



## ENTERPRISE TOWN ADVISORY BOARD

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

March 1, 2023

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](mailto: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](mailto: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](mailto: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.

BOARD OF COUNTY COMMISSIONERS  
JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair  
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM  
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for February 15, 2023. (For possible action)
- IV. Approval of the Agenda for March 1, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **DR-23-0039-ZMZS FAMILY TRUST & MALIK, UMER Z. TRS:**  
**DESIGN REVIEW** for a monument sign in conjunction with an approved retail center on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise. JJ/sd/syp (For possible action) **03/21/23 PC**
- 2. **NZC-23-0010-SZE, KUK-SUI & NG, KENNETH YU KIN:**  
**ZONE CHANGE** to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.  
**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) allow a street to terminate into a hammerhead street design. Generally located on the southwest corner of Eldorado Lane and Bermuda Road within Enterprise (description on file). MN/gc/syp (For possible action) **03/21/23 PC**
- 3. **VS-23-0011-SZE, KUK-SUI & NG, KENNETH YU KIN:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and between Fairfield Avenue and Bermuda Road; a portion of right-of-way being Eldorado Lane located between Fairfield Avenue and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Eldorado Lane and Maulding Avenue within Enterprise (description on file). MN/gc/syp (For possible action) **03/21/23 PC**
- 4. **TM-23-500004-SZE, KUK-SUI & NG, KENNETH YU KIN:**  
**TENTATIVE MAP** consisting of 8 single family residential lots and common lots on 2.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Eldorado Lane and Bermuda Road within Enterprise. MN/gc/syp (For possible action) **03/21/23 PC**

5. **ET-23-400010 (ZC-20-0598)-RIVERVIEW LVB DEVELOPMENT, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** reduce the separation between on-premises consumption of alcohol establishments (taverns) to a residential use (multiple family); **2)** reduce the separation between outside dining, drinking (taverns), and cooking to a residential use (multiple family); and **3)** permit outside dining, drinking and cooking in conjunction with a tavern.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative landscaping adjacent to a less intensive (multiple family) use; **2)** eliminate street landscaping; **3)** increase building height; **4)** allow modified driveway design standards (no longer needed); and **5)** allow non-standard improvements within the right-of-way (Las Vegas Boulevard South).  
**DESIGN REVIEWS** for the following: **1)** shopping center; and **2)** finished grade on a 7.5 acre portion of 15.4 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise (description on file). MN/md/syp (For possible action) **03/22/23 BCC**
  
6. **ET-23-400014 (NZC-18-0865)-LMG NEVADA LAND EXPANSION, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-65) zone to an M-D (Designed Manufacturing) (AE-65) zone.  
**DESIGN REVIEW** for an office/warehouse building. Generally located on the northwest corner of Windy Street and Capovilla Avenue within Enterprise (description on file). MN/tpd/syp (For possible action) **03/22/23 BCC**
  
7. **VS-23-0021-CHURCH SOUTHERN HILLS BAPTIST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Blue Diamond Road, and between Torrey Pines Drive and El Camino Road, and a portion of right-of-way being Pebble Road located between Torrey Pines Drive and El Camino Road, and a portion of right-of-way being Torrey Pines Drive located between Pebble Road and Blue Diamond Road within Enterprise (description on file). JJ/lm/syp (For possible action) **03/22/23 BCC**
  
8. **UC-23-0020-CHURCH SOUTHERN HILLS BAPTIST:**  
**USE PERMITS** for the following: **1)** expansion of a place of worship; and **2)** reduce front setback.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative street landscaping; **2)** reduce parking; and **3)** modified commercial driveway standards.  
**DESIGN REVIEWS** for the following: **1)** proposed building and expansion to parking area; **2)** alternative parking lot landscaping; and **3)** finished grade on 5.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Pebble Road and the east side of Torrey Pines Drive within Enterprise. JJ/lm/syp (For possible action) **03/22/23 BCC**
  
9. **UC-23-0028-LEARY DUSTIN J:**  
**USE PERMIT** to increase the number of household pets (cats & dogs).  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the number of household pets in conjunction with an existing single family dwelling on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Keifer Valley Street and the west side of Cimarron Road within Enterprise. JJ/sd/syp (For possible action) **03/22/23 BCC**

10. **WS-23-0016-PN II INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for setbacks.  
**DESIGN REVIEW** for finished grade on 21.0 acres in an R-1 (Single Family Residential) Zone and an R-D (Suburban Estates Residential) Zone. Generally located on the south side of Chartan Avenue, the north side of Starr Avenue, the east and south sides of Placid Street, and the east side of La Cienega Street within Enterprise. MN/bb/syp (For possible action) **03/22/23 BCC**
11. **WS-23-0029-S C GILESPIE:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a wall sign to face a residential development.  
**DESIGN REVIEWS** for the following: **1)** lighting plan; and **2)** a sign plan in conjunction with a mini-warehouse facility on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Giles pie Street, 75 feet north of Silverado Ranch Boulevard within Enterprise. MN/al/syp (For possible action) **03/22/23 BCC**

VII. General Business

1. Review the Enterprise Town Advisory Board bylaws (for discussion only).

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 vote may be taken on a matter not listed on the posted 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.

IX. Next Meeting Date: March 15, 2023.

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

February 15, 2023

## MINUTES

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Board Members	Justin Maffett, Chair <b>PRESENT</b> David Chestnut <b>PRESENT</b> Kaushal Shah <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Chris Caluya <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <b>PRESENT</b>	

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

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

No Current Planning Present at meeting.

### 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 February 1, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for February 1, 2023.

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

### IV. Approval of Agenda for February 15, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications:

1. PA-23-700001-CIMARRON CAPITAL MANAGEMENT, LLC:
2. ZC-23-0004-CIMARRON CAPITAL MANAGEMENT, LLC:
3. TM-23-500001-CIMARRON CAPITAL MANAGEMENT, LLC:
  
5. VS-22-0709-TZORTZIS SURVIVOR'S TRUST A, ET AL:
6. WS-22-0708-TZORTZIS SURVIVOR'S TRUST A, ET AL:

V. Informational Items

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

- **Transform Clark County Consolidated Draft Title 30 Presentation**

Location: 500 S, Grand Central Pkwy - Pueblo Room

When: 3/8/2023 6pm

TAB/CAC members to receive a presentation from the consultant on the consolidated draft of the Title 30 rewrite on March 8, 2023, at 6:00 p.m. To attend the meeting, there are two options:

\* Pueblo Room, 500 S. Grand Central Parkway

\* Virtual via MS Teams

This will be a posted public meeting. No action will take place at the meeting; however, we will respond to questions.

A copy of the Consolidated Draft rewrite will be available on February 28, 2023, at:

<https://www.transformclarkcounty.com/documents>

VI. Planning & Zoning

1. **PA-23-700001-CIMARRON CAPITAL MANAGEMENT, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 1.4 acres. Generally located on the north side of Blue Diamond Road, 300 feet west of Cimarron Road within Enterprise. JJ/gtb (For possible action) **03/07/23 PC**

Motion by David Chestnut

Action: **ADOPT**

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

2. **ZC-23-0004-CIMARRON CAPITAL MANAGEMENT, LLC:**  
**ZONE CHANGE** to reclassify 1.4 acres from an H-2 (General Highway Frontage) Zone to a C-1 (Local Business) Zone.  
**USE PERMIT** to reduce separation from outside dining to a residential use.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative street landscaping.  
**DESIGN REVIEW** for a commercial center (restaurants) with drive-thru services and outside dining areas. Generally located on the north side of Blue Diamond Road, 300 feet west of Cimarron Road within Enterprise (description on file). JJ/rk/syp (For possible action) **03/07/23 PC**

Motion by David Chestnut

Action: **APPROVE**

**CHANGE** Current Planning bullet #4 to read:

- All pole mounted and wall mounted lighting to be fully shielded.

**CHANGE** Current Planning bullet #3 to read:

- Provide trees spaced 10 feet on center along the north and west property lines;

**ADD** Current Planning Conditions:

- Design review as a public hearing for signage.
- Design review as a public hearing for significant change to plans.
- Provide bollards every 4 feet for outside dining areas.
- Provide Noise Attenuating Wall on the north and west boundaries.
- All pole mounted lighting not to exceed 18 feet.
- Operating hours to be County Day Light Hours.

Per staff conditions.

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

3. **TM-23-500001-CIMARRON CAPITAL MANAGEMENT, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on a 1.4 acre parcel in a C-1 (Local Business) Zone. Generally located on the north side of Blue Diamond Road, 300 feet west of Cimarron Road within Enterprise. JJ/rk/syp (For possible action) **03/07/23 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

4. **ET-23-400003 (WS-20-0512)-B & R FOUR, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to increase wall height.  
**DESIGN REVIEWS** for the following: 1) increase finished grade; and 2) a single family residential development on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Cougar Avenue and La Cienega Street within Enterprise. MN/tpd/syp (For possible action) **03/08/23 BCC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

5. **VS-22-0709-TZORTZIS SURVIVOR'S TRUST A, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jonathan Drive and Bruner Avenue, and between Gabriel Street and Las Vegas Boulevard South; and a portion of right-of-way being Gabriel Street located between Jonathan Drive and Bruner Avenue within Enterprise (description on file). MN/gc/syp (For possible action) **03/08/23 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-2) /NAY – Chestnut & Kaiser

6. **WS-22-0708-TZORTZIS SURVIVOR'S TRUST A, ET AL:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow non-standard improvements in the right-of-way; and **2)** reduce throat depth.  
**DESIGN REVIEWS** for the following: **1)** commercial center; **2)** alternative parking lot landscaping; and **3)** finished grade in conjunction with an existing tavern on 3.7 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Las Vegas Boulevard South, 350 feet south of Jonathan Drive within Enterprise. MN/gc/syp (For possible action) **03/08/23**  
**BCC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (3-2) /NAY – Chestnut & Kaiser

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 March 1, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett  
Action: **ADJOURN** meeting at 7:27 p.m.  
Motion **PASSED** (5-0) /Unanimous



SIGN  
(TITLE 30)

RAINBOW BLVD/MERANTO AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-23-0039-ZMZS FAMILY TRUST & MALIK, UMER Z. TRS:**

**DESIGN REVIEW** for a monument sign in conjunction with an approved retail center on 1.9 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise. JJ/sd/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-22-701-012

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9375 S. Rainbow Boulevard
- Site Acreage: 1.9
- Project Type: Monument sign
- Monument Sign Height (feet): 8
- Square Feet: 158
- Parking Required/Provided: 85/89

**Site Plans**

The plans depict a retail center consisting of 2 in-line retail buildings and 1 restaurant pad site building with a drive-thru. The pad site building and the smaller in-line retail building are located along Rainbow Boulevard and the larger in-line retail building is located near the western property line. A shared cross access drive is shown along the north property line to the Walmart site. Parking is equitably distributed throughout the site with most of the parking spaces shown in the middle of the site. There is 1 main access point shown along Rainbow Boulevard. This request is by the applicant proposing a monument sign located along Rainbow Boulevard at the ingress/egress location. The proposed monument sign will be approximately 158 square feet and 8 feet in height.

Landscaping

Landscaping is not required or part of this application.

Sign Elevations

The plans depict a proposed monument sign at 8 feet in height and 158 square feet in size with a steel frame, individual cabinet with white facing, faux stone base with LED illumination and acrylic lettering.

Applicant's Justification

The applicant states the request is a result of a condition of approval from the previous application (NZC-21-0254), which as part of the review mandated that all future signage and lighting be subject to a design review as a public hearing, including monument signs.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-21-0255	Vacated easements and right-of-way	Approved by BCC	August 2021
NZC-21-0254	Reclassified from R-E to C-1 zoning, waivers for reduced driveway approach distance, modified driveway design, off-site improvements, and design review for retail center, alternative parking lot landscaping, and finished grade	Approved by BCC	August 2021

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed Use	C-2	Commercial retail center
South	Neighborhood Commercial	C-1	Retail center
East	Business Employment	R-E	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

The proposed monument sign is in compliance with the requirements of Tile 30 and will not have a negative impact on the abutting developments. Setbacks to the right-of-way are being met and the applicant has proposed a monument sign as shown on the plans, which is 40% less than what is allowed. In addition, the total sign face is 158 square feet where 390 square feet is allowed; 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:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ZMYS FAMILY TRUST & MALIK, UMER Z. TRS**

**CONTACT: MARK WHITEHOUSE, HIGH IMPACT SIGN AND DESIGN, 820 S. WIGWAM PARKWAY #100, HENDERSON, NV 89014**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING A1

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	APP. NUMBER: <u>DP-23-0039</u> DATE FILED: <u>1/25/23</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3/1/23</u> PC MEETING DATE: <u>3/21/23</u> BCC MEETING DATE: _____ FEE: <u>\$ 675</u>
	<b>PROPERTY OWNER</b>	NAME: <u>ZMZS Family Trust, UMER MALIK</u> ADDRESS: <u>1151a Mystic Rose Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-767-3764</u> CELL: <u>702-767-3764</u> E-MAIL: <u>UMERZMALIK1@gmail.com</u>
	<b>APPLICANT</b>	NAME: <u>ZMZS Family Trust, UMER MALIK</u> ADDRESS: <u>1151a Mystic Rose Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-767-3764</u> CELL: <u>702-767-3764</u> E-MAIL: <u>UMERZMALIK1@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>	NAME: <u>Mark Whitehouse</u> ADDRESS: <u>820 S. Wigwam Parkway # 100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-336-3336</u> CELL: <u>702-336-3336</u> E-MAIL: <u>mwhitehouse@highimpact</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-22-701-012

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow Merant

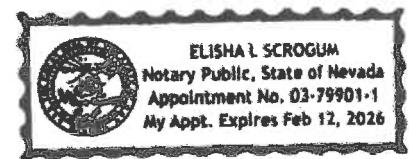
PROJECT DESCRIPTION: \_\_\_\_\_

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

Umer Zehed Malik      Umer MALIK  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON October 10, 2022 (DATE)

By Umer Zehed Malik  
 NOTARY PUBLIC: \_\_\_\_\_



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



To: Clark County Comprehensive Planning Dept.  
500 Grand Central Pkwy  
Las Vegas NV  
89155

From: Mark Whitehouse  
High Impact Sign and Design  
820 S. Wigwam #100  
Henderson, NV 89014  
(702) 336-3336

DR-23-0039

November 1, 2022

RE: *Signage Design Review – Diamond Rainbow Center*

Comprehensive Planning,

We request a Signage and Lighting Design Review for public hearing an already approved retail center located at 9375 South Rainbow Boulevard Las Vegas, NV 89139.

Enclosed please find the Sign Plan Exhibit, Sign Calculations Table and Justification Letter.

The project will have the following signage which is compliant with Clark County Title 30.72 Sign Code and there are no waivers being requested.

