROPERTY OWNER	<p>NAME: <u>Windmill-91, LP</u></p> <p>ADDRESS: <u>10655 Park Run Drive #160</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u></p> <p>TELEPHONE: <u>702-220-4500</u> CELL: _____</p> <p>E-MAIL: <u>lgroseth@laurichproperties.com</u></p>
	APPLICANT	<p>NAME: <u>Reno DeVito / We Ship</u></p> <p>ADDRESS: <u>8174 Las Vegas Blvd S, Suite 109</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u></p> <p>TELEPHONE: _____ CELL: <u>702 210 1499</u></p> <p>E-MAIL: <u>renodevito@gmail.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Reno DeVito</u></p> <p>ADDRESS: <u>8174 Las Vegas Blvd S, Suite 109</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u></p> <p>TELEPHONE: _____ CELL: <u>702 210 1499</u></p> <p>E-MAIL: <u>renodevito@gmail.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-16-100-004

PROPERTY ADDRESS and/or CROSS STREETS: 8174 S. Las Vegas Boulevard, Suite 109, Las Vegas, Nevada

PROJECT DESCRIPTION: Need use permit to do postal services in an H-1 zone

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

Richard Gordon, Manager
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 17, 2023 (DATE)

By Christine Rabah
 NOTARY PUBLIC: 22-9543-01



CHRISTINE RABAH
 NOTARY PUBLIC
 STATE OF NEVADA
 Appt. No. 22-9543-01
 My Appt. Expires: July 16, 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.

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	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
PA-23-700045	Plan Amendment to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) for the western half of APN 176-13-701-026 is a related item on this agenda.
ZC-23-0826	Zone change to reclassify the western half of APN 176-13-701-026 from R-E to R-1 zoning is a related 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 that the zoning district is compatible with the surrounding area. Staff finds the request to reclassify the site to R-2 zoning to be compatible with the surrounding area. Edmond Street currently acts as a clear line of demarcation between the higher density residential development to the east and the rural residential development to the west. The R-2 zoning will provide a transition area between higher and lower density residential developments. The request conforms with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. This request conforms in part with Policy 1.1.1 of the Master Plan to encourage the provision of diverse housing types at varied densities and in numerous locations. Reclassifying the site to an R-2 zone will allow an opportunity to provide for a mix of homes within the community with variations in unit sizes which will conform in part with policy 1.3.2 of the Master Plan to encourage a mix of housing options - both product types and unit sizes - within larger neighborhoods. For these reasons, staff finds the request for the R-2 Zone is 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

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.

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.

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 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

DRAFT



LAND USE APPLICATION 13A

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 style="font-size: 1.5em; text-align: center;">2C-23-0915</p> <p>APP. NUMBER: _____ DATE FILED: <u>12-27-2023</u></p> <p>PLANNER ASSIGNED: <u>BBB</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>1-31-2023</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>2-21-2023</u></p> <p>FEE: <u>*1,050</u></p>
	PROPERTY OWNER	<p>NAME: <u>Ramak Roohani</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): 176-13-701-016 & a portion of 176-13-701-026

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

PROJECT DESCRIPTION: Requesting rezoning from R-E to R-2

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

 Property Owner (Signature)*

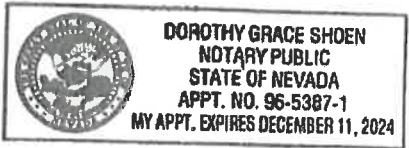
Ramak Roohani
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

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

By Ramak Roohani

NOTARY PUBLIC: Dorothy Grace Shoen



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or original 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: Edmond & Cougar SEC
APR-23-101263
APN: 176-13-701-016 & 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 4.77 gross-acres and are located east of intersection of Edmond Street and Cougar Avenue. The parcels are currently zoned R-E (Rural Estates Residential District) and H-2 (General Highway Frontage District), with a planned land use of MN (Mid-Intensity Suburban Neighborhood). The 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 parcels to R-2 (Medium Density Residential District) from R-E (Rural Estates Residential District) and H-2 (General Highway Frontage District). The parcels are adjacent to properties zoned RUD (Residential Urban Density) to the north and east, R-2 (Medium Density Residential District) to the south, and R-E (Rural Estates Residential District) to the west.

The justification for this rezoning is rooted in the compatibility of the proposed R-2 (Medium Density Residential District) with the current land use plan. The parcels are master planned as MN (Mid-Intensity Suburban Neighborhood), allowing for up to 8 dwelling units per acre, the same as the requested zoning category. This strategic alignment with the land use plan is considered appropriate for the area. The proposed zoning supports the vision for the site to function as a buffer between the more intense RUD (Residential Urban Density District) development to the east and the existing rural neighborhood developments to the west.

Furthermore, this Zone Boundary 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 Medium Density Residential District zoning 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 rezoning 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 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

PLANNER
COPY

03/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0010-CHELSEA LAS VEGAS HOLDINGS, LLC:

USE PERMIT for a recreational/entertainment facility with an accessory commercial use (restaurant) in conjunction with an existing shopping center on a portion of 230.0 acres in a CR (Commercial Resort) (AE-60) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Warm Springs Road within Enterprise. MN/rp/ng (For possible action)

RELATED INFORMATION:

APN:

177-09-101-004; 177-09-111-002; 177-09-111-005 through 177-09-111-007; 177-09-112-003 through 177-09-112-005; 177-09-210-002; 177-09-210-004; 177-09-210-005; 177-09-210-007; 177-09-210-009; 177-09-210-010; 177-09-210-013 ptn

USE PERMIT:

Allow a recreational/entertainment facility (arcade and bowling alley) with an accessory commercial use (restaurant) in a CR zone where required per Table 30.03.02.

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 7400 Las Vegas Boulevard South
- Site Acreage: 230 (portion)
- Project Type: Recreational/entertainment facility (arcade and bowling alley)
- Building Height (feet): 13
- Square Feet: 26,016
- Parking Required/Provided: 1,357/2,613

Site Plans

The plans show a proposed arcade and bowling alley facility within an existing shopping center (Las Vegas South Premium Outlets). The 26,016 square foot lease space is located on the south side of the mall facing the hotel to the south. The applicant is proposing an arcade offering a restaurant and bowling alley. Access to the site is an existing driveway along Robindale Road and Las Vegas Boulevard South. A total of 2,613 parking spaces are provided where a minimum of 1,357 parking spaces are required.

Landscaping

No changes to the existing landscaping are proposed or required with this application.

Elevations

The plans depict a 962 square foot building façade facing south. The façade consists of window paneling and enhanced architectural features. As part of the remodeling, the applicant is changing the color of the entrance structure to red, gray, and white.

Floor Plans

The plans depicts a seating area, kitchen, game room, redemption store, office, employee lounge/breakroom, guest counter, snack bar, and storages.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states they wish to operate a Round One Arcade in the Las Vegas South Premium Outlets, offering a restaurant with alcohol, along with an arcade and bowling alley. The applicant indicates the facility will be entirely indoors.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0616	Gasoline station and design review for an electric vehicle charging station	Approved by BCC	September 2018
DR-1036-08	Addition to and remodel of an existing shopping mall	Approved by BCC	December 2008
DR-1105-96	51,000 square foot retail store located on a pad site in conjunction with an existing 586,000 square foot retail factory outlet mall	Approved by BCC	August 1996
WT-1045-95	273,750 square foot addition to an existing 312,000 square foot factory outlet mall	Approved by PC	July 1995
DR-1831-94	51,000 square foot retail store located on a pad site in conjunction with an existing 586,000 square foot retail factory outlet mall	Approved by PC	December 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Public Use	CR, CG, & RS20	Retail & power company
South	Neighborhood Commercial	CR	Retail & hotel
East	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood	CG & RS3.3	Retail, single family residential, & undeveloped
West	Entertainment Mixed-Use	CR	Retail & restaurant

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 proposed use will not be more intense than the current commercial uses on the property and is compatible with the surrounding area. The request complies with the Master Plan, which encourages implementing a Comprehensive Land Use Plan to promote economic viability and employment opportunities that are compatible with adjacent land uses; therefore, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROUND ONE ENTERTAINMENT, INC.

CONTACT: SALTZMAN MUGAN DUSHOFF, 1835 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134

DRAFT



Department of Comprehensive Planning Application Form

14A

ASSESSOR PARCEL #(s): 177-09-210-002; ; 177-09-111-002; 005; 006; 007; 177-09-112-003; 004; 005; 177-09-210-004;
005; 007; 009; 010; 013; 177-09-101-004.

PROPERTY ADDRESS/ CROSS STREETS: 7400 Las Vegas Blvd. S. Suite 213, Las Vegas, NV 89123

DETAILED SUMMARY: PROJECT DESCRIPTION

Restaurant and arcade seeking special use permit for recreational or entertainment facility in the CR district.

PROPERTY OWNER INFORMATION

NAME: Las Vegas South Outlets, LLC
ADDRESS: c/o Simon Property Group ATTN: Development, 225 W. Washington St.
CITY: Indianapolis STATE: IN ZIP CODE: 46204-3438
TELEPHONE: (702) 890-2247 CELL (503) 260-7261 EMAIL: scottle@simon.com

APPLICANT INFORMATION

NAME: Round One Entertainment, Inc.
ADDRESS: 3070 Saturn St. Suite 200
CITY: Brea STATE: CA ZIP CODE: 92821 REF CONTACT ID # _____
TELEPHONE: (714) 924-7800 CELL (909) 936-6306 EMAIL: Licensing@round1usa.com

CORRESPONDENT INFORMATION

NAME: Saltzman Muga Dushoff, PLLC - Attn: Eric J. Beal, Esq.
ADDRESS: 1835 Village Center Cir.
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: (702) 405-8500 CELL (702) 503-9031 EMAIL: ebeal@nvbusinesslaw.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)

Sarahjane Cottle
Property Owner (Print)

1/8/24
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <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) _____
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____

ACCEPTED BY _____
DATE _____

DATE _____

**CERTIFICATE OF INCUMBENCY
OF
LAS VEGAS SOUTH OUTLETS, LLC**

The undersigned, Steven E. Fivel, hereby certifies that:

1. He is the duly elected, qualified and acting Secretary of Las Vegas South Outlets, LLC, a Nevada limited liability company (the "**Company**"), which is the owner of that certain community center located in Las Vegas, Clark County, Nevada known as Las Vegas South Premium Outlets (the "**Property**").

2. The following persons have been duly elected to serve as officers of the Company ("**Authorized Officers**") until the election, qualification and taking of office of their successors:

David Simon	Chairman of the Board
Mark Silvestri	Executive Vice President – Chief Operating Officer
Brian J. McDade	Vice President
John Rulli	Vice President
Mikael Thygesen	Vice President
Matthew Broas	Vice President
Steven E. Fivel	Secretary
Donald G. Frey	Treasurer
Kevin M. Kelly	Assistant Secretary
Adam J. Reuille	Vice President – Chief Accounting Officer

3. Rajeev Chhabra has been duly appointed by an Authorized Officer of the Company to serve as the Area General Manager of the Property. Sarahjane Cottle has been duly appointed by an Authorized Officer of the Company to serve as the Assistant General Manager of the Property. Mr. Chhabra and Ms. Cottle are authorized to execute permits, permit applications, licenses, license applications, and related documents on behalf of the Company, and if required by statute the Secretary or Assistant Secretary are authorized to attest such documents.

[The remainder of this page has been intentionally left blank.]

CERTIFIED this 24th day of October, 2023.

DocuSigned by:

B8F88B60AA7464...
Steven E. Fivel, Secretary

Page 2
January 11, 2024

The recreational and entertainment facility would provide a convenience to customers of the Business, is compatible with other uses in the immediate community and the Las Vegas South Premium Outlet Mall, and will not have a detrimental impact on adjacent properties or the conditions in the area. Although zoned for the CR District, the Premises is located away from the primary resort corridor. The Premises is intended to generate tourist and commercial activity.

Per Title 30.04.04, the Business is required to provide 6 bicycle parking spaces and 70 vehicle parking spaces, as it has 20,956 square feet of publicly accessible space. The Business in fact provides 15 bicycle spaces and 2,598 parking spaces. Table 30.04-5 generally requires that 10% of spaces be EV capable and 3% EV installed, however, the Business is exempt as it is not part of a "new development" as confirmed by Planning on December 4, 2023. The Business has 36 EV capable and 36 EV installed spaces.

No additional public services, utilities or parking accommodations will be necessary to accommodate the proposed use at the Business. There is adequate employee and customer parking available and the site provides adequate pedestrian and vehicle ingress/egress to and from the Premises from Robindale Road, Las Vegas Boulevard, and Warm Springs Road. The Business will operate 7 days a week and employs approximately 40-50 employees.