- Sign A – Freestanding sign, this sign is being requested at a height of 20' where 35' is the maximum, which is a 40% reduction in height. Additionally the sign will be 158 square feet where 390 square feet is the maximum which is a reduction of 60% of what is allowed freestanding for signage square footage.

In closing, this freestanding sign will be compatible in materials with the building's architecture, colors, and finishes.

The sign will not negatively impact the surrounding neighborhood.

The lighting review exhibits are attached as well for this review.

Should you have any questions or require additional information, please feel free to contact our office.

Thank You

Regards,

Mark Whitehouse

820 Wigwam Parkway, Ste 100  
Henderson, NV 89014

(702) 736-7446 office

(702) 644-0678 fax

[www.highimpactsign.com](http://www.highimpactsign.com)

03/21/23 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

ELDORADO LN/BERMUDA RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-23-0010-SZE, KUK-SUI & NG, KENNETH YU KIN:

**ZONE CHANGE** to reclassify 2.1 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.

**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) allow a street to terminate into a hammerhead street design.

Generally located on the southwest corner of Eldorado Lane and Bermuda Road within Enterprise (description on file). MN/gc/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-09-604-003

**DESIGN REVIEWS:**

1. Single family residential development.
2. Allow a street to terminate into a hammerhead street design where a radius cul-de-sac per Uniform Standard Drawing 212 is the preferred turnaround within residential subdivisions per Section 30.56.080.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2/1
- Number of Lots: 8
- Density (du/ac): 4.0
- Minimum/Maximum Lot Size (square feet): 7,930/10,440
- Project Type: Single family residential
- Number of Stories: Up to 2
- Building Height (feet): Up to 24
- Square Feet: 2,752 to 3,226

**Neighborhood Meeting Summary**

This request is for a nonconforming zone change to reclassify 2.1 acres from an R-E zoning district to an R-1 zoning district for a single family residential development. The applicant conducted a neighborhood meeting at the Enterprise Library on August 22, 2022, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site and 4 neighbors attended the meeting. According to the applicant, the neighbors had concerns with the placement of 2 story homes, density, and compatibility with adjacent homes, grading, and wall heights and locations.

Site Plans

The plans depict a proposed single family residential development consisting of 8 residential lots and 2 common element lots at a density of 4.0 dwelling units per acre. Lot sizes range from a minimum of 7,930 square feet to a maximum of 10,440 square feet, with an average lot size of 8,641 square feet. The lots will be served by a 40 foot wide private street with no sidewalk that terminates into a hammerhead. Access to the development is from Eldorado Lane.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is provided along Eldorado Lane and Bermuda Road. The landscape palette consists of Blue Palo Verde trees and Cliff Goldenbush shrubs.

Elevations

The plans show 3, one story models and 1, two story model up to 24 feet high, with 2 types of elevation designs. Building materials consist of stucco finish, stucco pop-outs, stone veneer, decorative shutters, and tile roofing.

Floor Plans

The plans depict homes ranging in size from 2,752 square feet to 3,226 square feet with 3 to 5 bedrooms, 2.5 to 3.5 baths, and 3 car garages.

Applicant's Justification

The applicant states that the proposed development will provide a buffer between the more intense residential and quasi-commercial developments to the north and northeast and the low density homes to the south and west. The proposed development will also provide varied housing options while still being compatible with the adjacent rural land uses. Additionally, the applicant states that the proposed hammerhead street design will not cause adverse impacts since each of the homes have 3 car garages and driveways, and the widths of the lots will allow for adequate on-street parking.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential



**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-23-0011	A vacation and abandonment of government patent easements and 5 foot wide portions of right-of-way being Eldorado Lane and Bermuda Road is a companion item on this agenda.
TM-23-500004	A tentative map for an 8 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**

**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.*

Staff finds that there has been no change in law, policies, trends, or facts since adoption of the land use plan that have substantially changed the character or condition of the area. Eldorado Lane and Bermuda Road have acted as a boundary line between the Ranch Estate Neighborhood uses/Rural Neighborhood Preservation area and the more intense R-1 & R-D zoned residential areas north of Eldorado Lane and the school and place of worship uses east of Bermuda Road. Development in the area has been in line with the land use plan, and the establishment of R-1 zoning on this site would break from the plan and intrude into an established Ranch Estate Neighborhood.

- 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.*

Staff finds the proposed density allowed with the R-1 zone change not compatible with the adjacent R-E zoned single family residences to the west and south that are developed at less than

2 dwelling units per acre. Zoning and land use categories more intense than 2 dwelling units per acre have purposely been kept north of Eldorado Lane and east of Bermuda Road.

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

There has been no indication from service providers that the approval of this request will have a substantial adverse effect on public services and facilities in this area. Information provided by the Clark County School District (CCSD) indicates this site would be served by Hill Elementary School and Wiener Elementary School (shared attendance boundary), Schofield Middle School, and Silverado High School. CCSD indicates that all of the schools are currently under capacity.

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

The applicant states the request complies with Policy 1.1.1 and Policy 6.1.3 of the Master Plan which encourages a mix of housing types and a variety of density and intensity. However, the request does not comply with Policy 1.5.1 which encourages the protection of existing Rural Neighborhood Preservation (RNP) areas; and Policy 1.5.2 which promotes protecting the established character and lifestyles associated with RNP areas and minimizing future conflicts with higher intensity development planned on sites that are adjacent to RNP areas.

### **Summary**

#### Zone Change

Staff finds that there has not been a change in law and policies that make this request appropriate for the area. The reclassification of this site to R-1 zoning would allow development that is incompatible with the adjacent and developed R-E zoned single family residences to the west and south. Although the project will not have an adverse effect on public facilities and services, the project does not comply with other applicable adopted plans, goals, and policies. Staff finds that the proposed request does not satisfy all of the requirements of a compelling justification to warrant approval of the nonconforming zone boundary amendment to R-1 zoning; therefore, staff recommends denial of the zone change request.

#### Design Review #1

The proposed single family development is too intense for the area and is not compatible with the adjacent R-E and R-E (RNP-I) zoned single family residences to the south and west, respectively. The subdivision design does not incorporate appropriate buffers and transitions to the adjacent single family residences to the south and west; and therefore, does not comply with Policy 1.5.2 which encourages sites adjacent to RNP areas to incorporate transitioning densities with larger lots and clustering higher intensity housing units away from the shared edge of the RNP. Historically, the County has encouraged minimum 10,000 square foot lots when adjacent to and transitioning from R-E and RNP-I zoned single family residential lots, which the proposed subdivision does not provide. Thus, staff cannot support the design review request.

### Design Review #2

Staff cannot support the proposed hammerhead street design as the County's preferred turnaround with residential subdivisions is a radius cul-de-sac design. The proposed hammerhead design could cause issues for emergency vehicles that need to turnaround to exit the subdivision, particularly if vehicles park on-street within the hammerhead.

### **Department of Aviation**

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

### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 19, 2023 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:

- Resolution of Intent to complete in 4 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan amendment and a zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

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

**Department of Aviation**

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

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0350-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: ADAVEN HOMES, LLC**

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



# LAND USE APPLICATION

# 2A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input 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 (ARX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>NZC-23-0010</u> DATE FILED: <u>1-11-23</u> PLANNER ASSIGNED: <u>GRC</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3-1-23</u> PC MEETING DATE: <u>3-21-23</u> BCC MEETING DATE: <u>4-19-23</u> FEE: <u>\$ 2,676</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Kuk-Sui Sze and Kenneth Yu Kin Ng</u> ADDRESS: <u>86 KWONG DAN TIN, ROUTE TWIRK, TSUEN WAN, HONG KONG</u> CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: <u>702-365-8588</u> CELL: <u>N/A</u> E-MAIL: <u>andrewa@summithomesnv.com</u>
	<b>APPLICANT</b>  NAME: <u>Adaven Homes, LLC Attn: Andrew Acuna</u> ADDRESS: <u>3455 Cliff Shadows Parkway Suite 280</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-365-8588</u> CELL: <u>702-580-2515</u> E-MAIL: <u>andrewa@summithomesnv.com</u> REF CONTACT ID #: _____
<b>CONSULTANT</b>  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: _____ E-MAIL: <u>Emily.S@taneycorp.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-09-604-003

PROPERTY ADDRESS and/or CROSS STREETS: Bermuda Rd & E Eldorado Ln

PROJECT DESCRIPTION: Bermuda & Eldorado 8 lot single family residential development

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

**Kuk-Sui SZE**

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

STATE OF The People's Republic of China  
 COUNTY OF Hong Kong SAR

SUBSCRIBED AND SWORN BEFORE ME ON 03 August 2022 (DATE)  
 By Kuk-Sui SZE

NOTARY PUBLIC: YIP KI CHI Notary Public of Hong Kong SAR (My commission expires at death)

\*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

October 25, 2022

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

NZC-23-0010

**Re: Bermuda & Eldorado**  
**APR-22-101254**  
**APN: 177-09-604-003**  
**Justification Letter (Revised)**

Mr. Cerven:

On behalf of our client, Adaven Homes, Taney Engineering is respectfully submitting justification for a Tentative Map, Non-Conforming Zone Change, and Design Reviews for a proposed single-family residential subdivision.

### Project Description:

This project is a 2.02 gross-acre, 8 lot single-family residential subdivision with 3.96 lots per acre located to the west of Bermuda Road and south of Eldorado Lane. The site is currently zoned R-E (Rural Estates Residential), with a planned land use of RN (Ranch Estates Neighborhood). We are requesting a non-conforming zone change to R-1 (Single-Family Residential).

Bermuda Road and Eldorado Lane will receive full off-site improvements including curb, gutter, detached sidewalk, and streetlights. All lots will be accessed via a 40 ft. private crossfall street with 30" modified roll curb and gutter, that terminates in a hammerhead.

The project site is bounded by properties with the following zoning categories and planned land use:

- North: R-1 (Single-Family Residential); MN (Mid-Intensity Suburban Neighborhood); Developed
- East, South, and West: R-E (Rural Estates Residential); RN (Ranch Estate Neighborhood); Developed and Undeveloped

Perimeter landscaping is provided in accordance with Title 30.64.030(k)(2). A 15 ft. landscape buffer, with a detached 5 ft. sidewalk, will be located along both Bermuda Road and Eldorado Lane.

### Non-Conforming Zone Change

On behalf of our client, we are requesting a non-conforming zone change from R-E (Rural Estates Residential) to R-1 (Single-Family Residential) 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 single-family residential homes that act as a buffer between the existing low-density homes to the south and west and the more intense commercial and residential



developments to the north and northeast. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other.

- b) *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 polices established in the Transform Clark County Master Plan. The proposed R-1 (Single-Family Residential) 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 existing R-E (Rural Estate Residential) area and adjacent rural land uses. The 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.*

Two residential subdivisions immediately north of the subject parcel, as well as large, developed areas to the east and south, .25 miles or less away, have already been rezoned to R-1 (Single-Family Residential). Louis Wiener Junior Elementary School and Charlotte-Hill Elementary School are also located immediately to the northeast and have a PU (Public Use) land use category. It is our belief that the proposed development is compatible with existing development and appropriate for the area.

### **Design Review – Architecture**

On behalf of our client, we are applying for a design review for the four architectural floor plans and elevations. The proposed single and two-story detached single-family homes are 2,752 sq. ft., 2,797 sq. ft., 3,125 sq. ft., and 3,226 sq. ft. A three-car garage will be provided for each home, in addition to a full-length driveway that can park a minimum of two vehicles.

### **Design Review – Hammerhead Street Design**

On behalf of our client, we are applying for a design review to allow for a hammerhead cul-de-sac design where not allowed per Title 30.56.080. To best utilize the available acreage, the internal 40 ft. wide private street running north/south terminates in a hammerhead cul-de-sac. We do not believe that this street design will create an adverse impact on future residents or the adjacent properties since each of the eight homes will include a full-length driveway and three-car garage. Additionally, the width of the lots not located on the hammerhead allows for adequate on-street parking, should the need arise.



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,

A handwritten signature in black ink, appearing to read 'Jeremiah Johnson'. The signature is fluid and cursive, with a prominent initial 'J'.

Jeremiah Johnson  
Land Planner



03/21/23 PC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY  
(TITLE 30)

ELDORADO LN/BERMUDA RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0011-SZE, KUK-SUI & NG, KENNETH YU KIN:

**VACATE AND ABANDON** easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and between Fairfield Avenue and Bermuda Road; a portion of right-of-way being Eldorado Lane located between Fairfield Avenue and Bermuda Road; and a portion of right-of-way being Bermuda Road located between Eldorado Lane and Maulding Avenue within Enterprise (description on file). MN/gc/syp (For possible action)

RELATED INFORMATION:

**APN:**

177-09-604-003

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of an 8 foot wide government patent easement along the north property line and 5 foot wide portions of right-of-way being Eldorado Lane and Bermuda Road. The applicant states the government patent easement is not needed for development and the portions of right-of-way are being vacated to accommodate detached sidewalks.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Ranch /Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

**Related Applications**

Application Number	Request
NZC-23-0010	A nonconforming zone change request to reclassify the site from R-E to R-1 zoning for a single family residential development and a design review to allow a hammerhead street design is a companion item on this agenda.
TM-23-500004	A tentative map for an 8 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 and right-of-way that are not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

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

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ADAVEN HOMES, LLC

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

DRAFT





# VACATION APPLICATION

# 3A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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

<b>PROPERTY OWNER</b>	NAME: <u>Kuk-Sui Sze and Kenneth Yu Kin Ng</u>
	ADDRESS: <u>86 KWONG DAN TIN, ROUTE TWIRK, TSUEN WAN, HONG KONG</u>
	CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: <u>702-365-8588</u> CELL: <u>N/A</u>
	E-MAIL: <u>andrewa@summithomesnv.com</u>


<b>APPLICANT</b>	NAME: <u>Adaven Homes, LLC Attn: Andrew Acuna</u>
	ADDRESS: <u>3455 Cliff Shadows Parkway Suite 290</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u>
	TELEPHONE: <u>702-365-8588</u> CELL: <u>702-580-2515</u>
	E-MAIL: <u>andrewa@summithomesnv.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	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: _____
	E-MAIL: <u>EmilyS@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-09-604-003

PROPERTY ADDRESS and/or CROSS STREETS: Bermuda Rd & E Eldorado Ln


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)

Kuk-Sui SZE  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF NEVADA State of the People's Republic of China  
 COUNTY OF County of Hong Kong SAR

SUBSCRIBED AND SWORN BEFORE ME ON 03 August 2022 (DATE)  
 by Kuk-Sui SZE

NOTARY PUBLIC:  YIP KI CHI LUKA, Notary Public of Hong Kong SAR (My commission expires at death)

\*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

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

<b>PROPERTY OWNER</b>	NAME: <u>Kuk-Sui Sze and Kenneth Yu Kin Ng</u> ADDRESS: <u>86 KWONG DAN TIN, ROUTE TWIRK, TSUEN WAN, HONG KONG</u> CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: <u>702-365-8588</u> CELL: <u>N/A</u> E-MAIL: <u>andrewa@summithomesnv.com</u>
-----------------------	---

<b>APPLICANT</b>	NAME: <u>Adaven Homes, LLC Attn: Andrew Acuna</u> ADDRESS: <u>3455 Cliff Shadows Parkway Suite 290</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-365-8588</u> CELL: <u>702-580-2515</u> E-MAIL: <u>andrewa@summithomesnv.com</u> REF CONTACT ID #: _____
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<b>CORRESPONDENT</b>	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: _____ E-MAIL: <u>EmilyS@taneycorp.com</u> REF CONTACT ID #: _____
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 177-09-604-003

PROPERTY ADDRESS and/or CROSS STREETS: Bermuda Rd & E Eldorado Ln

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]*

*Kenneth Yu Kin Ng*

Property Owner (Signature)\*

Property Owner (Print)

State of BC  
 COUNTY OF Burnaby  
 City  
 SUBSCRIBED AND SWORN BEFORE ME ON July 29, 2022 (DATE)  
 By Kenneth Yu Kin Ng  
 NOTARY PUBLIC: *[Signature]*

Lat Lam Shum Notary Public  
 1219 - 4500 Kingsway  
 Burnaby, B.C. V5H 2A9 Canada  
 Tel: 604-438-2122 Fax: 604-438-6166  
 (Permanent Commission)

\*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

October 25, 2022

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

**Re: Bermuda & Eldorado  
APR-22-101254  
APN: 177-09-604-003  
Justification Letter (Revised)**

Mr. Cerven:

On behalf of our client, Adaven Homes, Taney Engineering is respectfully submitting justification for a Tentative Map, Non-Conforming Zone Change, and Design Reviews for a proposed single-family residential subdivision.

### **Project Description:**

This project is a 2.02 gross-acre, 8 lot single-family residential subdivision with 3.96 lots per acre located to the west of Bermuda Road and south of Eldorado Lane. The site is currently zoned R-E (Rural Estates Residential), with a planned land use of RN (Ranch Estates Neighborhood). We are requesting a non-conforming zone change to R-1 (Single-Family Residential).

Bermuda Road and Eldorado Lane will receive full off-site improvements including curb, gutter, detached sidewalk, and streetlights. All lots will be accessed via a 40 ft. private crossfall street with 30" modified roll curb and gutter, that terminates in a hammerhead.

The project site is bounded by properties with the following zoning categories and planned land use:

- North: R-1 (Single-Family Residential); MN (Mid-Intensity Suburban Neighborhood); Developed
- East, South, and West: R-E (Rural Estates Residential); RN (Ranch Estate Neighborhood); Developed and Undeveloped

Perimeter landscaping is provided in accordance with Title 30.64.030(k)(2). A 15 ft. landscape buffer, with a detached 5 ft. sidewalk, will be located along both Bermuda Road and Eldorado Lane.

### **Non-Conforming Zone Change**

On behalf of our client, we are requesting a non-conforming zone change from R-E (Rural Estates Residential) to R-1 (Single-Family Residential) on the following standards:

- a) *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 single-family residential homes that act as a buffer between the existing low-density homes to the south and west and the more intense commercial and residential



developments to the north and northeast. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other.

- b) *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 polices established in the Transform Clark County Master Plan. The proposed R-1 (Single-Family Residential) 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 existing R-E (Rural Estate Residential) area and adjacent rural land uses. The 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.*

Two residential subdivisions immediately north of the subject parcel, as well as large, developed areas to the east and south, .25 miles or less away, have already been rezoned to R-1 (Single-Family Residential). Louis Wiener Junior Elementary School and Charlotte-Hill Elementary School are also located immediately to the northeast and have a PU (Public Use) land use category. It is our belief that the proposed development is compatible with existing development and appropriate for the area.

### **Design Review – Architecture**

On behalf of our client, we are applying for a design review for the four architectural floor plans and elevations. The proposed single and two-story detached single-family homes are 2,752 sq. ft., 2,797 sq. ft., 3,125 sq. ft., and 3,226 sq. ft. A three-car garage will be provided for each home, in addition to a full-length driveway that can park a minimum of two vehicles.

### **Design Review – Hammerhead Street Design**

On behalf of our client, we are applying for a design review to allow for a hammerhead cul-de-sac design where not allowed per Title 30.56.080. To best utilize the available acreage, the internal 40 ft. wide private street running north/south terminates in a hammerhead cul-de-sac. We do not believe that this street design will create an adverse impact on future residents or the adjacent properties since each of the eight homes will include a full-length driveway and three-car garage. Additionally, the width of the lots not located on the hammerhead allows for adequate on-street parking, should the need arise.





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,

A handwritten signature in black ink, appearing to read 'Jeremiah Johnson'.

Jeremiah Johnson  
Land Planner



BERMUDA & ELDORADO  
(TITLE 30)

ELDORADO LN/BERMUDA RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
TM-23-500004-SZE, KUK-SUI & NG, KENNETH YU KIN:

**TENTATIVE MAP** consisting of 8 single family residential lots and common lots on 2.1 acres in an R-1 (Single Family Residential) Zone.

Generally located on the southwest corner of Eldorado Lane and Bermuda Road within Enterprise. MN/gc/syp (For possible action)

RELATED INFORMATION:

**APN:**  
177-09-604-003

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.1
- Number of Lots: 8
- Density (du/ac): 4.0
- Minimum/Maximum Lot Size (square feet): 7,930/10,440
- Project Type: Single family residential

The plans depict a proposed single family residential development consisting of 8 residential lots and 2 common element lots at a density of 4.0 dwelling units per acre. Lot sizes range from a minimum of 7,930 square feet to a maximum of 10,440 square feet, with an average lot size of 8,641 square feet. The lots will be served by a 40 foot wide private street with no sidewalk that terminates into a hammerhead. Access to the project is from Eldorado Lane.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-23-0010	A nonconforming zone change request to reclassify the site from R-E to R-1 zoning for a single family residential development and a design review to allow a hammerhead street design is a companion item on this agenda.
VS-23-0011	A vacation and abandonment of government patent easements and 5 foot wide portions of right-of-way being Eldorado Lane and Bermuda Road 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**

This request meets the tentative map requirements as outlined in Title 30. However, since staff cannot support the zone change and design review requests under NZC-23-0010, staff cannot support this tentative map request.

**Department of Aviation**

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

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- 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.

**Comprehensive Planning Division - Addressing**

- No comment.

**Department of Aviation**

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

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0350-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** ADAVEN HOMES, LLC

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





# TENTATIVE MAP APPLICATION 4A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	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: _____

<b>PROPERTY OWNER</b>	NAME: <u>Kuk-Sui Sze and Kenneth Yu Kin Ng</u>
	ADDRESS: <u>86 KWONG DAN TIN, ROUTE TWIRK, TSUEN WAN, HONG KONG</u>
	CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: <u>702-365-8588</u> CELL: <u>N/A</u>
	E-MAIL: <u>andrewa@summithomesnv.com</u>

<b>APPLICANT</b>	NAME: <u>Adaven Homes, LLC Attn: Andrew Acuna</u>
	ADDRESS: <u>3455 Cliff Shadows Parkway Suite 280</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u>
	TELEPHONE: <u>702-365-8588</u> CELL: <u>702-580-2515</u>
	E-MAIL: <u>andrewa@summithomesnv.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Taney Engineering Attn: Emily Sidebottom</u>
	ADDRESS: <u>8030 S Jones Blvd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>EmilyS@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-09-804-003

---

PROPERTY ADDRESS and/or CROSS STREETS: Bermuda Rd & E Eldorado Ln

TENTATIVE MAP NAME: Bermuda & Eldorado

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

Property Owner (Signature)	<u>Kuk-Sui SZE</u> Property Owner (Print)
STATE OF <u>The People's Republic of China</u> COUNTY OF <u>Hong Kong SAR</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>03 August 2022</u> (DATE) By <u>Kuk-Sui SZE</u>	
NOTARY PUBLIC:  YIP IO CHI Luke, Notary Public of Hong Kong SAR (My commission expires at death)	

\*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

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	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: _____

<b>PROPERTY OWNER</b>	NAME: <u>Kuk-Sui Sze and Kenneth Yu Kin Ng</u> ADDRESS: <u>86 KWONG DAN TIN, ROUTE TWIRK, TSUEN WAN, HONG KONG</u> CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: <u>702-365-8588</u> CELL: <u>N/A</u> E-MAIL: <u>andrewa@summithomesnv.com</u>
-----------------------	---

<b>APPLICANT</b>	NAME: <u>Adaven Homes, LLC Attn: Andrew Acuna</u> ADDRESS: <u>3455 Cliff Shadows Parkway Suite 290</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-365-8588</u> CELL: <u>702-580-2515</u> E-MAIL: <u>andrewa@summithomesnv.com</u> REF CONTACT ID #: _____
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<b>CORRESPONDENT</b>	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: _____ E-MAIL: <u>Emils@taneycorp.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-09-604-003

PROPERTY ADDRESS and/or CROSS STREETS: Bermuda Rd & E Eldorado Ln

TENTATIVE MAP NAME: Bermuda & Eldorado

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

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

(1)  
(2)

PROVIDE STATE OF BC  
 COUNTY OF Burnaby  
 City \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON July 29, 2022 (DATE)  
 By Kenneth Yu Kin Ng  
 NOTARY PUBLIC: \_\_\_\_\_

**Lai Lue Shuen** Notary Public  
 1219 - 4500 Kingsway  
 Burnaby, B.C. V5H 2A9 Canada  
 Tel: 604-438-2122 Fax: 604-438-6166  
 (Permanent Commission)

\*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

October 25, 2022

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

**Re: Bermuda & Eldorado  
APR-22-101254  
APN: 177-09-604-003  
Justification Letter (Revised)**

Mr. Cerven:

On behalf of our client, Adaven Homes, Taney Engineering is respectfully submitting justification for a Tentative Map, Non-Conforming Zone Change, and Design Reviews for a proposed single-family residential subdivision.

### **Project Description:**

This project is a 2.02 gross-acre, 8 lot single-family residential subdivision with 3.96 lots per acre located to the west of Bermuda Road and south of Eldorado Lane. The site is currently zoned R-E (Rural Estates Residential), with a planned land use of RN (Ranch Estates Neighborhood). We are requesting a non-conforming zone change to R-1 (Single-Family Residential).

Bermuda Road and Eldorado Lane will receive full off-site improvements including curb, gutter, detached sidewalk, and streetlights. All lots will be accessed via a 40 ft. private crossfall street with 30" modified roll curb and gutter, that terminates in a hammerhead.

The project site is bounded by properties with the following zoning categories and planned land use:

- North: R-1 (Single-Family Residential); MN (Mid-Intensity Suburban Neighborhood); Developed
- East, South, and West: R-E (Rural Estates Residential); RN (Ranch Estate Neighborhood); Developed and Undeveloped

Perimeter landscaping is provided in accordance with Title 30.64.030(k)(2). A 15 ft. landscape buffer, with a detached 5 ft. sidewalk, will be located along both Bermuda Road and Eldorado Lane.

### **Non-Conforming Zone Change**

On behalf of our client, we are requesting a non-conforming zone change from R-E (Rural Estates Residential) to R-1 (Single-Family Residential) on the following standards:

- a) *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 single-family residential homes that act as a buffer between the existing low-density homes to the south and west and the more intense commercial and residential



developments to the north and northeast. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other.

- b) *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 polices established in the Transform Clark County Master Plan. The proposed R-1 (Single-Family Residential) 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 existing R-E (Rural Estate Residential) area and adjacent rural land uses. The 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.*

Two residential subdivisions immediately north of the subject parcel, as well as large, developed areas to the east and south, .25 miles or less away, have already been rezoned to R-1 (Single-Family Residential). Louis Wiener Junior Elementary School and Charlotte-Hill Elementary School are also located immediately to the northeast and have a PU (Public Use) land use category. It is our belief that the proposed development is compatible with existing development and appropriate for the area.

### **Design Review – Architecture**

On behalf of our client, we are applying for a design review for the four architectural floor plans and elevations. The proposed single and two-story detached single-family homes are 2,752 sq. ft., 2,797 sq. ft., 3,125 sq. ft., and 3,226 sq. ft. A three-car garage will be provided for each home, in addition to a full-length driveway that can park a minimum of two vehicles.

### **Design Review – Hammerhead Street Design**

On behalf of our client, we are applying for a design review to allow for a hammerhead cul-de-sac design where not allowed per Title 30.56.080. To best utilize the available acreage, the internal 40 ft. wide private street running north/south terminates in a hammerhead cul-de-sac. We do not believe that this street design will create an adverse impact on future residents or the adjacent properties since each of the eight homes will include a full-length driveway and three-car garage. Additionally, the width of the lots not located on the hammerhead allows for adequate on-street parking, should the need arise.



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 Johnson  
Land Planner



SHOPPING CENTER  
(TITLE 30)

LAS VEGAS BLVD S/ERIE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-23-400010 (ZC-20-0598)-RIVERVIEW LVB DEVELOPMENT, LLC:**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) reduce the separation between on-premises consumption of alcohol establishments (taverns) to a residential use (multiple family); 2) reduce the separation between outside dining, drinking (taverns), and cooking to a residential use (multiple family); and 3) permit outside dining, drinking and cooking in conjunction with a tavern.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping adjacent to a less intensive (multiple family) use; 2) eliminate street landscaping; 3) increase building height; 4) allow modified driveway design standards (no longer needed); and 5) allow non-standard improvements within the right-of-way (Las Vegas Boulevard South).

**DESIGN REVIEWS** for the following: 1) shopping center; and 2) finished grade on a 7.5 acre portion of 15.4 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise (description on file). MN/md/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
177-32-701-009 ptn

**USE PERMITS:**

1. Reduce the separation between on-premises consumption of alcohol establishments (taverns) to a residential use (multiple family) to 100 feet where 200 feet is required per Table 30.44-1 (a 50% reduction).
2. Reduce the separation between outside dining, drinking (taverns), and cooking to a residential use (multiple family) to 100 feet where 200 feet is required per Table 30.44-1 (a 50% reduction).
3. Permit outside dining, drinking, and cooking in conjunction with a tavern where only permitted in conjunction with a supper club, tourist club, mixed-use development, or restaurant per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow alternative landscaping adjacent to a less intensive (multiple family) use where required per Figure 30.64-11.
2. Eliminate street landscaping, including detached sidewalk, where required per Figure 30.64-17.

3. Increase building height to 73 feet where a maximum height of 50 feet is the standard per Table 30.40-4 (a 46% increase).
4. Reduce throat depth to 35 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 76.7% reduction) (no longer needed).
5. Allow non-standard improvements (landscaping and detached sidewalk) within the right-of-way (Las Vegas Boulevard South) where not permitted per Chapter 30.52.