Very truly yours,

SALTZMAN MUGAN DUSHOFF



Eric J. Beal, Esq.

EJB:

Enclosures – as stated.

cc: Matthew D. Saltzman, Esq. (w/o encls.)
Ryan N. Saxe, Esq. (w/o encls.)

03/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400010 (ZC-19-0877)-NV LAS DEC, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a communication tower.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a non-subdued exterior accent color; **2)** allow a horizontal roofline without architectural articulation; **3)** increase wall height; **4)** allow monotonous block walls; **5)** allow ground mounted up-lighting; **6)** allow alternative street landscaping (no trees); **7)** waive parking lot landscaping; **8)** alternative trash enclosures; and **9)** signage.

DESIGN REVIEWS for the following: **1)** data center; **2)** signage; **3)** communication tower; and **4)** increase finished grade on 27.4 acres in an IP (Industrial Park) (AE-60) Zone.

Generally located on the west side of Jones Boulevard and the north side of Maule Avenue within Enterprise. MN/tpd/ng (For possible action)

RELATED INFORMATION:

APN:

176-02-601-004; 176-02-601-005; 176-02-601-010; 176-02-601-011; 176-02-601-014 through 176-02-601-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow a red accent color where the colors of buildings and façade surfaces shall consist of the predominately subdued intensity of tones of the surrounding landscape per Section 30.48.650.
- b. Allow a non-subdued exterior color (red) where all exterior colors shall consist of subdued tones per Table 30.56-2.
2. Allow a 1,310 foot horizontal roofline without architectural articulation where 100 feet is the maximum per Section 30.48.650 (a 1,210% increase).
3. Increase perimeter wall height to 24 feet (including retaining wall portion and a 3 foot high decorative wrought iron picket structure on top of the wall) where a maximum of 13 feet is permitted (3 feet of retaining wall and 10 feet of screen wall) per Section 30.64.020 (a 54% increase).
4. Allow perimeter walls greater than 50 feet in length that are not designed to visually minimize the stark appearance of a monotonous block wall face where required per Section 30.48.660.
5. Allow ground mounted up-lighting where all lighting shall be hooded and project downward per Section 30.56.135.
6. a. Allow alternative street landscaping (no trees) along Maule Avenue where landscaping per Figure 30.64-13 is required.
- b. Allow alternative street landscaping (no trees) along Jones Boulevard and Roy Horn Way where landscaping per Figure 30.64-17 or Figure 30.64-18 is required.

- c. Allow alternative street landscaping (no trees) along CC 215 where landscaping per Figure 30.64-4 is required.
7. Waive all parking lot landscaping where landscaping per Figure 30.64-14 is required (a 100% reduction).
8. Allow a trash enclosure with an 8 foot high wrought iron fence enclosure where trash enclosure walls are required to be 6 feet high and constructed of masonry or concrete block per Section 30.56.120.
9.
 - a. Increase the area of project identification signs to 162 square feet each where 70 square feet is the maximum allowed per Table 30.72-1 (a 131% increase).
 - b. Increase the maximum height of project identification signs to 16 feet where 10 feet is the maximum allowed per Table 30.72-1 (a 60% increase).
 - c. Allow a project identification sign not located on the corner of a project where required per Table 30.72-1.

DESIGN REVIEWS:

1. Data center.
2. Signage.
3. Communication tower.
4. Increase finished grade to 8 feet where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 433% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6330 W. Maule Avenue
- Site Acreage: 27.4
- Project Type: Data center
- Number of Stories: 1
- Building Height (feet): 45.5 (2023 redesign)
- Square Feet: 430,715 (2023 redesign)
- Parking Required/Provided: 214/281 (2023 redesign)

Site Plans

The approved plans depict 2 proposed data center warehouses; one on the northwest portion of the site, the other on the south side of the site. The site was redesigned in 2023 with approval of ZC-23-0151, which added 1.3 acres to the site. The size of the buildings changed slightly, as did the orientation of the buildings.

Landscaping

The approved plans depict a 15 foot wide landscape area with a detached sidewalk is located along Maule Avenue and Roy Horn Way, and a 15 foot wide landscape area is located along the remainder of the northern and eastern boundaries of the site. Waivers of development standards were approved to allow the perimeter street landscaping without trees (shrubs only), waive all

parking lot landscaping, allow perimeter wall height up to 28 feet (2023 redesign) with a wrought iron picket on top, allow monotonous perimeter walls greater than 50 feet in length, and allow ground mounted up-lighting to shine onto the perimeter block walls.

Elevations

The approved plans depict data center warehouse buildings that are constructed with concrete exterior walls, metal wall louvers, metal fascia below the roofline, and a standing seam metal roof. Waivers were approved to allow non-subdued red accent colors and to allow a roofline 1,310 feet long without architectural enhancements. Accessory structures include the pump house, which is 13 feet tall and constructed with gray concrete wall panels with reveals painted red and a standing seam metal roof, and the communication tower, which will be a metal lattice structure constructed to a height of 80 feet.

Surrounding the entire property, the perimeter wall elevations will include both gray split face CMU walls and cast concrete walls. Both walls will have pilasters evenly spaced and include a 3 foot high metal security picket structure on top. The pilasters will be painted a bright red color that is typical of the color scheme for this development.

Floor Plans

The buildings will predominately consist of areas for data storage and power rooms. Secondary space will be dedicated to shipping/receiving, staging areas, and office space.

Signage

The approved plans show wall signs will be placed on the east and west sides of one building and the north and south sides of the other building. The project identification signs are proposed for up to 162 square feet. Five project identification signs will be located on the exterior perimeter walls. The locations are proposed near the intersection of Jones Boulevard and Maule Avenue (southeast portion of the site) and the entrances on Roy Horn Way and Maule Avenue (northwest and southwest portions of the site). A waiver of development standards is required for the 2 additional signs located along Roy Horn Way since this is not a corner of the project.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-19-0877:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;

- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Provide an alternative public right-of-way to provide access to APNs 176-02-001-006 and 007 unless those parcels are owned by the applicant;
- Right-of-way dedication to include 25 feet to the back of curb for Maule Avenue;
- Applicant to coordinate with Public Works - Traffic Management to determine if additional right-of-way dedication or a vacation is necessary for Roy Horn Way.
- Applicant is advised that the plans do not contain enough detail to determine compliance with the Uniform Standard Drawings and that changes to the plans to comply may require additional land use applications; that the installation of detached sidewalks will require the vacation of excess right-of-way or dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

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 #0640-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is waiting for their final map (23-500092) and civil off-site (PW23-11617) applications to be approved. This request will allow time for the applicant to have these requests approved by the Department of Public Works.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0547	Accessory structures (walls) before the primary structure.	Approved by PC	October 2023
ZC-23-0151	Reclassified from R-E and R-E (AE-60) to M-D and M-D (AE-60) zoning, with use permits, waivers, & design reviews for a data center with electric substation	Approved by BCC	May 2023
TM-23-500035	1 industrial lot and 30 common lots	Approved by BCC	May 2023
VS-23-0152	Vacated and abandoned easements of interest to Clark County located between Jones Boulevard and Torrey Pines Drive, and between Maule Avenue and Roy Horn Way; a portion of a right-of-way being Bronco Street located between Maule Avenue and Roy Horn Way; a portion of right-of-way being Pama Lane located between Jones Boulevard and Torrey Pines Drive; and a portion of right-of-way being Maule Avenue located between Jones Boulevard and Torrey Pines Drive	Approved by BCC	May 2023
TM-19-500232	Commercial subdivision - expired	Approved by BCC	January 2020
VS-19-0878	Vacated and abandoned easements of interest to Clark County located between Jones Boulevard and Torrey Pines Drive, and between Maule Avenue and Roy Horn Way, and portions of a right-of-way being Maule Avenue and an unnamed street located between Jones Boulevard and Torrey Pines Drive, and a portion of Bronco Street located between Maule Avenue and Roy Horn Way - expired	Approved by BCC	January 2020
ZC-19-0877	Reclassified from C-2 and C-2 (AE-60) to M-D and M-D (AE-60) zoning, with use permit, waivers, & design reviews for a data center	Approved by BCC	January 2020
TM-0069-08	Commercial subdivision - expired	Approved by PC	May 2008
VS-0239-08	Vacated and abandoned portions of Pama Lane, Bronco Street, and Maule Avenue, and patent easements throughout the subject site - expired	Approved by PC	April 2008
TM-0266-05	Commercial subdivision - expired	Approved by PC	June 2005

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0488-04	Vehicle sales facility – expired	Approved by PC	May 2004
ZC-1730-02	Reclassified the site from C-2 to M-D zoning - expired	Approved by BCC	January 2003
ZC-0475-99	Reclassified the site from R-E to C-2 zoning	Approved by BCC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (AE-60)	CC 215
South	Business Employment	IP, IL, & RS20	Warehouse & undeveloped
East	Business Employment	IP	Other Switch facility
West	Business Employment	CC (AE-60)	Vehicle sales

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.

Staff finds that the applicant has worked towards commencing the project. There are 2 applications under review with the Department of Public Works (NFM23-500092 and PW23-11617) and the drainage study has been approved.

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 22, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SWITCH, LTD.

CONTACT: KELLIE HALPIN, 1050 E. FLAMINGO ROAD, SUITE 305, LAS VEGAS, NV 89119

ET-24-400010
AOP



Department of Comprehensive Planning Application Form

15A

ASSESSOR PARCEL #(s): 176-02-601-004; 005; 006; 007; 010; 011; 014; 015; and 016

PROPERTY ADDRESS/ CROSS STREETS: Roy Horn Way and Jones Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Las Vegas Switch Campus NAP 17 and 18 - Extension of Time Application for ZC-19-0877

PROPERTY OWNER INFORMATION

NAME: NV LAS DEC, LLC
ADDRESS: 7135 S Decatur Boulevard
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-522-5426 CELL 702-468-5873 EMAIL: sroberts@switch.com

APPLICANT INFORMATION

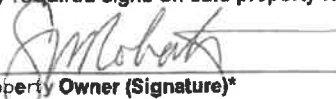
NAME: Switch
ADDRESS: 7135 S Decatur Boulevard
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 251932
TELEPHONE: 702-522-5426 CELL 702-468-5873 EMAIL: sroberts@switch.com

CORRESPONDENT INFORMATION

NAME: Kellie Halpin
ADDRESS: 1050 E Flamingo Road, Suite 305
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 212936
TELEPHONE: _____ CELL 702-379-2658 EMAIL: khalpin@rickengineering.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)*

Steven Roberts
Property Owner (Print)

1/17/24
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"/> 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 # (s) ET-24-400010

ACCEPTED BY Tyler (tpd)

PC MEETING DATE _____

DATE 1/17/24

BCC MEETING DATE 3/20/24

TAB/CAC LOCATION Enterprise

DATE 2/28/24 \$ 1,400.00

CERTIFICATE OF INCUMBENCY

The undersigned, being the Manager of NV LAS DEC, LLC, a Nevada limited liability company, does hereby certify that the persons named below are officers of Switch Ltd., the sole member of NV LAS DEC, LLC., (the "Sole Member"), holding such office at the present time, and authorized on behalf of NV LAS DEC, LLC., to negotiate, sign and deliver any and all papers, agreements, documents, instruments and certificates, and the payment of such sums, as such officers or officer of the Sole Member shall deem necessary or advisable in connection with the development and permitting process for any land owned by NV LAS DEC, LLC, and the respective signature set forth opposite their names are the genuine and originals of each respectively:

<u>Name</u>	<u>Title</u>	<u>Signature</u>
Steven Roberts	Vice President Construction Development	


Gabe Nacht, Chief Financial Officer of Switch, Ltd., a Nevada limited liability company

Dated: February 24, 2023



January 2, 2024

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

SUBJECT: Justification Letter

Dear Clark County Comprehensive Planning,

This land use application for ZC-190877, Las Vegas Switch Campus 17 and 18, requires an extension of time due to the recently adopted Title 30. The Final Map (NFM23-500092) and Civil Off-Site Improvement Plans (PW23-11617) are currently in review with Clark County Public Works. Please, accept this submittal for processing.

Please feel free to contact me should you have any questions or further comments.

Sincerely,

RICK ENGINEERING COMPANY

A handwritten signature in black ink, appearing to read "Kellie Halpin", written over a light blue horizontal line.

Kellie Halpin
Project Coordinator
Phone: 702-379-2658
Email: khalpin@rickengineering.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400012 (NZC-21-0128)-PICERNE BERMUDA, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 12.2 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) alternative landscaping.

DESIGN REVIEWS for the following: 1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade.

Generally located on the southwest corner of Neal Avenue and Bermuda Road within Enterprise (description on file)..MN/my/ng (For possible action)

RELATED INFORMATION:

APN:

191-04-602-012; 191-04-602-014; 191-04-602-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 38 feet where a maximum height of 35 feet is permitted per Table 30.40-3 (an 8.6% increase).
2. Permit alternative landscaping adjacent to Fairfield Avenue and a future private drive where landscaping per Figure 30.64-10 is required.

DESIGN REVIEWS:

1. A multiple family residential development.
2. Permit alternative parking lot landscaping where landscaping within parking lots is required per Figure 30.64-14.
3. Increase finished grade to 30 inches (2.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 66.7% increase).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.2
- Project Type: Multiple family residential development
- Number of Units: 271
- Density (du/ac): 22.2

- Number of Stories: 2 & 3
- Building Height (feet): 38
- Square Feet: 135,034
- Open Space Required/Provided: 27,100/41,782
- Parking Required/Provided: 483/489

Site Plan

The approved plan depicts a multiple family residential development consisting of 271 units on 12.2 acres with a density of 22.2 dwelling units per acre. The site has frontage along Bermuda Road, Neal Avenue, Fairfield Avenue, and a future private drive along the southeastern portion of the site. The development will be a gated community with access from Bermuda Road. The approved plan also depicts a gate onto Fairfield Avenue for emergency vehicles. No access is depicted from Neal Avenue or the future private drive. The 271 residential units will be divided between 17 buildings that are distributed throughout the site. A clubhouse and recreation area with a cabana are located in the central portion of the development. A maintenance building is attached to the east side of 1 of the residential buildings that is located on the southeastern corner of the site. The development is required to have 483 parking spaces and 489 parking spaces are provided which are distributed throughout the site. The approved plan indicates that there will be 46 garage spaces and 232 covered parking spaces. The approved plan also depicts the perimeter of the development will be enclosed by a 6 foot high decorative fence. The buildings will be set back a minimum of 20 feet from the public streets and a minimum of 10 feet from the future private drive.

Open Space & Landscaping

The project is required to have 27,100 square feet of open space where 41,782 square feet of open space is provided. The approved plans depict open space consisting of a recreational area in the central portion of the development which includes a pool, spa, fire pits, and barbeque areas. Other open space includes a dog park in the southeastern portion of the site and landscape areas throughout the development. Landscaping along Bermuda Road consists of a 15 foot wide landscape area along the street outside of the perimeter decorative fence with trees, shrubs, groundcover, and a detached sidewalk. Along Neal Avenue the approved plans depict an attached sidewalk along the street with a minimum 10 foot wide landscape area outside of the perimeter decorative fence consisting of trees, shrubs, and groundcover. An attached sidewalk is depicted along Fairfield Avenue with a minimum 5 foot wide landscape area outside of the perimeter decorative fence consisting of trees, shrubs, and groundcover. Per Figure 30.64-10 the landscaping along Fairfield Avenue is required to have an average width of 6 feet and the approved plans appear to show an average of approximately 5 feet. No landscaping is depicted along the future private drive outside of the decorative fence. The proposed perimeter decorative fence is designed so that landscaping within the fenced area will be visible from the streets. Within the parking areas the approved plan depicts the use of landscape diamonds rather than landscape islands; however, the required number of trees for the parking areas are provided and distributed throughout the project.

Elevations

The buildings for the residential units are 2 to 3 stories with heights of 24 feet for the 2 story buildings and 38 feet for the 3 story buildings. The residential buildings all have pitched roofs with concrete tile roofing material and the exterior of these buildings consists of a stucco finish painted in earth tone colors with stone veneer. The cabana building and maintenance buildings are both 1 story with a maximum height of approximately 17 feet. These buildings have pitched roofs with concrete tile roofing material and stucco exteriors painted in earth tone colors. The clubhouse building is 1 story with a maximum height of approximately 28 feet. The clubhouse building has a pitched roof with concrete tile roofing material and the exterior of the building consists of a stucco painted in earth tone colors and stone veneer.

Floor Plans

The proposed development consists of a total of 135,034 square feet of building area, which is divided between 17 buildings for the 271 residential units, clubhouse, cabana, and a maintenance building. The residential units will consist of 120 one bedroom units, 139 two bedroom units, and 12 three bedroom units that are between 819 square feet to 1,331 square feet in area. The maintenance building has an area of approximately 433 square feet consisting of a restroom for maintenance staff, workspace, and storage areas. The cabana has an area of approximately 1,149 square feet and consists of restrooms, an outdoor covered patio, pool equipment areas, and storage area. The clubhouse has an area of approximately 6,562 square feet which consists of a fitness center, leasing offices, and multi-purpose rooms for the use of the residents.

Applicant's Justification

The applicant indicates that this is their first extension of time and that they are seeking 4 years as there have been no substantial changes to the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400081 (VS-21-0127)	Extension of time to vacate right of way	Approved by BCC	July 2023
ZC-21-0128	Reclassified from a C-2 to an R-4 zoning, with waivers for building standards, and design reviews for a multiple family development	Approved by BCC	June 2021
VS-21-0127	Vacated and abandoned right-of-way	Approved by BCC	June 2021
VS-1049-08	Vacated and abandoned government patent easements	Approved by PC	December 2008
ZC-0683-08	Reclassified the northern portion of the site to C-2 zoning for future commercial development	Approved by BCC	August 2008
ZC-0018-95	Reclassified the southern portion of the site to a C2 zoning for a wholesale/retail landscape materials business	Approved by BCC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM18	Multiple family residential
South	Corridor Mixed-Use	CG	Commercial uses
East	Corridor Mixed-Use & City of Henderson	CG & RM-16	Tavern, single family residential, multiple family residential, & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS5.2	Single family residential

This site and the surrounding area are located in 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

Current 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.

Staff finds that applicant has been applying for building permits for grading which are under review. The applicant has approved drainage and traffic studies dating back to 2022. Although the applicant requested 4 years, staff can support the standard 2 years extension.

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 June 02, 2026 to complete or the application will expire unless extended with approval of an extension of time.
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PICERNE BERMUDA LLC

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

ET 24-400012



Department of Comprehensive Planning Application Form

16A

ASSESSOR PARCEL #(s): 191-04-602-012-014-& 017

PROPERTY ADDRESS/ CROSS STREETS: St. Rose and Bermuda

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time of an approved multi-family development (NZC-21-0128)

PROPERTY OWNER INFORMATION

NAME: Picerne Bermuda, LLC
ADDRESS: 4518 N. 32nd Street
CITY: Phoenix STATE: AZ ZIP CODE: 85018
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION

NAME: Picerne Development Corp
ADDRESS: 4518 N. 32nd Street
CITY: Phoenix STATE: AZ ZIP CODE: 85018 REF CONTACT ID # n/a
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Tony Celeste
ADDRESS: 1980 Festival Plaza Dr. #650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674
TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: aplerce@kcnvlaw.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.

David R Picerne
Property Owner (Signature)*

Picerne Bermuda, LLC,
By David R Picerne, President
Property Owner (Print)

1/10/24
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"/> 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 # (s) ET-24-400012

ACCEPTED BY MY

PC MEETING DATE 03/06/24

DATE 1/24/24

BCC MEETING DATE _____

TAB/CAC LOCATION Enterprise

DATE 02/28/24

\$1400

ET-24-400012 (52)

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



Anthony J. Celeste
ACeleste@kcnvlaw.com
D: 702.792.7000

January 22, 2024

VIA ONLINE SUBMITTAL

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

Re: *First Extension of Time for NZC-21-0128*
APNs: 191-04-602-012, 014, & 017 (St. Rose/Bermuda)

To Whom It May Concern:

Please be advised our office represents Picerne Development (the "Applicant") in the above-referenced matter. The Applicant is submitting a first extension of time for an approved development located on approximately 12.2 acres at the northwest corner of St. Rose Parkway and Bermuda Road. The property is more particularly described as APNs: 191-04-602-012, 014, & 017 (collectively the "Site").

By way of background, on June 2, 2021, the Board of County Commissioners approved NZC-21-0128 allowing for a zone change to R-4 along with a design review and related waivers for a 271-unit multi-family development on the Site. A condition of approval requires the project be "complete" within 3 years of the approval or by June 2, 2024. The Applicant is seeking a four-year extension of time or until June 2, 2028 to "complete". With the requirement to "complete" the project instead of commence, the Applicant is requesting four-years to give it a reasonable time period to comply with the condition. The extension of time is reasonable for the following reasons:

- This is a first extension of time request.
- There has not been any substantial changes in the area.

Therefore, a first extension of time is appropriate. 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

03/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400196 (ZC-1584-98)-DIAMOND RANCH II, LLC:

WAIVER OF CONDITIONS of a zone change requiring the following: **1) on-site lighting** consisting of low sodium, inward direct features to be included with each design review; **2) A-1 landscaping** along all major street frontages; and **3) recording reciprocal, perpetual cross access, ingress/egress, and parking agreement** in conjunction with a plant nursery on 10.5 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the north side of Blue Diamond Road and the east side of Lindell Road within Enterprise. JJ/jud/syp (For possible action)

RELATED INFORMATION:

APN:

176-13-801-034; 176-13-801-040

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Project Type: Plant nursery

Site History and Request

The original request was to reclassify 91 acres from R-E (Rural Estates Residential), H-2 (General Highway Frontage), and M-1 (Light Manufacturing) to M-D (Design Manufacturing) for a 1,316,168 square foot office warehouse complex. The current site encompasses 10.5 acres and is an existing plant nursery previously approved in May 2003 with a proposed expansion to the nursery. The zone change was approved with several conditions of approval in 1998. Presently, the applicant is requesting to waive 3 of the original conditions regarding on-site lighting consisting of low sodium, inward direct features to be included with each design review; A-1 landscaping along all major street frontages; and recording reciprocal, perpetual cross access, ingress/egress, and parking agreement. These 3 conditions of approval were established for a much larger development.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-1584-98:

- Subject no loading areas adjacent to or visible from Ford Avenue;
- No loading docks within 100 feet of a residential list;

- Minimum 8 foot high boundary wall;
- On-site lighting to consist of low-sodium, inward directed features to be included in each design review;
- Design review as a public hearing for each phase and/or buildings;
- A-1 landscaping along all major street frontages;
- B-2 landscaping along minor street frontages;
- A-2 landscape buffer adjacent to any existing residential developments (if applicable);
- Trash enclosures per Code;
- Handicap parking spaces per Code;
- Recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements;
- Enter into a development agreement to ensure a fair share participation in the provision of infrastructure and public facilities necessary to serve this project;
- Development agreement to be entered into prior to issuance of any permits or subdivision mapping, whichever occurs first;
- Full off sites, with improvements on Blue Diamond Road to be in accordance with the requirements of the Nevada Department of Transportation, and subject to their approval;
- Drainage and traffic studies and compliance, with Nevada Department of Transportation concurrence;
- Master studies to address the entire 91 acre development prior to the issuance of any permits or subdivision mapping, whichever occurs first;
- Traffic study to evaluate the surrounding roadway network, including potential railroad/rail spur/roadway conflicts, the possible realignment of Jones Boulevard, and railroad crossing participation;
- Right-of-way dedication to include 40 to 80 feet for Lindel Road, 30 feet for Ford Avenue west or Edmond Street and a portion of a knuckle at Edmond Street, together with right-of-way as required by the approved traffic study;
- Vacate all easement and rights-of-way not being used, and record prior to permits or mapping;
- Combine parcel to prevent landlocking.

Applicant's Justification

The applicant states the current request is to expand the plant nursery to the east onto APN 176-13-801-040, and vacate the street running north/south between the 2 parcels to further increase the overall size of the plant nursery to 10.5 acres. The applicant will not be adding any new on-site lighting. The A-1 landscaping requirement no longer exists in the Code, and the recordation requirement no longer applies.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0155-06	Vacate and abandon Mohawk Street - expired	Held at PC	March 2006

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0648-03 (ET-0110-04)	Extension of time to commence on premise consumption of alcohol	Approved by PC	May 2004
DR-0142-04	Request for a tavern in conjunction with a plant nursery	Approved by PC	March 2004
ZC-1584-98 (WC-0186-03)	Waive a condition requiring full off-sites (excluding paving)	Approved by BCC	September 2003
UC-0648-03	On premises consumption of alcohol	Approved by PC	May 2003
WS-0625-03	Waived street landscaping and off-site improvements in conjunction with a plant nursery; waived conditions of a zone change requiring full off-sites on Ford Avenue and Blue Diamond Road, and landscaping along street frontages (except along Blue Diamond Road)	Approved by BCC	May 2003
ZC-1584-98 (ET-0309-02)	Second extension of time to reclassify 91 acres to M-D zoning	Approved by BCC	November 2002
ZC-1584-98	Request to reclassify 91 acres from R-E, H-2 & M-1 to M-D zoning	Approved by BCC	November 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	R-2 & R-E	Single family residential & undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	R-2 & C-1	Single family residential & commercial development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	M-D	Warehouse/office
West	Business Employment	M-D	Warehouse/office

Related Applications

Application Number	Request
VS-23-0914	A request to vacate and abandon a portion of right of way is a companion item on this agenda.