**DESIGN REVIEWS:**

1. Shopping center.
2. Increase finished grade to 36 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 100% increase).

**LAND USE PLAN:**

**ENTERPRISE - ENTERTAINMENT MIXED-USE**

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 7.5 (project site)/15.4 (overall site)
- Project Type: Shopping center
- Number of Stories: 2 (Building A)/1 (Buildings B through F)
- Building Height (feet): 37 (Building A)/24 (Building B1)/22 (Building B2)/30 (Buildings C through F)/73 (canopy shade structure)
- Square Feet: 22,650 (Building A)/2,599 (Building B1)/2,254 (Building B2)/11,312 (Building C)/12,728 (Building D)/12,322 (Building E)/9,832 (Building F)
- Parking Required/Provided: 295/295

Site Plans

Application ZC-20-0598 was approved by the Board of County Commissioners in February 2020 to reclassify approximately 7.5 acres of a 15.4 acre site from an H-1 zone to a C-2 zone to permit a shopping center consisting of 6 buildings. Building A, located within the southwest portion of the site, consists of a restaurant, retail, and office space. A use permit was approved to reduce the separation requirement between Building A and the multiple family development (currently under construction) to the west for on-premises consumption of alcohol, outside dining, and drinking. Building A is divided into 2 parts and is connected via a breezeway at the second level of the building. Buildings B1 and B2, located within the northwest portion of the site, consist of restaurants. Building B1 features a 12 foot wide drive-thru lane located along the north side of the structure. Bicycle spaces are located at the northwest corner of Building B2. A use permit was approved to reduce the separation requirement between the buildings and the multiple family development (currently under construction) to the west for on-premises consumption of alcohol, outside dining, and drinking. Due to the grading of the site, the finished floor of Buildings A and B1 will be more than 24 inches higher than the grade along the west property line. Buildings C and E, located at the southeast portion of the site, feature retail and restaurant uses. Buildings D and F, located within the northern portion of the site, consist of retail and restaurant uses. All buildings depicted on the plans feature an area for outside dining and

drinking. The cumulative area designated for outdoor dining and drinking totals 7,700 square feet. Below is a table reflecting the building setbacks from the north, south, east, and west property lines of the site:

<b>Building Setback from Property Lines (in feet)</b>				
<b>Building:</b>	<b>Property Line</b>			
	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
A	619	273	500	102
B1	544	378	610	100
B2	554	273	608	210
C	627	130	368	354
D	390	128	604	358
E	631	21	364	462
F	389	21	600	469

All buildings are connected by a central walking path, lined with shade structures and desert native plants and trees. The walking path is constructed with decorative pavers and features pedestrian scale amenities such as benches and lighting. The central walking path also connects to the multiple family residential development to the west of the site, which is currently under construction. Immediately to the south of the central walking path is an existing 48 foot wide drive aisle that also connects to the multiple family residential development. Centrally located between Buildings C through F is a 73 foot high shade structure, necessitating a waiver of development standards for increased building height. The shade structure is set back 18 feet from the east property line adjacent to Las Vegas Boulevard South.

The required loading and trash enclosures for Buildings C through F are located in Building F-b, and will be fully enclosed with roll-down doors. The trash enclosure for Buildings A through B2, located on the west side of the site, will be fully screened with a decorative wall and surrounding landscaping. A 5 foot wide detached sidewalk is located along Las Vegas Boulevard South which connects to a 5 foot wide pedestrian trail located along the south and west boundaries of the project site. The 5 foot wide pedestrian trail consists of decorative paving materials complementing the central walking path internal to the site. All buildings within the project site are connected via a network of pedestrian walkways, connecting to the detached sidewalk along Las Vegas Boulevard South. The shopping center requires 295 parking spaces where 295 spaces are provided. Parking for the shopping center is located along the west side of the project site, and is screened from Las Vegas Boulevard South by Buildings A through F. Access to the site is granted by existing and proposed commercial driveways adjacent to Las Vegas Boulevard South. Three parallel parking spaces were removed along the north drive aisle and 1 parking space was added along the west property line. An existing 49 foot wide drive aisle, located along the south portion of the site, connects the shopping center to the multiple family development to the west. Secondary access to the commercial development is granted via a proposed commercial driveway along Erie Avenue. Future cross access is provided along the north and south perimeters of the project site.

### Landscaping

The approved plans depict a 66 foot wide landscape area with a 5 foot wide detached sidewalk along Las Vegas Boulevard South. The landscape area consists of 24 inch box trees, shrubs, and groundcover. The proposed landscaping and detached sidewalk are located within Las Vegas Boulevard South, requiring a waiver for non-standard improvements within the right-of-way. An additional waiver of development standards is necessary to eliminate street landscaping along Las Vegas Boulevard South as the required landscaping is being provided within the street, and not within the boundaries of the project site. The landscape area along the west property line, adjacent to the multiple family development that is currently under construction, measures between 23 feet to 24 feet in width. Twenty-four inch box trees planted 20 feet on center, including shrubs and groundcover, are planted within this area. A decorative 6 foot high block wall will also be provided along this property line. A 5 foot wide pedestrian trail is also located within the landscape area along the west property line. The trail connects to the residential development to the west, to Erie Avenue, and to the trail along the south portion of the project site. A landscape area measuring between 15 feet to 25 feet in width is provided along the south portion of the property, adjacent to the 48 foot wide drive aisle. The landscape area consists of 24 inch box trees planted 20 feet on center, a pedestrian trail, shrubs, and groundcover. Interior parking lot landscaping is equitably distributed throughout the interior of the site.

### Elevations

The approved plans depict Building A with a maximum height of 37 feet to the top of the parapet wall, while Buildings B1 and B2 have an overall height of 24 feet. Buildings C through F measure 30 feet to the top of the parapet wall. The exterior materials of the buildings feature aluminum storefront window systems, smooth EIFS exteriors, large format stone, wood composite panels, decorative metal (perforated and shade fins), and decorative metal panels and awnings. The rooftop mounted equipment on all buildings will be screened from public view by the parapet walls. The building materials will consist of neutral, non-vivid colors. The proposed fabric shade canopy structure measures 73 feet in height and is supported by metal poles. Fifteen foot high fabric shade structures are also intermittently dispersed throughout the central walking path that is interior to the project site.

### Floor Plans

The floor plans for each building consists of shell space featuring restroom facilities and utility closets. Below is a table reflecting the area of Buildings A through F:

<b>Building Information</b>	
<b>Building Area (in square feet)</b>	
Building A – Level 1 (Restaurant/Retail)	10,383
Building A – Level 2 (Office)	12,267
Building B1 (Restaurant)	2,599
Building B2 (Restaurant)	2,254
Building C (Restaurant/Retail)	11,312
Building D-a (Restaurant/Retail)	10,661
Building E (Restaurant/Retail)	12,322
Building F (Restaurant/Retail)	11,959



Total Building Area	73,757
Building D-b (Trash enclosure)	1,688

Previous Conditions of Approval

Listed below are the approved conditions for ZC-20-0598:

**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 the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waivers of development standards, and design review applications must commence within 2 years of the approval date or they will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 54 foot radius property line spandrel at the northeast corner of the site;
- Coordinate with Public Works - Traffic Management Division;
- Owner acknowledges that the proposed non-standard improvements (buildings, structures, landscaping, and improvements) are within the Las Vegas Boulevard right-of-way;
- Owners or its successors shall remove any non-standard improvements (buildings, structures, landscaping, and improvements) related to this application or any future applications within the planned right-of-way at its own expense upon notification from Clark County;
- 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.

**Building Department - Fire Prevention**

- 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 (buildings E & F cannot use Las Vegas Boulevard as fire department access).

- Applicant is advised to show fire hydrant locations on-site spaced at 400 feet (plan north-northeast side of development fire access lane has over spaced hydrants; hydrants cannot be placed within 6 feet of Fire Department access turning radii).

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0476-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**Applicant's Justification**

The applicant states the project site was approved subject to a 2 year period to commence by action of ZC-20-0598. This 2 year period expired on February 17, 2023. Despite the owner's best efforts, commencement has not occurred. The commercial project on the application site is a sister project to the multiple family development approved just to the west of the site where substantial work has been done. The project site and the multiple family development are physically related and development has been delayed for many months over general contractor issues. The owner is in the process of getting a new general contractor for the development and the project will resume in the near future. Because of the time, effort, and significant expense involved in resolving issues on the adjacent multiple family development, attention to the site had to be redirected. It is anticipated that additional work on the project site will begin before year end and thereafter proceed diligently until completion. It is respectfully requested that an additional 1 year period, until February 17, 2024, be granted for the commercial project to commence under the Code.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-22-0431	Vacated an existing pedestrian access easement	Approved by PC	October 2022
DR-21-0665	Increased finished grade for a previously approved shopping center	Approved by BCC	January 2022
ZC-20-0598	Reclassified a portion of the project site from H-1 to C-2 zoning for a shopping center	Approved by BCC	February 2021
DR-19-0525	Established the lighting design and comprehensive sign plan	Approved by BCC	August 2019
ADET-19-900415 (UC-0344-17)	Multiple family residential development and high impact project	Approved by ZA	June 2019
VS-18-0862	Vacated easements	Approved by PC	July 2019
DA-18-0977	Development agreement for a multiple family residential development	Approved by BCC	January 2019
VS-0342-17	Vacated easements	Approved by BCC	June 2017
UC-0344-17	Multiple family residential development, high impact project with waivers of conditions of ZC-0674-01	Approved by BCC	June 2017

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0674-01	Reclassified 259.6 acres, including this site, to H-1 zoning for resort hotels and to expand the Gaming Enterprise District	Approved by BCC	November 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Entertainment Mixed-Use	H-1	Undeveloped
East	Entertainment Mixed-Use	H-1 & H-2	Undeveloped
West	Entertainment Mixed-Use	H-1	Multiple family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Since approval of the original application in February 2020, a traffic study (20-18968), a drainage study (21-12227), and a structural study (21-16273) have been submitted and approved by Clark County. Furthermore, the applicant has been working towards commencement of this project by submitting for off-site improvement plans (21-19163). Therefore, staff can support the applicant's request for an extension of time for this project.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

- Until February 17, 2025 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- Compliance with previous conditions.

### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: RIVERVIEW LVB DEVELOPMENT, LLC**  
**CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA**  
**DRIVE, SUITE 650, LAS VEGAS, NV 89135**



# LAND USE APPLICATION A5

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <u>ET</u> <input checked="" type="checkbox"/> USE PERMIT (UC) <u>ET</u> <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>ET</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>ET</u> <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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>ZC-20-0598</u> (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	APP. NUMBER: <u>ET-23-400010</u> DATE FILED: <u>1/23/23</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>3/1/23</u> PC MEETING DATE: <u>-</u> <u>6:00 PM</u> BCC MEETING DATE: <u>3/22/23 @ 9:00 AM</u> FEE: <u>\$1,200.00</u>
	<b>PROPERTY OWNER</b>	NAME: <u>Riverview LVB Development, LLC</u> ADDRESS: <u>2654 W. Horizon Ridge Parkway, Suite B5-357</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>lumin@wti-inc.com</u>
	<b>APPLICANT</b>	NAME: <u>Riverview LVB Development, LLC</u> ADDRESS: <u>2654 W. Horizon Ridge Parkway, Suite B5-357</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>lumin@wti-inc.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>	NAME: <u>Chris Kaempfer - 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>clk@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-32-701-009

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Boulevard / Erie Avenue

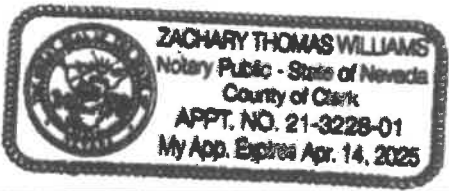
PROJECT DESCRIPTION: ET for ZC-20-0598

(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]      Riverview LVB Development  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/28/2022 (DATE)  
 By Man Yeh Liu  
 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

**CHRISTOPHER L. KAEMPFER**  
[ckaempfer@hcnvlaw.com](mailto:ckaempfer@hcnvlaw.com)  
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Carson City NV 89703  
Tel 775 884 8300  
Fax 775 882 0257

November 7, 2022

ET-23-400010

*Via Electronic Upload*

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

**PLANNER  
COPY**

**Re:** Extension of time for ZC-20-0598-Riverview LVB Development, LLC

To Whom It May Concern:

This office represents the owner/applicant in the above referenced matter. We are respectfully requesting an extension of time with regard to ZC-20-0598 ("Application Site"). The Application Site was approved for commercial development by the Clark County Commission on February 17, 2021. The Application Site was approved subject to a two (2) year period to commence. This two year period expires on February 17, 2023. Despite the owner's best efforts, commencement will not occur by this February 17, 2023 date. The commercial project on the Application Site is a sister project to the multifamily development approved just to the west of the Application Site. As you can see from the attached photograph, substantial work has been done on the multifamily development. You can also see how the Application Site and the multifamily development are physically related. That multifamily development has been delayed for many months over general contractor issues and, in fact, the general contractor on the multifamily development was just terminated for cause this past week. The owner is in the process of getting a new general contractor on board for the multifamily development and the multifamily development will start up again next week. Because of all the time, effort and significant expense involved in resolving issues on the adjacent multifamily development—some of which affect the Application Site—attention to the Application Site had to be redirected. It is anticipated that additional work on the Application Site will begin before year end and thereafter proceed diligently until completion. It is respectfully requested that an additional one year period, until February 17, 2024, be granted for the commercial project to "commence" under the Code.



Thank you very much and please let us know if you have any questions or comments or if you desire any additional information or documentation.

Sincerely,

**KAEMPFER CROWELL**

A handwritten signature in black ink, appearing to read "Christopher L. Kaempfer", written in a cursive style.

Christopher L. Kaempfer

CLK/lak

**PLANNER  
COPY**





03/22/23 BCC AGENDA SHEET

OFFICE/WAREHOUSE BUILDING  
(TITLE 30)

WINDY ST/CAPOVILLA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-23-400014 (NZC-18-0865)-LMG NEVADA LAND EXPANSION, LLC:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-65) zone to an M-D (Designed Manufacturing) (AE-65) zone.  
**DESIGN REVIEW** for an office/warehouse building.

Generally located on the northwest corner of Windy Street and Capovilla Avenue within Enterprise (description on file). MN/tpd/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-05-801-010

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Office/warehouse building
- Number of Stories: 1
- Building Height (feet): 38
- Square Feet: 32,899
- Parking Required/Provided: 50/51

**Site Plans**

The approved plans depict an office/warehouse building located in the central portion of the site. Parking for the facility is located to the north and west of the building. Access to the site is provide by 2 driveways, with 1 on the southwest corner of the site and the other on the northeast corner. Loading docks for the warehouse area are located on the northwest corner of the building.