Related Applications

Application Number	Request
WS-23-0912	A request to waive detached sidewalk requirements, alternative landscaping adjacent to Blue Diamond Road; and increase retaining wall height for the expansion of a plant nursery 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

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Staff finds request for the waiver of conditions regarding the lighting, landscaping, cross access, and parking easements is appropriate as those applied to a much larger project approved 26 years ago. The technology has advanced and there are many types of site lighting available. Additionally, the previously required landscaping as well as easements referred to the office warehouse complex approved in 1998. Therefore, staff can support the waiver of conditions request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) 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:

Comprehensive Planning

- 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.

Public Works - Development Review

- 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 #0028-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: STAR NURSERY, INC.

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

DRAFT



LAND USE APPLICATION

17A

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 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: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Diamond Ranch II, LLC & Diamond Ranch I, LLC</u> ADDRESS: <u>126 Cassia Way</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Star Nursery, Inc.</u> ADDRESS: <u>126 Cassia Way</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Stephanie Allen - Kaempfer Crowell</u> ADDRESS: <u>1880 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: <u>702-491-3906</u> E-MAIL: <u>sha@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-13-801-040, 034

PROPERTY ADDRESS and/or CROSS STREETS: Mohawk/Blue Diamond

PROJECT DESCRIPTION: DR for expansion of nursery

(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): Craig Keough, Managing Member

STATE OF NV
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 7/7/2021 (DATE)
 By Craig Keough
 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.

October 3, 2023

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, Nevada 89155

**Re: *Justification Letter –Design Review, Waivers of Development Standards,
and Waivers of Condition
Star Nursery
Blue Diamond/Mohawk
APN: 176-13-801-034 and 040***

To Whom It May Concern:

This firm represents Star Nursery (the “Applicant”) in the above referenced matter. The proposed project is located north of Blue Diamond Road and east and west of Mohawk Street (the “Property”). The Property is more particularly described as Assessor’s Parcel Numbers 176-13-801-034 and 040. The 034 parcel is the existing Star Nursery location. A companion vacation of Mohawk Street is also being proposed.

Design Review:

The Applicant is requesting a design review to expand the nursery onto the 040 parcel. The expanded nursery into the additional parcel will consist of open space/yard to allow for more retail products to be displayed for sale.

Waivers of Development Standards:

The Applicant is requesting to waive the required detached sidewalk and landscaping along Ford Avenue to match the existing attached sidewalk on for the existing Star Nursery parcel.

The Applicant is also requesting alternative landscaping adjacent to Blue Diamond Road. The Applicant will be providing 10 feet of landscaping where 15 feet is required.

Finally, the Applicant is requesting to provide a four (4) foot retaining wall where three (3) feet is required. The proposed four (4) foot CMU (Concrete Masonry Unit) retaining wall will be installed to match the existing northern boundary retaining wall on Ford Street

Waivers of Conditions:

The Applicant is also requesting to waive several conditions from the previously approved zone change (ZC-1584-98). The conditions are as follows:

- On-site lighting consisting of low-sodium, low-voltage, downward directed fixtures to be included with each design review;
- ~~A~~ Landscaping along all major street frontages; and
- Recording a reciprocal, perpetual cross access, ingress/egress, and parking agreement.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Stephanie Hardie Allen

SHA/lak

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0914-DIAMOND RANCH II, LLC:

VACATE AND ABANDON a portion of a right-of-way being Mohawk Street located between Ford Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jud/syp (For possible action)

RELATED INFORMATION:

APN:
 176-13-801-034; 176-13-801-040

LAND USE PLAN:
 ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation of Mohawk Street between Ford Avenue and Blue Diamond Road. The applicant states this vacation will allow Star Nursery to expand their business without safety concerns over vehicular interference with customers.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0155-06	Vacated and abandoned Mohawk Street - expired	Held at PC	March 2006
UC-0648-03 (E1-0110-04)	Extension of time to commence on premise consumption of alcohol	Approved by PC	May 2004
DR-0142-04	Request for a tavern in conjunction with a plant nursery	Approved by PC	March 2004
ZC-1584-98 (WC-0186-03)	Waived a condition requiring full off-sites (excluding paving)	Approved by BCC	September 2003
UC-0648-03	On premises consumption of alcohol	Approved by PC	May 2003
WS-0625-03	Waived street landscaping and off-site improvements in conjunction with a plant nursery, waived conditions requiring full off-sites on Ford Avenue and Blue Diamond Road and landscaping along street frontages (except along Blue Diamond Road)	Approved by BCC	May 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1584-98 (ET-0309-02)	Second extension of time to reclassify 91 acres to M-D zoning	Approved by BCC	November 2002
ZC-1584-98	Reclassified 91 acres from R-E, H-2 & M-1 to M-D zoning	Approved by BCC	November 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	R-2 & R-E	Single family residential & undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	R-2 & C-1	Single family residential & commercial development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	M-D	Warehouse/office
West	Business Employment	M-D	Warehouse/office

Related Applications

Application Number	Request
WC-23-400196 (ZC-1584-98)	A request to waive the conditions requiring on-site lighting consisting of low sodium, inward direct features to be included with each design review; A-1 landscaping along all major street frontages; and recording reciprocal, perpetual cross access, ingress/egress, and parking agreement is a companion item on this agenda.
WS-23-0912	A request to waive detached sidewalk requirements; alternative landscaping adjacent to Blue Diamond Road; and increase retaining wall height for the expansion of a plant nursery 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 that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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

- 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)

- The applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-23-0914; CCWRD has no objection to the request for vacation as presented; however, CCWRD requires all existing rights granted to us within the rights-of-way to be reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to CCWRD.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STAR NURSERY, INC.

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



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

18A

APPLICATION TYPE <input checked="" 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 #): _____	DEPARTMENT USE	APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PG MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____

PROPERTY OWNER	NAME: <u>Diamond Ranch II, LLC + Diamond Ranch I, LLC</u>
	ADDRESS: <u>125 Cassia Way</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

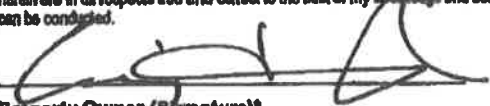
APPLICANT	NAME: <u>Star Nursery, Inc.</u>
	ADDRESS: <u>125 Cassia Way</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

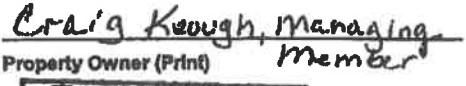
CORRESPONDENT	NAME: <u>Stephanie Allen - Kaempfer Crowell</u>
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-792-7000</u> CELL: _____
	E-MAIL: <u>sha@kcnvlaw.com</u> REF CONTACT ID #: _____


ASSESSOR'S PARCEL NUMBER(S): 176-13-801-040 + 176-13-801-034

PROPERTY ADDRESS and/or CROSS STREETS: Mohawk/Blue Diamond

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)*


 Property Owner (Print) *Member*

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 7/7/2021 (DATE)
 By Craig Keough
 NOTARY PUBLIC: 

KAY HOFFENSPENGER
 NOTARY PUBLIC
 STATE OF NEVADA
 COUNTY OF CLARK
 My. 0700241 MY APPL. EXPIRES MAY 1, 2025

*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

STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
D: 702.792.7045

October 3, 2023

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, Nevada 89155

**Re: *Justification Letter –Design Review, Waivers of Development Standards,
and Waivers of Condition
Star Nursery
Blue Diamond/Mohawk
APN: 176-13-801-034 and 040***

To Whom It May Concern:

This firm represents Star Nursery (the “Applicant”) in the above referenced matter. The proposed project is located north of Blue Diamond Road and east and west of Mohawk Street (the “Property”). The Property is more particularly described as Assessor’s Parcel Numbers 176-13-801-034 and 040. The 034 parcel is the existing Star Nursery location. A companion vacation of Mohawk Street is also being proposed.

Design Review:

The Applicant is requesting a design review to expand the nursery onto the 040 parcel. The expanded nursery into the additional parcel will consist of open space/yard to allow for more retail products to be displayed for sale.

Waivers of Development Standards:

The Applicant is requesting to waive the required detached sidewalk and landscaping along Ford Avenue to match the existing attached sidewalk on for the existing Star Nursery parcel.

The Applicant is also requesting alternative landscaping adjacent to Blue Diamond Road. The Applicant will be providing 10 feet of landscaping where 15 feet is required.

Finally, the Applicant is requesting to provide a four (4) foot retaining wall where three (3) feet is required. The proposed four (4) foot CMU (Concrete Masonry Unit) retaining wall will be installed to match the existing northern boundary retaining wall on Ford Street

Waivers of Conditions:

The Applicant is also requesting to waive several conditions from the previously approved zone change (ZC-1584-98). The conditions are as follows:

- On-site lighting consisting of low-sodium, low-voltage, shielded fixtures to be included with each design review;
- ~~A~~ Landscaping along all major street frontages; and
- Recording a reciprocal, perpetual cross access, ingress/egress, and parking agreement.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Stephanie Hardie Allen

SHA/lak

03/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0912-DIAMOND RANCH II, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** alternative parking lot landscaping; and **3)** allow attached sidewalk.

DESIGN REVIEW for expansion of an existing plant nursery on 10.5 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the north side of Blue Diamond Road and the east side of Lindell Road within Enterprise. JJ/jud/syp (For possible action)

RELATED INFORMATION:

APN:

176-13-801-034; 176-13-801-040

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the retaining wall height to 4 feet where 3 feet is the standard per Section 30.04.03C (a 25% increase).
2. Eliminate parking lot landscaping where landscape finger islands are required per Section 30.04.01D.
3. Allow an attached sidewalk along Ford Avenue where a detached sidewalk is required per Section 30.04.08C.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5380 Blue Diamond Road
- Site Acreage: 10.5
- Project Type: Plant nursery
- Parking Required/Provided: 163/196

Site Plans

The plans depict a proposed expansion to an existing plant nursery. The site includes an existing single story 17,250 square foot building located on APN 176-13-801-034. The total acreage for the existing plant nursery is 7.7 acres. The building is located on the central east side of said parcel. The existing 210,327 square foot rock yard and nursery garden are located to the west and north of the building respectively. Existing customer parking is located along Blue Dimond

Road, south of the existing building. Adjacent to the plant nursery to the southwest of the site are a previously approved tavern and gasoline station with a convenience store. Access to the existing plant nursery is via shared driveways located on Blue Diamond Road, Lindell Road, and Mohawk Street.

Presently, the applicant is requesting to expand the plant nursery to the east onto APN 176-13-801-040 and vacate Mohawk Street, which runs north/south between the 2 parcels. The newly proposed expansion includes a 39,762 square foot loading/unloading area, a 66,654 square foot outdoor retail plant display, as well as additional customer parking along Blue Diamond Road. The overall acreage of the proposed use is 10.5 acres.

With the expansion of the use, the overall parking spaces provided is 196, where 163 are required. The new parking area is located on the southeast corner of the site, along Blue Diamond Road. This application includes a request to eliminate the required landscape finger islands. Controlled access to the inventory portion of the existing and proposed expansion of the plant nursery is via 8 foot high sliding metal security gates, located along the south side of the site, separating the customer parking lot from the controlled area.

An 8 foot high screen wall is surrounding the site boundaries. Waivers are required to increase the retaining wall height to 4 feet where 3 feet is allowed along the north property line of APN 176-13-801-040. The 4 foot high retaining wall along the east property line will remain in place. A waiver of development standards is part of this application to allow an attached sidewalk along Ford Avenue.

Landscaping

The existing portion of the plant nursery depicts a 15 foot wide attached sidewalk with trees 20 feet on center along Ford Avenue. No sidewalk exists on this portion of Ford Avenue. An attached sidewalk is proposed with this land use application. Also, along Blue Diamond Road, the plans depict an existing attached sidewalk with a 10 foot wide landscape strip behind the back of curb with medium trees 20 feet on center and required ground coverage. The plans for the proposed expansions match the same street landscaping frontage. The previously approved plant nursery provides parking lot landscaping, that was adequate for the requirements at the time of approval. The applicant is not providing any additional parking lot landscaping to meet the current Code requirements, necessitating a request for a waiver of development standards for alternative parking lot landscaping. The plans depict a 10% increase in the number of required street trees, water efficient landscaping, and some shade structures meeting 3 sustainability points.

Applicant's Justification

The applicant states the current request is to expand the plant nursery to the east, onto APN 176-13-801-040. The additional parcel will consist of open area to allow for more nursery products to be displayed for sale. The applicant states that an alternative landscaping in lieu of parking lot finger island is adequate since large trucks will be maneuvering frequently on site and the landscaping islands are not ideal for this vehicular movements.

Alternative sustainability points are provided according to the applicant. These alternatives include 10% more trees than required, water efficient landscaping, proposed native plants, plant-orientation to the south and to the west and shade structures throughout the nursery. The applicant is providing more trees than required along Blue Diamond Road. Overall, there are 42 proposed trees and 227 proposed shrubs that will be planted along with accent and native plants in the expansion space.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0155-06	Vacated and abandoned Mohawk Street - expired	Held at PC	March 2006
UC-0648-03 (ET-0110-04)	Extension of time to commence on premise consumption of alcohol	Approved by PC	May 2004
DR-0142-04	Request for a tavern in conjunction with a plant nursery	Approved by PC	March 2004
ZC-1584-98 (WC-0186-03)	Waived a condition requiring full off-sites (excluding paving)	Approved by BCC	September 2003
UC-0648-03	On premises consumption of alcohol	Approved by PC	May 2003
WS-0625-03	Waived street landscaping and off-site improvements in conjunction with a plant nursery; waived conditions requiring full off-sites on Ford Avenue and Blue Diamond Road and landscaping along street frontages (except along Blue Diamond Road)	Approved by BCC	May 2003
ZC-1584-02 (ET-0309-02)	Second extension of time to reclassify 91 acres to M-D zoning	Approved by BCC	November 2002
ZC-1584-98	Reclassified 91 acres from R-E, H-2 & M-1 to M-D zoning	Approved by BCC	November 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	R-2 & R-E	Single family residential & undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	R-2 & C-1	Single family residential & commercial development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	M-D	Warehouse/office
West	Business Employment	M-D	Warehouse/office

Related Applications

Application Number	Request
VS-23-0914	A request to vacate and abandon a portion of right of way is a companion item on this agenda.
WC-23-400196 (ZC-1584-98)	A request to waive the conditions requiring on-site lighting consisting of low sodium, inward direct features to be included with each design review; A-1 landscaping along all major street frontages; and recording reciprocal, perpetual cross access, ingress/egress, and parking agreement 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

Staff finds that the request for a 1 foot retaining wall increase along Ford Avenue would not negatively impact the properties to the north of the site. Ford Avenue is a 60 foot wide right-of-way; therefore, the overall wall height (8 foot screening and 4 foot retaining) would not be adjacent to the residential properties to the north. The retaining wall height will match the existing conditions of the existing plant nursery. While staff does not object to this request, since staff does not support the other waivers; therefore, staff cannot support this request.

Waiver of Development Standards #2

Staff cannot support the lack of parking lot landscaping on the portion of the expansion of the plant nursery along Blue Diamond Road. Staff finds that this is a self-imposed hardship and with a slight redesign, a couple of landscape finger islands can be accommodated. The existing site as well as the site to the east of the proposed expansion provides acceptable parking lot landscaping. Consequently, 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.

Staff finds the proposed design review to be acceptable. The expansion of the plant nursery will match the existing conditions of the site. The plant nursery inventory as well as the trash receptacles will be kept behind the 8 foot walls and security gates, near the existing rock yard area. Staff understands that the size of the discardable materials could be too large to have the trash bins contained in an enclosed structure. The intent of the implementation of the Clark County Sustainability and Climate Action Plan is to ensure that developments conserve water and energy resources, improve air quality, reduce urban heat island effect, and help Clark County adapt to future climate challenges. The site will be dedicated to live plants, which will not contribute to the heat island effect. Also, the proposed expansion of the plant nursery would not be detrimental to the air quality. However, since staff cannot support the waiver requests, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to allow attached sidewalks along Ford Avenue as detached sidewalks provide a safer path for pedestrian. Since there are no existing sidewalks along Ford Avenue staff finds that there is no reason a detached sidewalk cannot be installed.

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; 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; 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.

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 #0028-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STAR NURSERY, INC.

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



LAND USE APPLICATION 19A

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 checked="" 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><u>(ORIGINAL APPLICATION #)</u></p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p><u>(ORIGINAL APPLICATION #)</u></p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p><u>(ORIGINAL APPLICATION #)</u></p>	STAFF	<p>APP. NUMBER: <u>WS-23-0912</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: _____</p> <p>BCC MEETING DATE: <u>2/2/24</u> ✓</p> <p>FEE: <u>\$1,150</u></p>
	PROPERTY OWNER	<p>NAME: <u>Diamond Ranch II, LLC & Diamond Ranch I, LLC</u></p> <p>ADDRESS: <u>125 Casala Way</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>Star Nursery, Inc.</u></p> <p>ADDRESS: <u>125 Casala Way</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Stephanie Allen - Kaempfer Crowell</u></p> <p>ADDRESS: <u>1660 Festival Plaza Drive, Suite 650</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89136</u></p> <p>TELEPHONE: <u>702-782-7000</u> CELL: <u>702-441-3906</u></p> <p>E-MAIL: <u>sha@konview.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-13-801-040, 034

PROPERTY ADDRESS and/or CROSS STREETS: Mohawk/Blue Diamond

PROJECT DESCRIPTION: DR for expansion of nursery

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.

Craig Keough, Mayor
 Property Owner (Signature) Property Owner (Print)

STATE OF NV

COUNTY OF Clark

SWORN AND SOWN BEFORE ME ON 7/7/2021 (DATE)

By Craig Keough

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.

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



STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
D: 702.792.7045

October 3, 2023

WS-23-0912

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, Nevada 89155

**Re: Justification Letter –Design Review, Waivers of Development Standards,
and Waivers of Condition
Star Nursery
Blue Diamond/Mohawk
APN: 176-13-801-034 and 040**

To Whom It May Concern:

This firm represents Star Nursery (the “Applicant”) in the above referenced matter. The proposed project is located north of Blue Diamond Road and east and west of Mohawk Street (the “Property”). The Property is more particularly described as Assessor’s Parcel Numbers 176-13-801-034 and 040. The 034 parcel is the existing Star Nursery location. A companion vacation of Mohawk Street is also being proposed.

Design Review:

The Applicant is requesting a design review to expand the nursery onto the 040 parcel. The expanded nursery into the additional parcel will consist of open space/yard to allow for more retail products to be displayed for sale.

Waivers of Development Standards:

The Applicant is requesting to waive the required detached sidewalk and landscaping along Ford Avenue to match the existing attached sidewalk on for the existing Star Nursery parcel.

The Applicant is also requesting alternative landscaping adjacent to Blue Diamond Road. The Applicant will be providing 10 feet of landscaping where 15 feet is required.

Finally, the Applicant is requesting to provide a four (4) foot retaining wall where three (3) feet is required. The proposed four (4) foot CMU (Concrete Masonry Unit) retaining wall will be installed to match the existing northern boundary retaining wall on Ford Street

Waivers of Conditions:

The Applicant is also requesting to waive several conditions from the previously approved zone change (ZC-1584-98). The conditions are as follows:

- On-site lighting consisting of low-sodium, laward directed features to be included with each design review;
- ~~A~~ landscaping along all major street frontages; and
- ~~Recording~~ Recording a reciprocal, perpetual cross access, ingress/egress, and parking agreement.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Stephanie Hardie Allen

SHA/lak

03/20/24 BCC AGENDA SHEET

UPDATE

**TAVERN
(TITLE 30)**

SILVERADO RANCH BLVD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

177-19-801-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow a proposed attached sidewalk with 10 feet of landscaping along Silverado Ranch Boulevard where a detached sidewalk with landscaping is required per Figure 30.64-17.
- b. Allow an attached sidewalk with 10 feet of landscaping along Arville Street where a detached sidewalk with landscaping is required per Figure 30.64-17.
2. Increase the retaining wall height to 5 feet (with a 6 foot screen wall on top) where 3 feet retaining wall (with a 6 foot screen wall on top) is the maximum per Section 30.64.050.
3. Eliminate parking lot landscaping where required per Figure 30.64-14.
4. Allow non-standard improvements (landscaping) within the right-of-way where not permitted per Chapter 30.52.
5. Reduce the departure distance from the driveway to the intersection to 172.9 feet where 190 feet is required along Arville Street per Uniform Standard Drawing 222.1 (a 9% reduction).
6. Reduce the driveway width to 32 feet where 36 feet is required per Uniform Standard Drawing 222 (a 22% decrease).

DESIGN REVIEWS:

1. Tavern.
2. Increase finished grade to 57 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 59% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.8
- Project Type: Tavern
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 4,600
- Parking Required/Provided: 46/47

Site Plan & History

In 2008, the property was rezoned to C-2 (General Commercial) and an application was approved for a future commercial development, and in 2019 a 4,600 square foot tavern with on-premises consumption of alcohol and related waivers of development standards was approved. The approved plans depicted a tavern building located near the south portion of the property at the corner of Silverado Ranch Boulevard and Arville Street. Set forth in the approved application (ZC-0339-08) was a condition to provide cross access and parking easement to the north and east.

In 2022, the adjacent properties were approved to be rezoned to Residential Urban Density for the development of a single family residential development (NZC-22-0381). Since then the connectivity between the project and a planned residential use does not meet the policies and goals and the applicant has submitted revised plans which depict a proposed tavern and on-site consumption of alcohol with restricted gaming.

The proposed plans depict access to the site is provided by 1 driveway on Arville Street. The driveway width is 32 feet. Parking for the tavern is located on the northern portion of the parcel. The building is set back 35 feet from Silverado Ranch Boulevard and 12 feet 6 inches from Arville Street.

Landscaping

The plan depicts an intense landscape buffer along the north and east property lines adjacent to the residential uses per Figure 30.64-12. The request includes waivers to eliminate parking lot landscaping and landscape finger islands within the proposed parking lot. The request also includes a waiver to allow attached sidewalks with 10 feet of landscaping, and a request to locate landscaping in the spandrel area in the southwest corner of the site.

Elevations

The plans submitted depict a proposed building at 1 story, up to 24 feet high, consisting of colored stucco, decorative cornice molding, and aluminum storefront window system. The height of the building varies slightly from 20 feet to 24 feet and has been designed to break-up the roofline and enhance the overall look of the building. No changes or alterations are proposed to the approved elevations.

Floor Plan

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

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states this property was recently acquired by a new owner and the applicant intends to develop the property as a tavern, consistent with the original approvals with additional waivers for attached sidewalks, retaining wall height, parking lot landscaping, and departure distance along with a design review for increased grade. No changes are proposed to the approved exterior elevations of the commercial building.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400102 (WS-19-0816)	First extension of time for on-premises consumption of alcohol (tavern) with waivers for modified driveway standards	Approved by BCC	October 2022
WS-19-0816	On-premises consumption of alcohol (tavern) with waivers for modified driveway standards	Approved by BCC	December 2019
ZC-0339-08	Reclassified 0.9 acres from R-E to C-2 zoning for a future commercial development	Approved by BCC	May 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	R-E (ROI to RUD)	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	R-3	Undeveloped
West	Neighborhood Commercial	C-1	Convenience store with gasoline station

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

Related Applications

Application Number	Request
WC-23-400155 (ZC-0339-08)	A waiver of conditions to provide cross access and parking easement is a companion item on this agenda.
ET-23-400154 (WS-19-0816)	An extension of time for on-premises consumption of alcohol 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

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff does not support the request to install attached sidewalks where detached sidewalks are required along arterial streets. The applicant has stated in their justification letter they are providing additional landscape areas to off-set any impacts. Staff cannot support the request to waive the required detached sidewalk as stipulated in Title 30. The development to the west across Arville Street has incorporated a detached sidewalk. A detached sidewalk will promote a consistent streetscape and pedestrian safety measures, especially along any arterial or collector street.

Waiver of Development Standards #2

Overall, staff finds that the requested increase in the retaining wall is needed for the proposed drainage of the property. The increase in retaining height permits the matching grading along the exterior of the site, adjacent to the streets and residential uses. This increase should limit any impacts of the site and prevent drainage storm flow on the surrounding properties. However, since staff does not support the design review, staff does not support this request.