### Landscaping

The approved plan depicts a minimum 20 foot wide landscape area with attached sidewalks along Windy Street and Capovilla Avenue consisting of trees, shrubs, and groundcover. A 5 foot wide landscape area consisting of trees, shrubs, and groundcover is provided along the north and west property lines. Landscape fingers are provided within the parking areas for every 6 parking spaces, which also consist of trees, shrubs, and groundcover.

### Elevations

The approved plans show a building that is 1 story with maximum height of 38 feet. The building is constructed of concrete tilt-up panels with a flat roof behind a parapet wall and painted in earth tone colors. The office portion of the building will have an aluminum framed store front with tempered glass doors and windows.

### Floor Plans

The approved plans show a building with a total area of 32,899 square feet, which will consist of 1,300 square feet of office area and 31,599 square feet of warehouse space.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for NZC-18-0865:

#### Current Planning

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Windy Street, 30 feet for Capovilla Avenue, and the associated spandrel.
- Applicant is advised that patent easements may exist that will interfere with the proposed development.

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

**Applicant's Justification**

The applicant is requesting an extension of time for this project that is necessitated by the impact of the current health crisis on the normal course of business affairs in Clark. A building permit application is currently pending to be submitted. The applicant states that based on these justifications, there has been a change in trends, facts, and policies which makes the request appropriate for the area. The intensity of the project is compatible with other existing developments in this area. The applicant further states that there will be no adverse effect on public facilities and services, and the project conforms to all applicable goals and policies.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-18-0865	Reclassified 2.5 acres from R-E to M-D zoning	Approved by BCC	January 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	R-E	Storage Facility
South & East	Entertainment Mixed-Use	R-E	Undeveloped
West	Entertainment Mixed-Use	M-D	Office/warehouse complex

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

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

Since the approval of NZC-18-0865, a drainage study has been approved for this parcel, but no building permits have been initiated by the applicant. Staff recognizes that steps have been taken to proceed with the development, and for this reason staff recommends approval of 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**

- Until January 23, 2024 to complete
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- Compliance with previous conditions.

#### **Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPLICANT:** CHAMPION RESOURCE GROUP, LLC  
**CONTACT:** MACK MCKNIGHT, CHAMPION RESOURCE GROUP LLC, 4310  
PLUMERIA MIST STREET, LAS VEGAS, NV 89129

DRAFT





# LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

# A6

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>N2C-18-0865</u> (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-23-400014</u> DATE FILED: <u>1/25/23</u> PLANNER ASSIGNED: <u>TD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3/1/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3-22-23</u> FEE: <u>\$ 600.00</u>
	<b>PROPERTY OWNER</b>  NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

SEE ATTACHED

ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_

PROPERTY ADDRESS and/or CROSS STREETS: \_\_\_\_\_

PROJECT DESCRIPTION: \_\_\_\_\_

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

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

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

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

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

By \_\_\_\_\_

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

see attached

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

**PLANNER  
COPY**



**ADMINISTRATIVE APPLICATION  
DEPARTMENT OF COMPREHENSIVE PLANNING**

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> MINOR DEVIATION (AV)</p> <p><input type="checkbox"/> STREET NAMING (SN)</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ADET) <u>NZC-18-0865</u> (Original Application #)</p> <p><input type="checkbox"/> ZONING COMPLIANCE (AC)</p> <p><input type="checkbox"/> AGRICULTURE</p> <p><input type="checkbox"/> AQUACULTURE</p> <p><input type="checkbox"/> COMMUNITY GARDEN</p> <p><input type="checkbox"/> GARDENING/ GREENHOUSE</p> <p><input type="checkbox"/> LIVESTOCK</p> <p><input type="checkbox"/> SMALL</p> <p><input type="checkbox"/> MEDIUM</p> <p><input type="checkbox"/> LARGE</p> <p><input type="checkbox"/> AUTOMOBILE REPAIR</p> <p><input type="checkbox"/> COMMUNITY RESIDENCE</p> <p><input type="checkbox"/> FAMILY</p> <p><input type="checkbox"/> TRANSITIONAL</p> <p><input type="checkbox"/> HOME OCCUPATION</p> <p><input type="checkbox"/> CLIENTS/CUSTOMERS</p> <p><input type="checkbox"/> EMPLOYEES</p> <p>See Title 30 for specific requirements for each application type above</p>	<p><b>DEPARTMENT USE</b></p> <p>APP. NUMBER: <u>23-400014</u>      DATE FILED: <u>1/25/23</u></p> <p>PLANNER ASSIGNED: <u>Tyler</u></p> <p>FEE: <u>\$ 600</u></p> <p>DECISION DUE DATE: _____</p>
	<p><b>PROPERTY OWNER</b></p> <p>NAME: <u>IMG Nevada Land Expansion LLC</u></p> <p>ADDRESS: <u>2350 Dilworth Road</u></p> <p>CITY: <u>Dallas</u>      STATE: <u>TX</u> ZIP: <u>75237</u></p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____</p>
	<p><b>APPLICANT</b></p> <p>NAME: <u>Emcoms Studio - Barrett Bowley</u></p> <p>ADDRESS: <u>241 W Charleston Suite 155</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u> ZIP: <u>89102</u></p> <p>TELEPHONE: <u>702-733-7759</u>      CELL: <u>702-379-0035</u></p> <p>E-MAIL: <u>barrett@emcoms.com</u>      REF CONTACT ID #: _____</p>
	<p><b>CORRESPONDENT</b></p> <p>NAME: <u>Bliss African Resource Group - Mark McKnight</u></p> <p>ADDRESS: <u>4300 Primmia Mist Street</u></p> <p>CITY: <u>LV</u>      STATE: <u>NV</u> ZIP: <u>89129</u></p> <p>TELEPHONE: _____      CELL: <u>702-526-1313</u></p> <p>E-MAIL: <u>CRG.mark.mcknight@gmail.com</u>      REF CONTACT ID #: <u>232027</u></p>
<p>ASSESSOR'S PARCEL NUMBER(S): <u>177-05-401-010</u></p> <p>PROPERTY ADDRESS and/or CROSS STREETS: <u>Wansburgs + LV Blvd</u></p>	

Zoning Compliance Community Residence Applications only (I, We) the undersigned swear and say that (I, We) will comply with: NEVADA ADMINISTRATIVE CODE (refer to <http://www.leg.state.nv.us/nac/> for further information)

- SECTIONS 449.209 THROUGH 449.231 FOR FAMILY COMMUNITY RESIDENCES
- SECTIONS 449.154919 THROUGH 449.154933 FOR TRANSITIONAL COMMUNITY RESIDENCES

(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 is complete and accurate.

Property Owner/Applicant (Signature) \_\_\_\_\_ Property Owner/Applicant (Print) Lee Galley

STATE OF NEVADA Floyd  
COUNTY OF: Craig

SUBSCRIBED AND SWORN BEFORE ME ON: 1/31/23 (DATE)

By: Lee Galley

NOTARY PUBLIC: Stacy Teal

**STACY TEAL**  
MY COMMISSION # GG 963930  
EXPIRES: September 1, 2024  
Bonded Third Notary Public Underwriters

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





January 5, 2023

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

Re: Justification Letter Extension of Time Request for The NW Corner lot of Windy St and Capovilla Ave.  
Las Vegas, NV, APN: 177-05-801-010

To Whom it May Concern:

The purpose of this letter is to request an extension of time for the approved zone change that reclassified 2.5 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone for a proposed distribution center and manufacturing facility. For a compelling justification this request is necessitated due to the impact of the current health crisis on the normal course of business affairs here in Clark County as well as throughout the Country. A current building permit application is pending to be submitted.

Based on the justifications mentioned above we submit that there have been changes trends, facts, and policies which make this request appropriate for the area. The intensity of the project is compatible with other existing developments in this area. We see no adverse effect on public facilities, services, and the project conforms to the other applicable goals and policies.

Thank you

Barrett Powley, AIA  
Principal

principals:

Barrett Powley, architect  
Deb Hopson, registered interior designer

241 West Charleston Blvd, Suite 155, Las Vegas, NV 89102 | 702.733.7759



03/22/23 BCC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS  
(TITLE 30)

PEBBLE RD/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-23-0021-CHURCH SOUTHERN HILLS BAPTIST:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Blue Diamond Road, and between Torrey Pines Drive and El Camino Road, and a portion of right-of-way being Pebble Road located between Torrey Pines Drive and El Camino Road, and a portion of right-of-way being Torrey Pines Drive located between Pebble Road and Blue Diamond Road within Enterprise (description on file). JJ/lm/syp (For possible action)

RELATED INFORMATION:

**APN:**

176-23-501-003; 176-23-501-019 through 176-23-501-020

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT  
ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

The applicant is proposing to develop an expansion to an existing place of worship. The request is to vacate 5 foot wide excess rights-of-way along Pebble Road and Torrey Pines Drive, and to vacate 33 foot wide patent easements.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADET-22-900239 (UC-19-0920)	Administrative extension of time for additional parking	Approved by ZA	April 2022
WS-20-0221	Increased the height of a freestanding sign in conjunction with an existing place of worship	Withdrawn	July 2020
UC-19-0920	Additional parking and waived off-site improvements	Approved by BCC	January 2020
VS-19-0919	Vacated 10 feet of Pebble Road and 5 feet of Torrey Pines Drive - expired	Approved by BCC	January 2020
WS-19-0584	Waived off-site improvements along Torrey Pines Drive and Pebble Road	Withdrawn	December 2019

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0808-16	Vacated easements of interest to Clark County	Approved by PC	January 2017
UC-0595-15	School in conjunction with a place of worship	Approved by BCC	December 2015
UC-0078-15	Place of worship	Approved by BCC	April 2015

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Undeveloped
South	Business Employment	R-E & H-2	School & undeveloped
East	Business Employment	M-1	Office/warehouse
West	Corridor Mixed-Use	R-2	Single family residential

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

**Related Applications**

Application Number	Request
UC-23-0020	A use permit for an expansion to an existing place of worship 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 and right-of-way that are not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.

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

**Public Works - Development Review**

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

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CHURCH SOUTHERN HILLS BAPTIST

**CONTACT:** JVC ARCHITECTS, 5385 CAMERON ST, SUITE 15, LAS VEGAS, NV 89118





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING A7

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0021</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>ENTERPRISE</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/22/2023</u> FEE: <u>\$ 875</u>	DATE FILED: <u>1/18/2023</u> TAB/CAC DATE: <u>3/1/2023</u>
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PROPERTY OWNER	NAME: <u>Southern Hills Baptist Church of Las Vegas, LLC</u> ADDRESS: <u>6425 W. Pebble Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-388-7422</u> CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Southern Hills Baptist Church of Las Vegas, LLC</u> ADDRESS: <u>6425 W. Pebble Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-388-7422</u> CELL: <u>702-286-1453</u> E-MAIL: <u>fred@southernhillslv.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Jim Van Compennolle, JVC Architects</u> ADDRESS: <u>5385 Cameron St, Suite 15</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-871-3416</u> CELL: _____ E-MAIL: <u>jotado@jvcarchitects.net</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-23-501-003, -019, -020

PROPERTY ADDRESS and/or CROSS STREETS: Torrey Pines Drive and Pebble Road

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

Property Owner (Signature)  
 STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON November 4, 2022 (DATE)  
 By Fred Murray  
 NOTARY PUBLIC: Melanie S. Graves

Property Owner (Print)  

 MELANIE S. GRAVES  
 Notary Public-State of Nevada  
 APPT. NO. 14-13357-1  
 My Appt. Expires 04-02-2028

**\*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



***DWYER ENGINEERING, INC***  
CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

November 2, 2022

Clark County Current Planning  
Clark County Government Center  
500 South Grand Central Parkway  
Las Vegas, Nevada 89155

RE: Justification Letter – Vacation Application (Patent Easement)  
Southeast Corner of Torrey Pines and Pebble  
Lot 3, File 35 of Parcel Maps, Page 68  
APN: 176-23-501-003

Dear Clark County Current Planning:

We are requesting this Vacation of Patent Easement per the instance of the property owner. The original property was patented with an underlying patent reservation, Patent Number 1814145. Recorded as Instrument No. 1468:1427683.

The property is to be a fully developed parking lot for the abutting church and school and has no need for the 33 (thirty-three feet) on the East and South property boundary.

Therefore, we are formally requesting approval of the vacation of the underlying patent reservations.

Sincerely,

DWYER ENGINEERING, INC.

Thomas J. Hellums, P.L.S., W.R.S.  
President





**DWYER ENGINEERING, INC**  
CIVIL ENGINEERS, LAND SURVEYORS, WATER RIGHTS, LAND USE PLANNING

January 5, 2023

Clark County Current Planning  
Clark County Government Center  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

Re: Justification Letter – Vacation Application (Portions of Public Right-of-Way)  
Along Easterly Right-of-Way of Torrey Pines & Along Southerly Right-of-Way of Pebble Road  
APN: 176-23-501-003, -019, -020

Dear Clark County Current Planning:

1. Vacation along Torrey Pines (APN 176-23-501-003):

On behalf of Southern Hills Baptist Church owners and developer of APN 176-23-501-003, we are requesting the Vacation of a portion of the public right-of-way recorded as Instrument No. 1153:1112399, being that certain area along the east side of the S. Torrey Pines Drive alignment south of Pebble Road. The east right-of-way of Torrey Pines Dr. alignment is being reduced in width from 40' to 35' (the westerly right-of-way is already 35' wide).

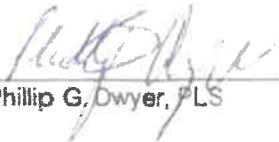
Therefore, we are formally requesting approval of the easterly 5' wide portion directly abutting said property, being Lot 3 of File 35 of Parcel Maps, Page 68.

2. Vacation along Pebble Road (APN 176-23-501-019, 020):

On behalf of Southern Hills Baptist Church owners and developer of APN 176-23-501-003, we are requesting the Vacation of a portion of the public right-of-way recorded as Instrument No. 20160107:02830, being that certain area along the south side of the Pebble Road alignment east of Torrey Pines Drive. The southerly right-of-way of Torrey Pines Dr. alignment is being reduced in width from 40' to 35'.

Therefore, we are formally requesting approval of the southerly 5' wide portion directly abutting said properties, being APNs 176-23-501-019 & 176-23-501-020.

Sincerely,  
DWYER ENGINEERING, INC.

  
Phillip G. Dwyer, PLS



PLACE OF WORSHIP  
(TITLE 30)

PEBBLE RD/TORREY PINES DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0020-CHURCH SOUTHERN HILLS BAPTIST:**

**USE PERMITS** for the following: 1) expansion of a place of worship; and 2) reduce front setback.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative street landscaping; 2) reduce parking; and 3) modified commercial driveway standards.