Waiver of Development Standards #3

Staff cannot support the applicant request to waive parking lot landscaping per Figure 30.64-14. The applicant has stated they need this waiver to maximize on-site parking. The plans show a parking analysis where 40 parking spaces are required with 47 parking spaces provided. Review of the site plans show that a total of 4 landscape islands would be required, which, if installed, would lower the overall on-site parking to 43 parking spaces. In addition, parking lot landscaping provides for reductions in the heat island effect and provides for a more visual appealing development. Therefore, staff cannot support this request.

Design Review #1

The design of the building, with the variations in building height, complies with Urban Specific Policy 19 of the Master Plan, which encourages varying building heights and breaking-up the mass of a building. However, with staff recommendation of denial of the waivers of development standards #1 and #3, staff cannot support the design of the proposed project as presented. Therefore, staff recommends denial.

Public Works - Development Review

Waiver of Development Standards #4

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 #4 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 is recommending denial of the application, staff cannot support this waiver.

Waiver of Development Standards #5

Staff has no objection to the further reducing of the departure distance by less than 4 feet, as the applicant has placed the driveway as far north as the site will allow. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Waiver of Development Standards #6

Staff has no objection to reduce the driveway width for the commercial driveway on Arville Street. The application was conditioned to a traffic study that will address any concerns that maybe the result of the reduced driveway width. However, since Planning is recommending denial of the application, staff cannot support this waiver.

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 is recommending denial of the application, staff cannot support this design review.

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 final zoning inspection.
- Applicant is advised that 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

- **Landscaping in right-of-way to be approved by Public Works - Development Review;**
- Comply with approved drainage study PW23-13052;
- 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;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0256-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS: 1 card

COUNTY COMMISSION ACTION: December 5, 2023 – HELD – To 02/07/24 – per the applicant.

COUNTY COMMISSION ACTION: February 7, 2024 – HELD – To 03/20/24 – per the applicant.

APPLICANT: SCT SILVERADO RANCH & ARVILLE, LLC
CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, &
SCHRECK, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

DRAFT



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 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>WS-23-0709</u> DATE FILED: <u>10/11/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/15/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/6/23</u> FEE: <u>\$ 1,150</u>
	PROPERTY OWNER NAME: <u>SCT Silverado Ranch & Arville LLC</u> ADDRESS: <u>1505 S. Pavilion Center Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u>
	APPLICANT NAME: <u>SCT Silverado Ranch & Arville LLC</u> ADDRESS: <u>1505 S. Pavilion Center Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>N/A</u> REF CONTACT ID #: <u>N/A</u>
	CORRESPONDENT NAME: <u>Brownstein Hyatt Farber Schreck - Attn: Rebecca Miltenberger</u> ADDRESS: <u>100 N. City Parkway, Suite 1600</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-464-7052</u> CELL: <u>N/A</u> E-MAIL: <u>rmiltenberger@bhfs.com</u> REF CONTACT ID #: <u>176001</u>

ASSESSOR'S PARCEL NUMBER(S): 177-19-801-020

PROPERTY ADDRESS and/or CROSS STREETS: W. Silverado Ranch Blvd. & Arville

PROJECT DESCRIPTION: Modification to WS-19-0816 (as extended by ET-22-400102)

(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)* JEFFREY T. WELCH
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON July 5, 2023 (DATE)
 By Jeffrey T. Welch
 NOTARY PUBLIC: Amelia Carr



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

October 5, 2023

WS-23-0709

Rebecca L. Miltenberger
Attorney at Law
702.464.7052 direct
rmiltenberger@bhfs.com

VIA HAND DELIVERY

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

RE: Justification Letter – Silverado Ranch & Arville Tavern
APN: 177-19-801-020

To Whom It May Concern:

Our office represents SCT Silverado Ranch & Arville LLC, a Nevada limited liability company (the "Applicant"), owner of that certain property bearing Clark County Assessor Parcel Number ("APN") 177-19-801-020 (the "Property"). The Applicant is requesting approval of the following, in conjunction with the redesign of a tavern previously approved by application no. WS-19-0816:

Design Review for the following: a) modifications to WS-19-0816 per the enclosed plans; and b) finished grade in conjunction with a tavern on 0.82 acres in a C-2 (General Commercial District) zone.

Waiver of Development Standards for the following: a) to allow attached sidewalks; b) reduce driveway separation to approximately 172' 9"; c) increase the height of the retaining wall to 5' with a 6' screening wall; d) to allow non-standard improvements (landscaping) in the right-of-way; e) eliminate parking lot landscaping; f) eliminate parking lot figure islands; and g) reduce the driveway width to 32'.

In 2008, the Property was rezoned to C-2 (General Commercial) per application no. ZC-08-0339 (the "Rezoning Approvals") with a BE (Business Employment) planned land use designation. Subsequently, the Board of County Commissioners approved a design review for an approximately 4,600 sq. ft. tavern with on-premises consumption of alcohol and related waivers of development standards as set forth in application no. WS-19-0816 (collectively, the "Tavern Approvals"). The Tavern Approvals were extended until December 4, 2023 per application no. ET-22-400102. The Property was recently acquired by the Applicant, and the Applicant intends to develop the Property as a tavern, consistent with the Tavern Approvals, subject to the waivers requested herein (the "Project").

The Project will consist of an approximately 4,500 sf. ft. tavern, with restricted gaming including a bar (with 15 slot machines), a restaurant and related back of house facilities as shown on the enclosed plans. The building features varying heights, and will incorporate a textured stucco façade, brick veneer, steel accents and decorative façade features as shown on the enclosed elevation plans.

The Project will include 45 parking spaces, 2 of which will be ADA compliant, in accordance with Table 30.60-1 and Table 30.60-5 of the Clark County Development Code (the "Code"). One loading space will be provided in accordance with Table 30.60-6 of the Code. The throat depth of 12'2" provided in the attached plans will exceed the previously approved throat depth under the Tavern Approvals of 7' 11".

An intense landscape buffer will be provided along the Eastern and Northern property boundary lines as shown on the enclosed landscape plan. The proposed landscaping consists of trees, shrubs and ground cover in accordance with the *Southern Nevada Planning Coalition Regional Plant List*. Landscaping will be provided within the landscape islands at the end of the parking space strips and adjacent to the building.

Design Review: The site was previously approved for a tavern per the Tavern Approvals. The requested design review is for modifications to the prior Tavern Approvals as shown on the enclosed plans. The Applicant is requesting to increase finished grade up to a maximum of 57 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 0.58% increase). The proposed grade of the site will increase to approximately 24 inches as permitted by Code along Arville, however given the grade and slope of the site, an increased grade to 4.7 feet (57 inches) is required which will predominately occur along the eastern boundary.

Waiver of Development Standards:

In connection with the Project, the Applicant is requesting a waiver of the following development standards:

- To allow attached sidewalks where detached sidewalks are required per Section 30.64.030(I)(3) & Figure 30.64-17. The Applicant is proposing to provide approximately 5' sidewalks along S. Arville Street and W. Silverado Ranch Boulevard and an approximately 10' amenity zone with landscaping and trees as shown on the enclosed plans. Moreover, attached sidewalks accommodate an existing utility vault with utility boxes, proposed street lights and additional proposed utilities. The surrounding development existing as of the date hereof has similar attached sidewalks.¹ Accordingly, the Applicant requests a waiver to include attached sidewalks.
- To reduce the driveway separation to approximately 172' 9", a reduction of approximately 3' 9" from the previously approved separation distance of 176' 6" under the Tavern Approvals.
- To increase the height of the retaining wall to 5 feet with a 6 foot screen where 3 feet with a 6 foot screen is permitted by Code. Due to the grade of the Property, a taller retaining wall will be required.
- To allow non-standard improvements (landscaping) in the right-of-way. As required under the Tavern Approvals, a portion of the Property will be dedicated to include a property line radius of 54 feet adjacent to the spandrel, which will be landscaped as shown on the enclosed plans. As such, the Applicant is requesting approval for nonstandard improvements to be located within a right of way.
- To eliminate parking lot landscaping and landscape finger islands within the proposed parking lot on site where Figure 30.64-14 is required. Given the small lot site and the configuration of the proposed parking the Applicant is requesting to waive the required parking lot landscaping and finger islands in order to accommodate the required number of parking spaces per the Code and provide additional landscaping around the site per the enclosed plans.

This site was previously approved for a tavern and the overall design is consistent with the existing Tavern Approvals. The proposed design and requested waivers are consistent with the prior approvals and existing developments in the area.

¹ The neighboring development across Arville Street was similarly approved for attached sidewalks per ZC-20-0236.

Principal Planner
Clark County Comprehensive Planning Department
October 5, 2023
Page 3

We appreciate your consideration, and please do not hesitate to contact me if you require additional information.

Sincerely,

A handwritten signature in blue ink that reads "Rebecca L. Miltenberger". The signature is written in a cursive style with a long, sweeping underline.

Rebecca L. Miltenberger
Enclosures

03/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC:

ZONE CHANGE to reclassify 2.6 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) net lot area; 2) eliminate street landscaping; 3) off-site improvements; and 4) street configuration.

DESIGN REVIEW for a single family residential subdivision on 16.2 acres in an R-E (Rural Estates Residential) (RNP-I) zone and an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-16-301-010; 176-16-301-033 through 176-16-301-034

LAND USE PLAN:

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

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

WAIVER OF DEVELOPMENT STANDARDS:

1. Reduce the net lot area for 5 lots to a minimum of 16,193 square feet where 18,000 square feet is the minimum standard per Table 30.40-1 (a 10% decrease).
2. Eliminate street landscaping and a detached sidewalk along a portion of Cougar Avenue where landscaping and detached sidewalks are required per Figure 30.64-17.
3.
 - a. Waive off-site improvements (streetlights, curb and gutter, and partial paving) along Wigwam Avenue where required per Chapter 30.52.
 - b. Waive off-site improvements (streetlights, curb and gutter, and partial paving) along Gagnier Boulevard where required per Chapter 30.52.
 - c. Waive off-site improvements (streetlights, curb and gutter, and partial paving) along Cougar Avenue where required per Chapter 30.52.
 - d. Waive off-site improvements (streetlights, curb and gutter, and partial paving) along Ford Avenue where required per Chapter 30.52.
4. Reduce the street intersection off-set between Street A and the entrance to a subdivision on the east side of Gagnier Boulevard to 51 feet where 125 feet is required per Chapter 30.52.

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 16.2
- Project Type: Single family residential subdivision
- Number of Lots/Units:
 - R-E (RNP-I): 25
 - R-2: 20
- Density (du/ac):
 - R-E (RNP-I): 1.8
 - R-2: 7.7
- Minimum/Maximum Lot Size (square feet):
 - R-E (RNP-I): 16,193 (net)/30,978 (net)
 - R-2: 3,656/5,089

Site Plan

The proposed community is a residential subdivision with 45 single family homes (25 lots zoned for R-E (RNP-I) and 20 lots zoned for R-2) on approximately 16.2 acres. The density is 1.8 for the R-E (RNP-I) zoned portion of the site and 7.7 for the R-2 zoned portion. The lots for the R-E (RNP-I) zoned portion of the map will be accessed directly from Gagnier Boulevard, Cougar Avenue, or 1 of 2 private cul-de-sacs. The lots for the R-2 zoned portion of the map will be accessed either directly from Cougar Avenue or from 2 private streets. No vehicular access is shown from either Wigwam Avenue or Ford Avenue.

Landscaping

The plans show landscaping with detached sidewalks on Wigwam Avenue, Gagnier Boulevard, and Ford Avenue. Along Cougar Avenue, landscaping with a detached sidewalk is shown adjacent to the proposed R-E (RNP-I) subdivision. Adjacent to the proposed R-2 subdivision, an attached sidewalk with no landscaping is shown on Cougar Avenue, with the whole frontage being used for 6 lots with direct access to the street. Trees and shrubs in compliance with Title 30 landscape standards are shown.

Elevations & Floor Plans

R-E (RNP-I) subdivision:

Three floor plans, each with 3 different elevation choices, are shown. All 3 are single story homes. The smallest floor plan features 3,932 square feet of living space with 6 bedrooms, 5 bathrooms, and an oversized garage with parking for automobiles and an RV. The next plan shows a 4,237 square foot home with 6 bedrooms, 5 bathrooms, an oversized garage with parking for automobiles and an RV, and an additional 2 car garage. All 3 plans include some type of multi-generational living space.

All of the elevations show stucco finishes with stone veneer and pop-outs around windows. The roofs are all pitched with varying heights up to a maximum height of 22 feet.

R-2 subdivision:

Two floor plans, each with 3 different elevation choices, are shown. The smaller floor plan depicts a 2 story, 2,270 square foot home with 4 bedrooms, 3 bathrooms, and a 2 car garage. The larger floor plan depicts a 2 story, 2,640 square foot home with 4 bedrooms, 3 bathrooms, and a 2 car garage.

garage, with 1 of the bedrooms and bathrooms being part of an attached multi-generational living space.

All of the elevations show earth tone colors, concrete tile roofs, stucco pop-outs around windows, and varying pitched roofs. The maximum height of the homes will be 26 feet.

Applicant's Justification

The entire area under consideration for development is currently vacant and undeveloped. Surrounding the proposed site there are several developed and undeveloped lots and approved subdivisions with zoning of both R-E and R-2 zones. The applicant believes the proposed subdivision will be complementary to the surrounding land. The applicant states that allowing lots with an approximate 10 percent net lot size reduction is the same as what is allowed on collector and arterial streets. The request for an attached sidewalk without landscaping on Cougar Avenue will cause no adverse effects to the area. The waiver for off-site improvements will allow the area to maintain a rural nature. The waiver for the reduced street intersection off-site is mitigated because the proposed lots are 80 feet wide and additional landscaping is provided adjacent to Gagnier Boulevard.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Commercial Neighborhood	R-2 & R-E	Single family residential & undeveloped

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

Related Applications

Application Number	Request
VS-23-0922	A request to vacate and abandon easements and right-of-way is a companion item on this agenda.
TM-23-500191	A tentative map for a 25 lot subdivision zoned R-E and a 20 lot subdivision zoned R-2 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.

Although a request for a zone change to an R-2 zone is in conformance with the range of zoning districts allowed by the Master Plan, staff finds that R-2 zoning is too intense for the site. Directly to the north, across Cougar Avenue, are 3 lots over 1 acre in size that contain single family residences. As such, a transition from the more intense R-2 zoning to the south to the R-E zoning to the north should occur on this subject site. Therefore, staff cannot support the requested R-2 zoning for the 2.6 acre portion of the site.

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 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 reducing the net lot area for this subdivision. The applicant contends that approving this waiver is the same as what is allowed for lots that are adjacent to arterial or collector streets, but that is not the case. Lots adjacent to arterial or collector streets are required to dedicate more property as right-of-way and easements, leading to less usable area. The applicant is already taking advantage of that code standard with all 3 lots adjacent to Wigwam Avenue being below 18,000 square feet. The applicant has not provided a valid justification for why the minimum standard cannot be met; therefore, staff cannot support this request.

Waiver of Development Standards #2

Code requires detached sidewalks with a landscape buffer to be provided along streets to ensure safety and reduce heat island effects. With the R-E zoned lots fronting on Cougar Avenue, the applicant has shown that the standard can be met when a lot takes their sole access from a 60 foot wide public street. Staff does not agree with the applicant's assertion that an attached sidewalk with only typical residential front yard landscaping will have the same effect as a detached sidewalk with Code required landscaping. 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.

Although the design of the homes in the proposed R-E subdivision is appropriate for the site and are compatible with the surrounding area, the lot layout and lot sizes proposed necessitate waivers of development standards, which staff cannot support. With regard to the design of the proposed R-2 subdivision, staff finds that the intensity of the development is too great in consideration of the existing R-E development to the north of the site. With no unique characteristics with the parcels or the area to suggest that compliance with the standards is not necessary, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

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 #4

Staff cannot support the reduction to the intersection off-set from the private cul-de-sac on the west side of Gagnier Boulevard and the private cul-de-sac on the east side of Gagnier Boulevard. The reduction will cause left turn conflict between the vehicles leaving the private cul-de-sacs creating a potential for collisions.

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 waivers of development standards and design review 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;
- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard, 25 feet to the back of curb for Cougar Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require the dedication to back of curb and the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 to show on-site fire lane, turning radius, and turnarounds; 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; and 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 #0386-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: BRUIN CAPITAL PARTNERS

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118



LAND USE APPLICATION 21A

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 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-23-0921</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: _____</p> <p>BCC MEETING DATE: <u>2-21-24</u></p> <p>FEE: <u>\$2200.00</u></p>
	PROPERTY OWNER	<p>NAME: <u>CANKIDS INVESTMENTS 2012 L L C</u></p> <p>ADDRESS: <u>1700 S PAVILION CENTER DR STE 300</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>Bruin Capital Partners</u></p> <p>ADDRESS: <u>10801 W Charleston Blvd #170</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702.736.6434</u> CELL: _____</p> <p>E-MAIL: <u>markd@bruinpc.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Westwood Professional Services - Mariah Prunchak</u></p> <p>ADDRESS: <u>5725 W Badura Ave #100</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702.284.5300</u> CELL: _____</p> <p>E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-16-301-010

PROPERTY ADDRESS and/or CROSS STREETS: Cougar / Gagnier

PROJECT DESCRIPTION: Residential Subdivision

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

PLANNER COPY

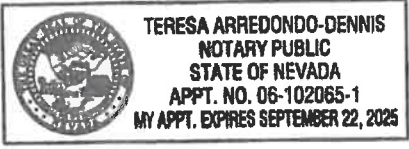
 Property Owner (Signature)* Lawrence Canarelli, President
 Property Owner (Print) Investment Manager, Inc., its Manager

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 8, 2023 (DATE)

By Lawrence Canarelli, President

NOTARY PUBLIC: Teresa Arredondo-Dennis



*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

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

December 5, 2023

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

**RE: Cougar Gagnier, a 45 Lot Residential Subdivision
Justification Letter for Zone Change, Design Review and Waiver of Development Standards
Westwood Project No. AWD2203-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, American West Development, respectfully submits this justification letter with an application for a Zone Change, Design Review and Waiver of Development Standards.

The project site associated with this request is approximately 16.2± gross acres and covers APN 176-16-301-010, -033, -034. It is located in a portion of Section 16, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 45 lots with a gross density of 2.8 dwelling units/acre.

Zone Change

This project site will have two areas: one area zoned R-E with 25 lots, and one zoned R-2 with 20 lots. The proposed Conforming Zone Change would modify the zoning designation from R-E to R-2 for a 2.6-acre portion of the site. The Land Use is designated Residential Estate Neighborhood (RN). The proposed community is a 45-lot single-family residential subdivision on approximately 16.2± acres with an overall density of 2.8 dwelling units per acre (du/ac). The R-E area of the site is 25 lots on approximately 13.6± acres with a density of 1.84 du/ac. The R-2 area of the site is 20 lots on approximately 2.6± acres with a density of 7.69 du/ac.

South of the eastern portion (R-E zoned) of the proposed site is the existing Ford Avenue. Across Ford Avenue to the south is a vacant lot: APN 176-16-401-045 which is zoned R-E with a planned Land Use of RN. Directly south of the western portion (R-2 zoned) of the proposed community is the existing residential subdivision Durango & Ford. Durango & Ford is zoned R-2 with a designated Land Use of Mid-Intensity Suburban Neighborhood (MN). To the west of the proposed community are two existing residential homes on APNs 176-16-301-006 and -009 that are zoned R-E with a designated Land Use of RN. There is also a vacant parcel to the west of the site: APN 176-16-301-036 which is zoned R-E and has a Land Use of Neighborhood Commercial (NC). To the east of the proposed community is existing Gagnier Boulevard. Across from Gagnier Boulevard to the east is a series of parcels (APNs 176-16-301-011, -013, -016, -029, -028) that are all zoned R-E with a Land Use of RN. Bounding the north of the site is existing Wigwam Avenue. Across from Wigwam Avenue to the north exists a residential subdivision that is also zoned R-E with a Land Use of RN (APNs 176-16-201-027 and -024).

American West Development believes the combination of R-E and R-2 zoning will be reciprocal to existing subdivisions and will be complementary to any future developments that may be built in the area.

PLANNER COPY

Design Review

The proposed community is a residential subdivision with 45 single family homes on approximately 16.2± gross acres. The gross density will be approximately 2.8 du/ac. In this development, American West Development will offer five different house plans with three separate elevations per plan. There are two plans that will be proposed on the R-2 area. Each of these plans will be two -stories. The remaining three plans will be proposed on the R-E area and are each one-story. House sizes ranges 2,640 square feet to 4,237 square feet, with the target buyer being established families and next gen upgraded home buyers.

Surrounding the proposed site there are several developed and undeveloped lots and subdivisions with zoning R-E and R-2. American West Development believes the proposed subdivision will be complementary to the surrounding land by proposing an R-E and R-2 subdivision on a parcel surrounded by R-E and R-2 zoning.

Waiver of Development 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 30.52.040 – Improvement Requirements

- Standard:** To provide grading, curbs, gutters, paving of streets and streetlights.
- Waiver Request:** Allow Rural Offsite Improvements (no streetlights, curb & gutter) on Wigwam Ave, Gagnier Blvd, Cougar Ave, and Ford Ave.
- Justification:** The project is surrounded by existing developments that currently conform to rural standards. To maintain the rural nature of the existing conditions surrounding the site, a less intense improvement is being proposed, however, detached sidewalk will be proposed to maintain the walkability of the area. This development will maintain the rural nature of the neighborhood while complying with landscaping and screening standards. The proposed request is compatible and consistent with the existing character of the community.

2. Title 30 Section 30.52.052C – Street Configuration in Residential Subdivisions

- Standard:** 125-foot offset measured from right-of-way to right-of-way.
- Waiver Request:** Allow a 51-foot offset between Street A and the entrance to the existing 4-lot subdivision between APN 176-16-301-011 and APN 176-16-301-013.
- Justification:** This request is to allow the offset to be reduced to approximately 46-feet from the proposed Street A to the existing entrance to the 4-lot residential subdivision across Gagnier Blvd. Gagnier Blvd is a 60-foot public right-of-way, while Street A is a 37-foot private within the proposed development. Street A is the first street inside the subdivision when entering from Wigwam Ave, and the homes along the west side of the street have the side of the house against the street. These lots are 80-feet wide with an additional landscape are adjacent to Gagnier Blvd. The land use and lot size are in conformance with the zoning requirements of the development code and the adjacent properties; therefore, this request seems reasonable.

3. Title 30 Figure 30.64-17 – Detached Sidewalk Requirements (straight sidewalk)

Standard: 15.0' minimum landscape area with detached sidewalk

Waiver Request: Along Cougar Avenue, in front of Lots 1-6, allow attached sidewalk and eliminate landscaping

Justification: This request is to allow the dedication of 30.0' of right-of-way with attached sidewalk along a portion of Cougar Avenue (in front of Lots 1-6). Waiving this requirement causes no adverse effects to the area. The site remains walkable for pedestrians, and all minimum paving and street width requirements are met.

4. Title 30 Table 30.40-1 – Rural Residential Districts – Property Development Standards Bulk Matrix

Standard: Net lot area for R-E zoning: 18,000 square feet

Waiver Request: Allow a 10% reduction to the net area for lots 21, 25, 26, 30, and 42

Justification: This request is to allow a 10% reduction to the net lot area for lots 21, 25, 26, 30, and 42. Each of these lots are around the boundary of the site, positioned adjacent to a 60.0' right-of-way (Gagnier Blvd, Cougar Ave, and Ford Ave). All the requested lots meet the requirements for the gross area, and the requested reduction is the same as the allowable reduction for R-E lots along a collector or arterial street.

Please feel free to contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Georgia Dunkerly, Graduate Engineer

Cc: Mark Dunford, Bruin Capital Partners
Mariah Prunchak, Westwood Professional Services

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0922-CANKIDS INVESTMENTS 2012, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Gagnier Boulevard and Durango Drive, and between Ford Avenue and Wigwam Avenue; a portion of right-of-way being Wigwam Avenue located between Gagnier Boulevard and Durango Drive; a portion of right-of-way being Cougar Avenue between Gagnier Boulevard and Durango Drive; and a portion of an unnamed right-of-way located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-16-301-010; 176-16-301-033 through 176-16-301-034

LAND USE PLAN:

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

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

BACKGROUND:

Project Description

The application depicts the vacation and abandonment of patent easements, right-of-way grants, and fee-owned right-of-way as follows:

- APN 176-16-301-010 – 8 foot wide to 33 foot wide patent easements on the north, east, and south sides of the parcel.
- APN 176-16-301-010 – 5 foot wide portion of fee-owned right-of-way for Ford Avenue and a 30 foot wide unnamed right-of-way on the west side of the parcel.
- APN 176-16-301-034 – 5 foot wide BLM right-of-way grants on Cougar Avenue and a portion of Gagnier Boulevard and a 5 foot wide portion of fee-owned right-of-way on Wigwam Avenue.