**DESIGN REVIEWS** for the following: 1) proposed building and expansion to parking area; 2) alternative parking lot landscaping; and 3) finished grade on 5.0 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Pebble Road and the east side of Torrey Pines Drive within Enterprise. JJ/lm/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-23-501-003; 176-23-501-019 through 176-23-501-020

**USE PERMITS:**

1. For an expansion of an existing place of worship.
2. Reduce the front setback to 14 feet 7 inches where 40 feet is required per Table 30.40-1 and Table 30.44-1 (a 63% reduction).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow alternative street landscaping (Pebble Road) where figure 30.64-17 is required.
2. Reduce parking to 240 spaces where 309 spaces are required per Table 30.60-1 (a 22% reduction).
3. Reduce throat depth to 2 feet 8 inches along Pebble Road where 100 feet is required per Uniform Standard Drawing 222.1 (a 97% reduction).

**DESIGN REVIEWS:**

1. Proposed building and parking areas for an existing place of worship.
2. Allow alternative parking lot landscaping where parking lot fingers, per Figure 30.64-14 are required.
3. Increase finished grade to 4 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 33% increase).

**LAND USE PLAN:  
ENTERPRISE - BUSINESS EMPLOYMENT  
ENTERPRISE - CORRIDOR MIXED-USE**

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6425 Pebble Road
- Site Acreage: 5
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 36
- Square Feet: 14,800 (existing)/16,070 (proposed)
- Parking Required/Provided: 309/240 (Phase 1)/289 (Phase 2)

Request

The site was previously approved for, and consists of, a place of worship on the center parcel (APN 176-23-501-019) with parking on the east parcel (APN 176-23-501-020) which contains an access drive aisle for the school to the south. This application is to consolidate the prior land use requests and request a new place of worship building with redesigned parking area and access drive aisle for the school to go along with a future parking area on the west parcel (APN 176-23-501-003).

Site Plans

The plans depict an existing place of worship on the center parcel with a request for a new place of worship on the east parcel along with reconfigured parking and east ingress/egress drive aisle, as well as a future parking area on the west parcel.

Phase 1:

The proposed place of worship building is set back 20 feet from the right-of-way and the decorative cross at the northeast corner of the building is set back 14 feet 7 inches from the right-of-way. The existing basketball court, hall and southerly parking areas are to remain unchanged. The east driveway will be redesigned to provide a 39 foot wide commercial driveway. Additionally, the redesigned east driveway meets the 100 foot throat depth required by Code, while there are no changes to the existing west driveway on Pebble Road. Parking for the Phase 1 portion of the site consists of 240 spaces.

Phase 2:

This phase consists of an additional parking area with ingress/egress driveway to Torrey Pines Drive, and landscaping along the street frontage and along the north and south property lines. Parking for Phase 2 consists of 289 spaces. The west driveway on Torrey Pines Drive has a depth of 28 feet to accommodate additional site parking.

Landscaping

The plans depict landscaping to be constructed in 2 phases. Phase 1 consists of landscaping with shrubbery on either side of the detached sidewalk along APN 176-23-501-019 where there are several existing trees located adjacent to the existing building. Additional street landscaping with the continuation of the detached sidewalk is located adjacent to the existing basketball court and the proposed place of worship building. Street landscaping along APN 176-23-501-020 includes trees on either side of the detached sidewalk, shrubbery, and groundcover. Parking lot landscaping is provided throughout the reconfigured parking area, and along both sides of the east driveway entrance throat depth, with additional trees provided along the south property line adjacent to the school site. Phase 2 consists of parking lot landscaping within APN 176-23-501-003 located along Torrey Pines Drive and adjacent to the less intensive use along the north and south property lines. Proposed landscaping materials match existing materials.

Elevations

Phase 1 consists of a single story, 30 foot high place of worship (church) to be constructed as part of an existing place of worship campus. The proposed design matches the existing place of worship, however the colors are white, gray, and blue while the existing building consists of a range of desert tans and with blue pop-out accents. At the northeast corner of the proposed building is a metal cross painted with the blue accent color.

Floor Plans

The proposed place of worship consists of 16,070 square feet for lobby, restrooms, assembly seating, stage, backstage, green room, and video room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is compatible with the existing place of worship and school to the south. The place of worship has an existing cross parking and access agreement with the school to the south for 71 parking spaces. The applicant also indicates that the additional worship space will allow for more uses to remain internal to the site and away from the adjacent houses. The reconfigured east commercial driveway will provide safe pedestrian access to the site as well as for access to the school to the south. The proposed landscaping adjacent to the new place of worship building and the Phase 2 parking area meets Code and redistributes required landscaping adjacent to parking areas.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADET-22-900239 (UC-19-0920)	Extension of time for expansion to a place of worship parking lot with waiver for off-site improvements and commercial driveway standards	Approved by ZA	April 2022

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-19-0920	Expansion to a place of worship parking lot with waiver for off-site improvements and commercial driveway standards	Approved by BCC	January 2020
VS-19-0919	Vacated and abandoned a portion of Pebble Road and Torrey Pines Drive - expired	Approved by BCC	January 2020
WS-19-0584	Waiver for off-site improvements along Torrey Pines Drive and Pebble Road - withdrawn	Withdrawn	December 2019
UC-0797-15 (WC-0019-16)	Waived condition of a use permit requiring to provide a 10 foot wide landscape area with 1 row of trees planted generally 20 feet apart along the north property line on the south side of the drainage easement in conjunction with a place of worship	Approved by BCC	May 2016
UC-0797-15	Reduced the front setback for an approved place of worship with waivers to allow alternative street landscaping (Pebble Road) and along the south property line	Approved by BCC	January 2016
UC-0078-15	Place of worship with increased building height and reduced setback with waivers of development standards for alternative landscaping and off-site improvements	Approve by BCC	April 2015

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Undeveloped
South	Corridor Mixed-Use & Business Employment	R-E & H-2	School & undeveloped
East	Business Employment	M-1	Office warehouse
West	Corridor Mixed-Use	R-2	Single family residential

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

**Related Applications**

Application Number	Request
VS-23-0021	A request to vacate a portion of rights-of-way for Pebble Road and Torrey Pines Drive and patent easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

#### Use Permits #1 & #2

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

Staff finds that the proposed building expansion will not create an undue burden on public facilities or the surrounding neighborhood when considering the intermittent uses associated with a place of worship. The reduction in the front setback is minimal for the architectural detail (cross) that intrudes into the setback that is over 20 feet above grade and not for the building.

#### Waivers of Development Standards

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

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

The proposed alternative landscaping along Pebble Road is minimal for the street frontage and includes existing trees to the north of the existing building and providing visual interest along the street frontage, while meeting the standards adjacent to the new development areas. Staff finds the phased parking lots satisfactory as the site has shared parking with the school to the south while the site is under construction, and once operational. Providing additional parking with Phase 2 will further reduce the impact of parking into the surrounding neighborhood and streets.

#### Design Reviews #1 & #2

The proposed parking lot landscaping is the same and compatible with the existing trees to match prior approval and meet quantity standard per Code. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring that the design and intensity of new development is compatible with established neighborhoods and uses. Staff can support these requests.

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

#### Waiver of Development Standards #3

Staff has no objection to the reduction in throat depth for the westernmost driveway on Pebble Road and the driveway on Torrey Pines Drive. The 3 driveways should see equal use, helping to mitigate potential conflicts caused by the reduced throat depth.

#### Design Review #3

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application.

Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

**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**

- Expunge UC-19-0920;
- Expunge UC-0078-15;
- Paint all buildings to match;
- Each phase shall not be occupied without final zoning inspection;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that when APN 176-23-501-001 is developed, detached sidewalks will be required or developed to current standards at that time; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Cross access to APN 176-23-501-021 shall remain open at all times per recorded document 20150724:0002336.
- 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.



**Fire Prevention Bureau**

- No comment.

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

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0280-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: CHURCH SOUTHERN HILLS BAPTIST**

**CONTACT: JVC ARCHITECTS, 5385 CAMERON ST, SUITE 15, LAS VEGAS, NV 89118**

**DRAFT**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING A8

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>UC-23-0020</u> DATE FILED: <u>1/18/2023</u> PLANNER ASSIGNED: <u>HLW</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>3/1/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/22/2023</u> FEE: <u>\$ 1650.00</u>
	PROPERTY OWNER	NAME: <u>Southern Hills Baptist Church of Las Vegas, LLC</u> ADDRESS: <u>6425 W Pebble Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-388-7422</u> CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>Southern Hills Baptist Church of Las Vegas, LLC</u> ADDRESS: <u>6425 W Pebble Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-388-7422</u> CELL: <u>702-246-1453</u> E-MAIL: <u>fred@southernhillsnv.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Jim Van Compernie, JVC Architects</u> ADDRESS: <u>5385 Cameron St. Suite 15</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-871-3416</u> CELL: _____ E-MAIL: <u>jotado@jvcarchitects.net</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-23-501-019 176-23-501-020, 176-23-501-003

PROPERTY ADDRESS and/or CROSS STREETS: 6425 W Pebble Rd Las Vegas, NV 89139

PROJECT DESCRIPTION: New 16,000 sf one story Church and New Parking Lot

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

1/18/23 \_\_\_\_\_  
 Property Owner (Signature)      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON May 24, 2023 (DATE)  
 By Fred Murray  
 NOTARY PUBLIC Melanie S. Graves



\*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

# Southern Hills Baptist Church

## Justification Letter

December 7, 2022

UC-23-0020



To Whom It May Concern:

The applicant, Southern Hills Baptist Church, would like to request a special use permit, design review, and waiver of development standards for a new one story 16,070 sq. ft. church with parking lot improvements. They are located at the existing Southern Hills Baptist Church, 6425 W. Pebble Rd. Las Vegas, NV 89139. The properties included in this project are APN's 176-23-501-020 and 176-23-501-003. The middle property 176-23-501-019 will remain existing and no changes. The current zoning is RE with planned use of BE (Business Employment). The new project will be used as a worship space to continue and expand Southern Hills Baptist Church's existing ministry to the surrounding neighborhood.

The one-story church will accommodate approximately 1,300 seats. The materials and finishes will match the existing buildings to make a cohesive design in the existing campus. Colors will primarily be white for the field color with an accent paint of blue to match the Church's logo. The project will also include new hardscape and landscape around the new church. The highest elevation will be the corner wall of the church at 36'-0" high.

New parking lot spaces will be added to the existing parking lot. The project is planned to have two phases. Phase 1 will include the church and east parking lot while a future Phase 2 will be the west parking lot. For total parking provided, Phase 1 will include current parking lot of 146 parking spaces, plus the new east parking lot of 94 spaces, for a new on-site total of 240 parking spaces. The church also has a standing parking lot agreement with the adjacent property, Doral Academy. The shared parking agreement is 71 parking spaces. For a total of 311 parking spaces available to the church. The new church (16,070 sf = 161) and the existing worship building (14,800 sf = 148) in total requires 309 parking spaces.

For Phase 2, the west parking lot will add an additional 55 spaces. With the existing parking lot losing 6 spaces to provide access, the new total will be 289 on-site parking spaces. Plus the 71 shared parking agreement, for a grand total of 360 parking spaces available.

Southern Hills Baptist Church is also providing sidewalks inside the parking lot for ease of pedestrian use. Torrey Pines driveway has the sidewalk extending along the throat depth to protect pedestrians from walking where cars are getting in and out of the driveway. In Pebble Road, the sidewalk access has been extended to connect south to Doral Academy so pedestrians, especially children, can have a safer way to travel.

The applicant is requesting Special Use Permit for the following:

1. Allow a new place of worship to expand their existing ministry.
2. Reduce the front setback to 14'-7" (leading arm of the cross) where 40'-0" is required. While the leading arm of the cross is 14'-7" from the property line, the main building walls are 20'-0" from property line to match the existing worship building. Similar to the previously approved existing worship building, the intent is to keep church activities internally by providing more space inside the property and away from the adjacent houses.

The applicant is requesting Design Review for the following:

1. Design review of the new building and new parking lot for an existing place of worship.
2. Design review of alternative landscaping at new parking lot. The number of trees required by code has been provided on the site. Request of design review for the placement of the trees to accommodate existing conditions and to maximize parking area to get as much parking space available.
  - a. Along Torrey Pines Rd., tree for street frontage pushed back a bit to clear the previously approved existing monument signage.
  - b. Landscape fingers removed at areas to accommodate more parking. Trees required at these landscape fingers still provided at adjacent areas on site.
3. Design review to increase finished grade to 4 feet where 3 feet is allowed per Section 30.32.040.

The applicant is requesting waivers of Development Standards for the following:

1. Reduce on-site parking from the required 309 to 240 for Phase 1; and 289 for Phase 2. With the church's shared parking agreement with Doral Academy, the owners can provide 71 more parking spaces for the users – for a grand total of 360 parking spaces available.
2. Reduce the driveway throat depth for the existing driveway along Pebble Road to a minimum of 2'-8" where 100 feet is required per Uniform Standard Drawing 222.1. The church will comply to the 100 feet throat depth on the new church driveway.
3. Reduce the driveway throat depth for the new driveway along Torrey Pines (176-23-501-003) to a minimum of 28'-6" where 100 feet is required per Uniform Standard Drawing 222.1. The church will comply and provide 131 feet throat depth on the new church east driveway – which is more beneficial as access to both the church and the neighboring school. By reducing the throat depth, the west property can accommodate more parking spaces on-site.
4. Waiver of landscape development standards 30.64-17 on the street side landscape along Pebble Road on the previously approved property 176-23-501-019. The previously approved landscape that includes 11 street side trees to remain. The church will provide new landscape ground cover to match new landscape in the new project. The new project along 176-23-501-020 will meet development standards.

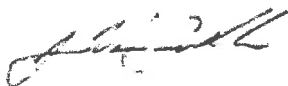
The applicant is applying for vacation of easements located in APN 176-23-501-003, 176-23-599-002, 176-23-599-010, and 176-23-599-011.

1. Vacation of the south and east 33' wide patent easement reservation.
2. Vacation of a portion of Torrey Pines Dr. (5' wide) being Clark County public right-of-way.
3. Vacation of a portion of Pebble Rd. (5' wide) being Clark County public right-of-way.

Applicant is also aware that the approval of this request will expunge previous land use applications UC-0078-15, UC-0797-15, and UC-19-0920.

JVC Architects along with the Southern Hills Baptist Church respectfully requests your approval for this project design review. Please contact our office with any questions or comments.

Sincerely,



Jim Van Compennolle  
President  
JVC Architects



HOUSEHOLD PETS  
(TITLE 30)

KEIFER VALLEY ST/CIMARRON RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
UC-23-0028-LEARY DUSTIN J:

**USE PERMIT** to increase the number of household pets (cats & dogs).  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the number of household pets in conjunction with an existing single family dwelling on 0.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Keifer Valley Street and the west side of Cimarron Road within Enterprise. JJ/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**  
176-28-211-029

**USE PERMIT:**  
Increase the number of household pets (cats & dogs).

**WAIVER OF DEVELOPMENT STANDARDS:**  
Increase the number of household pets to 25 (16 cats and 9 dogs) where a maximum of 3 household pets are allowed Table 30.44-1 (a 733% increase).