The applicant is vacating these easements that conflict with the proposed site plan for the subject residential development. The easements were granted in support of the individual parcels but are no longer required for the proposed development. The applicant did not provide any justification for the vacation of the fee-owned right-of-way.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	R-2 & R-E	Single family residential & undeveloped

Related Applications

Application Number	Request
ZC-23-0921	A zone change from R-E to R-2 zoning on 2.6 acres of the 16.2 acre site, with a waiver and design review is a companion item on this agenda.
TM-23-500191	A tentative map for a 25 lot subdivision zoned R-E and a 20 lot subdivision zoned R-2 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 for Gagnier Boulevard, 25 feet to the back of curb for Cougar 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.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRUIN CAPITAL PARTNERS

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

22A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0922</u>	DATE FILED: <u>12-27-23</u>
		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>1-31-24</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>2-21-24</u>	
		FEE: <u>\$ 875.00</u>	

PROPERTY OWNER	NAME: <u>CANKIDS INVESTMENTS 2012 L L C</u>
	ADDRESS: <u>1700 S PAVILION CENTER DR STE 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Bruin Capital Partners</u>
	ADDRESS: <u>10801 W Charleston Blvd #170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702.736.6434</u> CELL: _____
	E-MAIL: <u>markd@bruinpc.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services - Mariah Prunchak</u>
	ADDRESS: <u>5725 W Badura Ave #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): 176-16-301-010

PROPERTY ADDRESS and/or CROSS STREETS: Cougar / Gagnier

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



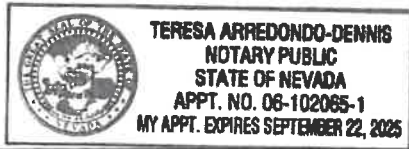
 Property Owner (Signature)*

Lawrence Canarelli, President

 Property Owner (Print) Investment Manager Inc., its Manager

STATE OF NEVADA Clark
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON November 8, 2023 (DATE)

By Lawrence Canarelli, President
 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.

VS-23-0922

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

Westwood

December 5, 2023

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

RE: **Cougar Gagnier, a 45 Lot Residential Subdivision
Justification Letter for Vacation & Abandonment of Easements and Right of Way
Westwood Project No. AWD2203-000**

To whom it may concern:

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

Project Description: The project site associated with this vacation request is approximately 16.2± gross acres and covers APN 176-16-301-010, -033 & -034. It is located in a portion of Section 16, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 45 lots with a gross density of 2.8 dwelling units/acre.

The applicant is vacating Easements that conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development.

Vacation No. 1 includes the south 5.0' of the existing 40.0' right-of-way on Wigwam Avenue associated with OR:20030630:04206. Vacation No. 2 includes the north 5.0' of the existing 30.0' right-of-way on Cougar Avenue associated with OR:20230322:03006. Vacation No. 3 includes a 30.0' existing right-of-way associated with OR:20030630:04206. This right-of-way is between APN: 176-16-301-033 and 176-16-301-036. Vacation No. 4 includes the north 5.0' of the existing 30.0' right-of-way on Ford Avenue associated with OR:20030630:04206. Vacation No. 5 includes the north and east 33.0' of the patent easement along APN 176-16-301-010. Vacation No. 5 also includes the south 8.0' of the same patent easement (Patent Easement No. 1212787). Vacation No. 6 includes the south 5.0' of the existing 40.0' BLM right-of-way grant N-55350 (OR:19920520:01105) along Wigwam Avenue. This vacation also includes the west 5.0' of the existing 30.0' BLM right-of-way grant N-55350 (OR:19920520:01105) along Gagnier Boulevard.

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



Georgia Dunkerly, Graduate Engineer

PLANNER COPY

Cc: Mark Dunford, Bruin Capital Partners
Mariah Prunchak, Westwood Professional Services

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500191-CANKIDS INVESTMENTS 2012, LLC:

TENTATIVE MAP consisting of the following: **1)** 25 lots in an R-E (Rural Estates Residential) (RNP-I) Zone; and **2)** 20 lots in an R-2 (Medium Density) Zone on 16.2 acres.

Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-16-301-010; 176-16-301-033 through 176-16-301-034

LAND USE PLAN:

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

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 16.2
- Project Type: Single family residential subdivision
- Number of Lots/Units:
 - R-E (RNP-I): 25
 - R-2: 20
- Density (du/ac):
 - R-E (RNP-I): 1.8
 - R-2: 7.7
- Minimum/Maximum Lot Size (square feet):
 - R-E (RNP-I): 16,193 (net)/30,978 (net)
 - R-2: 3,656/5,089

The proposed community is a residential subdivision with 45 single family homes (25 lots for R-E (RNP-I) Zone and 20 lots for R-2 Zone) on approximately 16.2 acres. The density is 1.8 for the R-E (RNP-I) zoned portion of the site and 7.7 for the R-2 zoned portion. The lots for the R-E (RNP-I) zoned portion of the map will be accessed directly from Gagnier Boulevard, Cougar Avenue, or 1 of 2 private cul-de-sacs. The lots for the R-2 zoned portion of the map will be accessed either directly from Cougar Avenue or from 2 private streets. No vehicular access is shown from either Wigwam Avenue or Ford Avenue.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Ranch Estates Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	R-2 & R-E	Single family residential & undeveloped

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

Related Applications

Application Number	Request
VS-23-0922	A request to vacate and abandon easements and right-of-way is a companion item on this agenda.
ZC-23-0921	A zone change from R-E to R-2 zoning on 2.6 acres of the 16.2 acre site, with a waiver and design review 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

Since staff is recommending denial of ZC-23-0921, staff recommends denial of the proposed tentative map.

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; 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;
- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard, 25 feet to the back of curb for Cougar Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require the dedication to back of curb and and the vacation of excess right-of-way 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;
- Streets shall have approved street names and suffixes.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0386-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: BRUIN CAPITAL PARTNERS
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE
100, LAS VEGAS, NV 89118**



TENTATIVE MAP APPLICATION 23A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500191</u>	DATE FILED: <u>12-27-23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC: <u>ENTERPRISE</u>
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>2-21-24</u>	
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>CANKIDS INVESTMENTS 2012 L L C</u>
	ADDRESS: <u>1700 S PAVILION CENTER DR STE 300</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Bruin Capital Partners</u>
	ADDRESS: <u>10801 W Charleston Blvd #170</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702.736.6434</u> CELL: _____
	E-MAIL: <u>markd@bruincp.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services - Mariah Prunchak</u>
	ADDRESS: <u>5725 W Badura Ave #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): 176-16-301-010

PROPERTY ADDRESS and/or CROSS STREETS: Cougar / Gagnier

TENTATIVE MAP NAME: Cougar Gagnier

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

<p>_____ Property Owner (Signature)*</p> <p>STATE OF <u>Nevada</u></p> <p>COUNTY OF <u>Clark</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>November 8, 2023</u> (DATE)</p> <p>By <u>Lawrence Canarelli, President</u></p> <p>NOTARY PUBLIC: _____</p>	<p>_____ Lawrence Canarelli, President</p> <p>Property Owner (Print) <u>Investment Manager, Inc., its President</u></p> <div style="border: 1px solid black; padding: 5px; text-align: center; margin-top: 20px;"> <p>TERESA ARREDONDO-DENNIS NOTARY PUBLIC STATE OF NEVADA APPT. NO. 06-102065-1 MY APPT. EXPIRES SEPTEMBER 22, 2025</p> </div>
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*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.

03/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0023-LI & SHAO INC, ET AL:

ZONE CHANGE to reclassify 1.0 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone for a future commercial development.

Generally located on the southeast corner of Eldorado Lane and Decatur Boulevard within Enterprise (description on file). MN/gc/ng (For possible action)

RELATED INFORMATION:

APN:

177-07-201-001

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1
- Existing Land Use: Undeveloped

Site Plan

This is a zone change request with no plans submitted. The site is 1 acre in size.

Applicant's Justification

The applicant states the zone change will promote future commercial activities for a possible future tour bus staging yard.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Neighborhood Commercial	RS20	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP NPO)	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential

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 CG zoning to be too intense for, and not compatible with, the surrounding area. The site is immediately adjacent to a Rural Neighborhood Preservation Neighborhood Protection Overlay (RNP NPO) to the east. 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. The CG zoning category allows uses that are too intense for the area and building heights up to 50 feet, which are not compatible with the surrounding area. Furthermore, the site at 1 acre is relatively small for a property zoned CG. Commercial zoning categories that are less intensive than CG, but still conforming to the Neighborhood Commercial (NC) land use designation, would be more appropriate at this location. For these reasons, staff finds the request for CG zoning not appropriate for this site.

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.

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- 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: ROLLINGSTONE, INC.

CONTACT: JOHN R. HAMILTON ENTERPRISES, INC., 3945 PEBBLE CREEK AVENUE,
LAS VEGAS, NV 89147

DRAFT



Department of Comprehensive Planning Application Form

24A

ASSESSOR PARCEL #(s): APN 177-07-201-001

PROPERTY ADDRESS/ CROSS STREETS: SOUTHEAST CORNER OF ELDORADO LANE / DECATUR BLVD.

DETAILED SUMMARY PROJECT DESCRIPTION

A conforming zone change is requested from Rural Estates Residential (R-E) to Commercial General (CG) within the Neighborhood Commercial (NC) land use of the Enterprise Townboard District for the parcel of land located on the Southeast Corner of Eldorado Lane / Decatur Blvd., identified as APN 177-07-201-001. This zone change is required to promote future commercial activities for a possible future tour bus staging yard. This is only a rezone application and there are no site plan designs at this time.

PROPERTY OWNER INFORMATION

NAME: ROLLINGSTONE, INC. - CONTACT: ELEANOR CHENG
ADDRESS: 980 WOODBURN LANE
CITY: Las Vegas STATE: NV ZIP CODE: 89138
TELEPHONE: (702) 906-2600 CELL (702) 338-3344 EMAIL: CHENGTEAM@GMAIL.COM

APPLICANT INFORMATION

NAME: ROLLINGSTONE, INC. - CONTACT: ELEANOR CHENG
ADDRESS: 980 WOODBURN LANE
CITY: Las Vegas STATE: NV ZIP CODE: 89138 REF CONTACT ID # _____
TELEPHONE: (702) 906-2600 CELL (702) 338-3344 EMAIL: CHENGTEAM@GMAIL.COM

CORRESPONDENT INFORMATION

NAME: John R. Hamilton, P.E. - John R. Hamilton Enterprises, Inc.
ADDRESS: 3945 Pebble Creek Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89147 REF CONTACT ID # _____
TELEPHONE: (702) 580-3658 CELL (702) 580-3658 EMAIL: John@JRHamiltonEnterprises.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)*

ELEANOR CHENG

Property Owner (Print)

1-11-2024

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) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____



John R. Hamilton Enterprises, Inc.

3945 Pebble Creek Avenue • Las Vegas • Nevada • 89147
Ph: (702) 580-3658 • John@JRHamiltonEnterprises.com

Thursday, January 11, 2024

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

Re: APN 177-07-201-001
Justification Letter for Zoning Change – Conforming

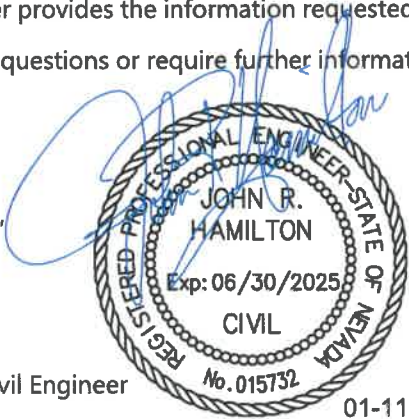
Zoning Administrator,

A conforming zone change is requested from Rural Estates Residential (R-E) to Commercial General (CG) within the Neighborhood Commercial (NC) land use of the Enterprise Townboard District for the parcel of land located on the Southeast Corner of Eldorado Lane / Decatur Blvd., identified as APN 177-07-201-001. This zone change is required to promote future commercial activities for a possible future tour bus staging yard. This is only a rezone application and there are no site plan designs at this time.

I trust this letter provides the information requested to support this zone change request; however, if you should have any questions or require further information, please do not hesitate to contact my office at (702) 580-3658.

Respectfully submitted,

John R. Hamilton, P.E.
President / Principal Civil Engineer



01-11-2024

Cc: Property Owner