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

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

- Site Address: 9988 Keifer Valley Street
- Site Acreage: 0.2
- Project Type: Household pets

Site Plans

The plans depict an existing single family residence located within an established subdivision and is zoned R-2. The overall size of the property is approximately 5,300 square feet of lot area. The property is standard for this subdivision and includes a back yard with a block wall that backs up to Cimarron Road. Access to the property is from Keifer Valley Street. The request is

to allow a temporary increase in pets that the applicant is caring for until they pass as some are old and have terminal conditions.

Landscaping

Landscaping is not required as part of this application.

Elevations

The photo depicts a 2 story house with light stucco exterior.

Floor Plans

The plans depict a single family residence that is 2 story with the first floor being the living room, kitchen, family room, and master bedroom with the second floor being the game room, 3 bedrooms, library, and open floor space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states they are requesting a use permit and waiver to increase the number of allowed household pets. The applicant states that they expect to only need this sort of permit for a few years, as several of the animals are very old and some have terminal conditions. At that time they state the number of animals will fit within the guidelines of a Pet Fancier's permit. A Pet Fancier's permit would allow up to 6 dogs and 10 cats. The applicant currently has 9 dogs and 16 cats, which is why a special use permit is requested.

The house is kept clean, the animals are not mistreated, and the applicant has provided 2 letters of support. One is from a local veterinary clinic, that is stating that they examined all 25 animals and they were found to be in good health. The other is from the former president of the Four Corners Pet Alliance in New Mexico stating that the applicant was an animal foster parent. The animals are well treated and are not a nuisance to neighbors.

Surrounding Land Use

	Planned Land Use Category		Zoning District	Existing Land Use
North, South, & West	Mid-Intensity Neighborhood (up to 8 du/ac)	Suburban	R-2	Single family residential
East	Open Lands		P-F	School

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must



establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Title 30 allows up to 3 household pets without a land use application and an additional 2 household pets are allowed for every 10,000 square feet with a special use permit (the maximum allowed on a property is 20 pets). Staff finds that Title 30 allows the applicant to own up to 5 household pets due to the size of the property, which is approximately 6,534 square feet, and allows another 2 additional pets for a total of 7. Due to the size of the parcel and considering that the adjacent parcels abutting the property are developed with similar lot sizes, will potentially increase neighborhood disturbances with the allowance of up to 20 pets. Staff cannot support the request due to the size of the property. Staff has supported increases in the number household pets, primarily for those properties located on larger lots. Staff recommends denial of the use permit.

#### & Waiver of Development Standards

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

Staff cannot support the waiver request for an additional 5 pets above the maximum of 20 pets for this property. Generally, larger properties can accommodate larger number of household pets and staff has supported such requests; however, due to the smaller size of the applicant's property and location within an R-2 zoned subdivision where lot sizes within this neighborhood average 6,000 square feet, staff feels this increase in household pets can have potential impacts with noise and odor; therefore, staff cannot support this request.

#### **Staff Recommendation**

Denial

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

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

##### **Comprehensive Planning**

If approved:

- 6-months to review as a public hearing.
- Applicant is advised that as the animals pass away, they are not allowed to replace them unless they are below the allowed limit for pets; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of applications. A substantial change in circumstances or regulations may warrant denial or added

conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: DUSTIN LEARY**

**CONTACT: DUSTIN LEARY, 4090 W FORD AVE, LAS VEGAS, NV 89139**

**DRAFT**



# LAND USE APPLICATION A9

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></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>	<b>STAFF</b>	<p>APP. NUMBER: <u>UC-23-0028</u>      DATE FILED: <u>1/23/23</u></p> <p>PLANNER ASSIGNED: <u>SWD</u></p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DATE: <u>3/1/23</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>3-22-23</u></p> <p>FEE: <u>\$ 675</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>DUSTIN LEARY</u></p> <p>ADDRESS: <u>4090 W FORD AVE</u></p> <p>CITY: <u>LAS VEGAS</u>      STATE: <u>NV</u>      ZIP: <u>89139</u></p> <p>TELEPHONE: _____      CELL: <u>650-863-5625</u></p> <p>E-MAIL: <u>DLEARY@DLEARY.COM</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>DUSTIN LEARY</u></p> <p>ADDRESS: <u>4090 W FORD AVE</u></p> <p>CITY: <u>LAS VEGAS</u>      STATE: <u>NV</u>      ZIP: <u>89139</u></p> <p>TELEPHONE: _____      CELL: <u>650-863-5625</u></p> <p>E-MAIL: <u>DLEARY@DLEARY.COM</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: _____</p> <p>ADDRESS: _____</p> <p>CITY: _____      STATE: _____      ZIP: _____</p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____      REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-28-211-029

PROPERTY ADDRESS and/or CROSS STREETS: 9988 KEIFER VALLEY ST

PROJECT DESCRIPTION: REQUESTING SPECIAL USE PERMIT 30.16.70.g HOUSEHOLD PETS

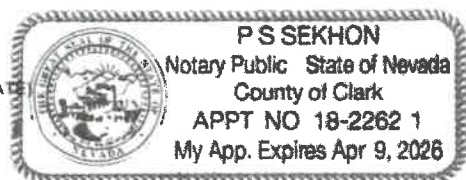
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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

Dustin Leary      DUSTIN LEARY  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11/09/2022 (DATE)  
 By Dustin Leary

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.

Compelling Justification Letter

UP-23-0028

Hello,

I rent this house to my mother and sister, who moved here from New Mexico just before the pandemic started. They were in the habit of taking in stray animals in New Mexico and caring for them until they could be placed with foster services. But when the pandemic hit, they stopped being able to place the animals with these other services, which had shut down.

We are asking for a permit in the increase of the number of allowed household pets. We expect to only need this sort of permit for a few years, as several of the animals are very old and some have terminal conditions, so within a few years our needs will fit within the normal bounds of a Pet Fancier's permit. A Pet Fancier's permit would allow us up to 6 dogs and 10 cats. We currently have 9 dogs and 16 cats, which is why we need a special use permit instead.

The house is kept clean, the animals are not mistreated, we just have too many at the moment.

I have attached two other letters in this document.

One is from a local veterinary clinic, that is stating that they examined all 25 animals and there were found to be in good health.

The other is from the former president of the Four Corners Pet Alliance in New Mexico stating that my mother, Deborah, was the best animal foster parent she has dealt with.

With these details in mind, I hope you will grant us a special use permit. The animals are well treated and are not a nuisance to neighbors, and we should only need the permit for a few years. Several of the older animals should pass from old age soon.

Sincerely,  
Dustin Leary

**SETBACKS  
(TITLE 30)**

CHARTAN AVE/PLACID ST

**PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
WS-23-0016-PN II INC:**

**WAIVER OF DEVELOPMENT STANDARDS** for setbacks.  
**DESIGN REVIEW** for finished grade on 21.0 acres in an R-1 (Single Family Residential) Zone and an R-D (Suburban Estates Residential) Zone.

Generally located on the south side of Chartan Avenue, the north side of Starr Avenue, the east and south sides of Placid Street, and the east side of La Cienega Street within Enterprise. MN/bb/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
177-33-801-012; 177-33-801-019; 177-33-801-028

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce the interior side setback to 5 feet where 10 feet is the minimum per Table 30.40-1 (a 50% reduction).

**DESIGN REVIEW:**  
Increase finished grade to 108 inches (9 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.030 (a 500% increase).

**LAND USE PLAN:**  
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)  
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

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

- Site Address: 11185 Fairfield Avenue
- Site Acreage: 21
- Number of Lots/Units: 80 single family residential
- Density (du/ac): 4.6
- Project Type: Setbacks & increased grade

### Site Plans

The plans depict a single family residential development consisting of 80 lots on 21 acres. The northern 22 lots were previously approved with NZC-21-0123 and the southern 58 lots were approved with NZC-18-1028. The main entrance to the development is a 52 foot wide private street that intersects with Starr Avenue and is approximately 330 feet from the eastern boundary of the site. Placid Street is dedicated to the north of the site and also to the south of Starr Avenue. The plans depict Placid Street terminating into a cul-de-sac at the northern boundary of the southern half of the development. Access to the lots within the development are provided by 38 foot wide private streets with a private access easement (sidewalk) located along 1 side of the street. A private street located on the east side of the project will provide cross access with an approved single family residential development to the east. A 7 foot high wall is located around the perimeter of the site. The site plan shows a combined lot count of 80 with merged street plans from both previously approved nonconforming zone changes and tentative maps. Lot 43 will have a 9 foot west side yard setback. Lots 53 and 32 will have an east side 8 foot interior side setback. Lots 54 and 33 will have a west side 8 foot interior side setback. Lots 75 through 80 will have a south side 5 foot interior side yard setback and maintain 20 feet between buildings. Lots 68 and 69 will have a west side 5 foot interior side yard setback. Lot 70 will have a 6 foot interior side yard setback. All lots will have between 20 feet and 30 feet of separation between homes.

### Landscaping

No changes are proposed to landscaping with the proposed setbacks and increased finished grade.

### Elevations

No changes are proposed to the approved elevations.

### Floor Plans

No changes are proposed to the approved floor plans.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant is proposing waivers of development standards for interior side yard setbacks on R-D zoned lots 32, 33, 43, 53, 54, 68 through 70, and 75 through 80. The new setbacks will be between 5 feet and 8 feet, where 10 feet is required. These new setbacks will allow for recreational vehicle storage on the deeper side of each home. The southern portion of the property requires approval of increased finished grades of up to 108 inches (9 feet), where 36 inches (3 feet) is the standard per Code. This will allow the applicant to develop the site in accordance with current drainage plans.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-21-0123	Reclassified to R-D zoning with waivers for setbacks, finished grade, and off-sites	Approved by BCC	September 2021
WS-19-0144	Waivers to allow modifications for off-site improvements with a design review for a single family residential development	Approved by BCC	April 2019
VS-19-0145	Vacated and abandoned a 6 foot wide, 630 foot long, portion of Chartan Avenue and a 3 foot wide streetlight and traffic control easement along Chartan Avenue - expired	Approved by BCC	April 2019
ET-21-400075 (NZC-18-1028)	Extension of time to reclassify from R-E to R-1 zoning for a single family residential development	Approved by BCC	July 2021
ET-21-400060 (VS-18-1029)	Extension of time to vacate and abandon easements	Approved by BCC	June 2021
WS-20-0012	Street length	Approved by BCC	March 2020
TM-20-500002	16 residential lots	Approved by BCC	March 2020
NZC-18-1028	Reclassified from R-E to R-1 for a single family residential development	Approved by BCC	April 2019
VS-18-1029	Vacated easements and right of way	Approved by BCC	April 2019
TM-19-500047	8 single family residential lots on 4.9 acres	Approved by BCC	April 2019
NZC-18-0055	Reclassified the site to R-2 zoning for a single family residential development	Withdrawn at BCC	June 2018
VS-18-0056	Vacated easements and rights-of-way	Withdrawn at BCC	June 2018
TM-18-500009	Single family residential subdivision	Withdrawn at BCC	June 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential & undeveloped
South	Residential Low (up to 3.5 du/ac) & Public Facilities	R-E & P-F	Schorr Elementary School, single family residential & undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-2	Single family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Ranch Estate Neighborhood (up to 2 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. The northern portion of the property was approved for similar interior setbacks with NZC-21-0123. The proposed interior side yard setbacks between 5 feet and 9 feet will still result in 20 feet to 30 feet of separation between homes. The recreational pad spaces on lots 69, 75, 77, and 79 are located on the non-driveway side of the home, and would result in having to access the pad sites over landscaped front yards. Staff cannot support the proposed setback waiver for lots that require access to recreation vehicle pads through front yard landscaping. The remaining lots with driveway side access need mitigation for the added appearance of bulk from the street.

**Public Works - Development Review**

Design Review

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

**Department of Aviation**

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

**Staff Recommendation**

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:

- Plant 1 additional medium size tree in the front yard on lots with a recreational vehicle pad site;
- Certificate of occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Comply with approved drainage study PW21-18815.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PN II, INC.**

**CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE, SUITE  
100, LAS VEGAS, NV 89116**

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING A10

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></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 checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>WS/DR-23-0016</u>      DATE FILED: <u>1-17-2023</u></p> <p>PLANNER ASSIGNED: <u>RSB</u></p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DATE: <u>3-1-2023</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>3-22-2023</u></p> <p>FEE: <u>1150</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>PN II, Inc.</u></p> <p>ADDRESS: <u>7255 S. Tenaya Way, Suite 200</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89113</u></p> <p>TELEPHONE: <u>702-804-7554</u>      CELL: _____</p> <p>E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>PN II, Inc.</u></p> <p>ADDRESS: <u>7255 S. Tenaya Way, Suite 200</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89113</u></p> <p>TELEPHONE: <u>702-804-7554</u>      CELL: _____</p> <p>E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Westwood Professional Services - Roxanne Liegh</u></p> <p>ADDRESS: <u>5725 W. Badura Ave., Suite 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): 177-33-801-012; 018; 028

PROPERTY ADDRESS and/or CROSS STREETS: Charlan / Fairfield

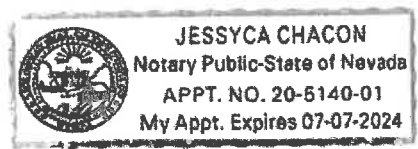
PROJECT DESCRIPTION: Residential Subdivision

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

[Signature]      Brenin Anderson  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON SEPTEMBER 1, 2022 (DATE)  
 By Brenin Anderson  
 NOTARY PUBLIC: [Signature]      Jessyca Chacon



\*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

December 12, 2022

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

**Re: Silverado Court VIII, an 80 Lot Residential Subdivision  
Justification Letter for Waiver of Standards  
Westwood Project No. PUL2101-000**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, PN II, Inc., respectfully submits this application for a Waiver of Development Standards.

The project site associated with the subject is approximately 20.6+/- gross acres and covers APN 177-33-801-012, -019, and -028. It is located in a portion of Section 33, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada.

**Design Review**

Per Section 30.32.040 Paragraph 9b it is stated that *any request to increase the finished grade over 36 inches shall be considered by the Board through a Design Review*. The topography of the subject property falls from the south to north with a significant drainage wash bisecting the site. Upon review of the grading and drainage for the south 15.0 acres of this site, there is a grade difference along the existing wash area of up to 9- feet. The grading design proposes a fill in the wash area in an effort to discharge the proposed underground drainage facility at existing grade to maintain historical drainage flow patterns.

Please note that a Design Review that includes a similar excess fill request has already been approved for the north 7.5 acres of this site. (Chartan Placid NZC-21-0123, VS-21-0124, TM-21-500032)

**Waiver of Standards**

The project is being processed as a Single Family Detached Residential development in accordance with Title 30. This request is to define waivers of Title 30 and CCAUSD for the project needed to develop the site and anticipated product.

**1. Section 30.56.040 Yards, Setbacks and Driveways**

Waiver: Side yard setback of 10.0' on both sides within R-D zoning.

Request: Allow Lots 32-33, 43, 53-54, 68-70, & 75-80 to have a reduced side yard setback of 5.0' to 8.0' on one side.

December 12, 2022

Page 2

**Justification:** These reduced setbacks will maintain a minimum of 20.0' between the homes, similarly to the standard 10.0' setback on both sides. The purpose of these reduced setbacks is to allow for the option RV parking on the selected lots. This parking will be a 9.0' wide concrete pad adjacent to the home, and it will comply with CCAUSD Drawing No. 222. This will increase the desirability of the homes because it is another option to offer the future homeowners. Please note that the tandem attached garages will not have enough clearance to accommodate RVs inside the garage.

Please feel free to contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE #15875, Project Manager

Cc: Kendra Saffle, PN II, Inc.  
Roxanne Leigh, Westwood Professional Services

PLANNER  
COPY



LIGHTING & SIGNAGE  
(TITLE 30)

GILESPIE ST/SILVERADO RANCH BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0029-S C GILESPIE:

**WAIVER OF DEVELOPMENT STANDARDS** to allow a wall sign to face a residential development.

**DESIGN REVIEWS** for the following: 1) lighting plan; and 2) a sign plan in conjunction with a mini-warehouse facility on 3.8 acres in a C-1 (Local Business) Zone.

Generally located on the west side of GilesPie Street, 75 feet north of Silverado Ranch Boulevard within Enterprise. MN/al/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

177-21-401-024

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9625 GilesPie Street
- Site Acreage: 3.8
- Project Type: Lighting and signage plans

Site Plans

The site is a triangle shaped property that has developed as a mini-warehouse facility consisting of 6 buildings with access to the site from GilesPie Street. There is a flood control channel that runs from the southwest corner to the northeast corner of the site with 1 building adjacent to the flood channel. There are 3 buildings along the eastern boundary of the site, 1 along the southern boundary, and the remaining building is located in the central portion of the property. The site was reclassified to a C-1 zone by ZC-19-0928, which also approved the mini-warehouse facility. ZC-19-0928 was approved with a condition for a design review as a public hearing for lighting and signage.

Lighting

All on-site lighting consists of wall mounted lighting fixtures. The majority of the light fixtures are internal to the site and are screened from abutting properties by the buildings on-site. The

light fixture are designed to be shielded and down cast. This design will prevent light from the site, especially in locations that are not screened by buildings on-site, to spill onto the adjacent properties.

**Signage**

The plans depict 3 signs; a freestanding sign, a monument sign, and a wall sign. The freestanding sign is 28 feet in height with an area of 96 square feet and is located on the southeastern corner of the property. The freestanding sign is set back 10 feet from the south property line and 8 feet from the flood channel. The sign cabinet is internally illuminated. The monument sign is 10 feet in height with an area of 70 square feet and is located in a landscape area on the south side of the entrance to the facility. The sign is set back 10 feet from the property line and is internally illuminated. The wall sign is located on the side of a building located on the southeast corner of the site. The sign has an area of 101 square feet consisting of internally illuminated pan channel letters. The face of the building where the wall sign is located is approximately 28 feet in length and is off-set from the southern property line by an angle of approximately 45 degrees. The wall sign is visible from and faces a landscape area within an existing multiple family residential development on the adjacent parcel to the south.

**Applicant's Justification**

The applicant indicates that the lighting is necessary to illuminate the interior drive aisles & walk-ways of the property which in turn will make customers feel safe and protected. The lighting will also add a sense of security to the surrounding community as a well-lit facility will decrease unlawful activity. The lighting is also designed to have little to no visibility from outside the boundaries of the facility to prevent negative impacts to the abutting developments. The signage identifies the site, gives a clear indication of the nature of the business, provides contact information, and is necessary for the success of the business.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-19-0933	Vacated a portion of Gillespie Street to allow for detached sidewalks in conjunction with a mini-warehouse facility	Approved by BCC	February 2020
ZC-19-0928	Reclassified the site to a C-1 zone for a mini-warehouse facility	Approved by BCC	February 2020

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use	R-2	Flood channel & single family residential
South	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-4	Multiple family residential



**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waiver of Development Standards

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

Based on the angle of the wall from the property line, the location of the wall sign will face the multiple family residential development on the adjacent parcel to the south. However, the portion of the residential development that the sign is facing is a landscape area within the residential development. The wall sign will not face any dwelling units within the residential development to the south; therefore staff finds the wall sign will not have a negative impact on the existing residential development to the south and can support this request.

Design Reviews

The lighting and signage are in compliance with the requirements of Tile 30 and will not have a negative impact on the abutting developments; therefore, staff can support the design reviews.

**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 that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: SC DEVELOPMENT**

**CONTACT: SC DEVELOPMENT, 2151 MICHELSON DRIVE, SUITE 140, IRVINE, CA  
92612**

**DRAFT**



# LAND USE APPLICATION

# A11

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

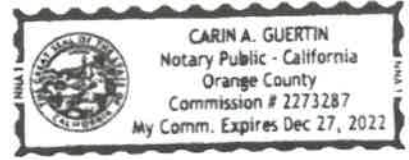
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <i>8500</i> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <i>1000 n/a</i> <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  <input type="checkbox"/> APPLICATION REVIEW (AR)   	<b>STAFF</b> APP. NUMBER: <u>DR-23-0029</u> DATE FILED: <u>1-23-2023</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3-1-23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3-22-23</u> FEE: <u>\$ 8500</u>
	<b>PROPERTY OWNER</b> NAME: <u>SC Gilesie, LP a California limited partnership</u> ADDRESS: <u>2151 Michelson Dr., Ste. 140</u> CITY: <u>Irvine, CA 92612</u> STATE: <u>CA</u> ZIP: <u>92612</u> TELEPHONE: <u>714-505-7090</u> CELL: <u>714-914-1391</u> E-MAIL: <u>paul@scdevelopment.net</u>
	<b>APPLICANT</b> NAME: <u>M. Paul Conzelman, General Partner of SC Gilesie, LP</u> ADDRESS: <u>2151 Michelson Dr., Ste. 140</u> CITY: <u>Irvine, CA 92612</u> STATE: <u>CA</u> ZIP: <u>92612</u> TELEPHONE: <u>714-505-7090</u> CELL: <u>714-914-1391</u> E-MAIL: <u>paul@scdevelopment.net</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b> NAME: <u>SC Development / Randall House</u> ADDRESS: <u>2151 Michelson Dr. Ste 140</u> CITY: <u>Irvine</u> STATE: <u>CA</u> ZIP: <u>92612</u> TELEPHONE: <u>949-878-6781</u> CELL: _____ E-MAIL: <u>randelle@scdevelopment.net</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-21-401-024  
PROPERTY ADDRESS and/or CROSS STREETS: E Silverado Ranch Blvd & Gilesie St  
PROJECT DESCRIPTION: Mini-Storage Development

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

Property Owner (Signature)\* [Signature]      Property Owner (Print) M. Paul Conzelman

STATE OF California  
COUNTY OF Orange  
SUBSCRIBED AND SWORN BEFORE ME ON December 21, 2022 (DATE)  
By M. Paul Conzelman



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.

**COMPELLING JUSTIFICATION LETTER FOR SIGNAGE AND EXTERIOR LIGHTING**

APN: 177-21-401-024  
12/20/2022

DR-23-0029

The proposed signage and exterior lighting at this development follows industry standards and meets all codes & requirements for the C-1 Commercial Zoning.

**Signage:**

- ❖ The constructed signage gives clear indication of the nature of the business, provides contact information, and gives direction on property access.
- ❖ The signage is visible from both E Silverado Ranch Boulevard and Gillespie Street.
- ❖ The approved signage is in-line with the portfolio branding of My Self Storage Space which is the *doing business as* name for this facility.
- ❖ As a type of retail business, property signage is crucial in this industry and builds upon brand management, household recognition, and online sales.
- ❖ The signage follows all zoning codes and strictly adheres to all requirements of Clark County.

**Exterior Lighting:**

- ❖ The site has exterior lighting to illuminate the interior drive aisles & and walk-ways of the property which in turn will make customers feel safe and protected.
- ❖ The exterior lighting has little to zero visibility from outside the boundaries of the property due to the strategic lighting locations that only create interior lighted areas.
- ❖ The exterior lighting meets all codes and requirements including fire & emergency.
- ❖ The exterior lighting illuminates all paths of travel, entry & exit points, and building/unit signage.
- ❖ Exterior lighting will also add a sense of security to the surrounding community as they know that a well-lit facility will drive away unlawful activity.

Thank you for the opportunity to submit this compelling justification letter for signage and exterior site lighting. We are excited to open this Class A Mini-Storage project and to enhance the overall area.

Sincerely,



M. Paul Conzelman  
General Partner  
SC Gillespie, LP  
(714) 617-9820

## **BYLAWS AND PROCEDURES**

### **ENTERPRISE TOWN ADVISORY BOARD**

#### Article I – Name

The name of this advisory board shall be the Enterprise Town Advisory Board, as created by the Clark County Board of Commissioners, pursuant to Clark County Ordinance No. 1920, adopted on December 31, 1996.

#### Article II – Purpose

The purpose of this advisory board, pursuant to NRS 269.576 and County Code, Chapter 3.30, is to assist the Board of County Commissioners in governing the unincorporated town of Enterprise by acting as a liaison between the residents of the town and the Board of County Commissioners and to advise the Board of County Commissioners on matters of importance to the unincorporated town and its residents.

#### Article III – Members

- A. Members of the Enterprise Town Advisory Board must be a qualified elector (they must be qualified to register to vote but do not have to actually be registered) and live within the boundaries of the unincorporated town of Enterprise.
- B. Five members shall be appointed by the Board of County Commissioners to serve a two-year term, which will begin on the first Monday in January of odd-numbered years, and shall serve at the pleasure of the Board of County Commissioners.
- C. The provisions of chapter 3.01 of Title 3 of the Clark County Code on absences of appointed members of boards shall apply to absences of members of the Enterprise Town Advisory Board. The Enterprise Town Advisory Board shall follow the procedure established by the County Manager or his or her designee for the administration of chapter 3.01. The assigned staff member referred to in Clark County Code Section 3.01.10 shall be the County Liaison.
- D. Any member may resign his/her appointment by submitting a letter of resignation to the Board of Commissioners or Department of Administrative Services and sending a copy to the Chair of the Enterprise Town Advisory Board.
- E. When a vacancy occurs, the advisory board shall, at the request of the Department of Administrative Services, post a public notice of the opening soliciting applications and may recommend to the Board of County Commissioners a qualified replacement for the position.
- F. All advisory board members shall observe the standards of ethical conduct outlined in NRS 281A, Clark County Code, Chapter 2.42 and any resolution on Ethics

adopted by the BCC, and shall refrain from voting on any item that presents a conflict of interest.

- G. Each member of the Enterprise Town Advisory Board shall, at least once during the first year of his/her initial term of office, and annually during every subsequent year that he/she serves in office, attend training pursuant to 3.30.090:
  - 1. State statutes, regulations, local ordinances, resolutions and regulations concerning land use planning, development and any other subject matter that the Board of County Commissioners deems necessary; and
  - 2. The provisions of Chapter 241 of NRS (Meetings of State and Local Agencies).

#### Article IV – Officers

- A. Officers shall perform the duties prescribed by these bylaws.
- B. Officers of the Enterprise Town Advisory Board shall consist of a Chair and Vice Chair selected amongst the members of the advisory board, and shall be selected to serve a two-year term, or at the pleasure of the advisory board, beginning the first meeting in January of odd-numbered years.
- C. The Chair is not eligible to serve a consecutive term of office as chairperson or to serve as Vice Chair for the following term after being the chairperson.
- D. The Chair shall act as presiding officer at all regular and special meetings of the advisory board in accordance with the adopted Board of County Commission Rules of Procedure.
- E. The Vice Chair shall assume the responsibilities of the Chair in his/her absence.
- F. If a permanent vacancy occurs for the position of the Chair or Vice Chair, the advisory board shall select a Chair or Vice Chair from among the members of the advisory board to serve the remainder of the unexpired term, consistent with section IV. C.
- G. The Secretary of the advisory board shall ensure that each meeting has been legally noticed and posted pursuant to the Nevada Open Meeting Law.

#### Article V – Meetings

- A. The Enterprise Town Advisory Board shall hold regular meetings on the Wednesday prior to Planning Commission and Board of County Commission meetings, unless holidays or other conflicts dictate moving the meeting dates.
- B. All meetings shall be held at the Windmill Library, 7060 W. Windmill Ln., commencing at 6:00 p.m. or, in the case of an emergency or potential overcrowding,

at another location and/or time as determined by the Chair and properly noticed and posted pursuant to the Nevada Open Meeting Law.

- C. The regular meetings of the advisory board shall be held no less than once per quarter at the place, day and hour set forth in Sections A and B above.
- D. Any special meeting of the advisory board may be held at the call of the Chair at the time, date and place posted, pursuant to the Nevada Open Meeting Law.
- E. Three members of a five-member board shall constitute a quorum, and a quorum will be required to conduct any official business of the advisory board. Whenever a member abstains from voting because of a conflict of interest, the necessary quorum to act upon and the number of votes necessary to act upon the matter, as fixed by any statute, ordinance or rule, is reduced as though the abstaining member were not a member of the board.
- F. The Chair or Vice-Chair will coordinate with the Secretary and County Liaison to ensure actions and reasoning is accurately reported in the minutes.
- G. Each person appearing before the advisory board shall receive a fair and impartial hearing based solely on the merits of his/her petition, without regard to race, religion, sex, sexual orientation, gender identity or expression, age, disability or national origin.
- H. Agendas
  - 1. All business for consideration shall be included on the agenda. The Chair shall rule as “out of order” the consideration of any matter not on the agenda, or in conflict with the bylaws. If any information or discussion item is introduced at a meeting and action is to be taken thereon, it shall be placed on the agenda for the next regular meeting of the board.
  - 2. The advisory board Secretary shall, in accordance with the uniform agenda format provided by the Department of Administrative Services, prepare the agenda in cooperation with the Chair and County Liaison, and post by 9:00 a.m., three full working days (not counting the meeting date) before the meeting in compliance with the Nevada Open Meeting Law.
  - 3. Items can be placed on an agenda by the Board of County Commissioners, Department of Administrative Services, Department of Comprehensive Planning, and any advisory board member, or as required by law. Citizens can request that an item be on an agenda, but whether the item appears on the agenda is at the discretion of the Chair and the Department of Administrative Services based on the issue, circumstances, appropriateness and ability of the advisory board to further the issue.
  - 4. Non-planning and zoning items for inclusion on the agenda must be submitted to the Secretary at least eight calendar days prior to the scheduled meeting.

The Secretary will combine requested items with the Planning & Zoning agenda provided by Department of Comprehensive Planning and post three full working days before the meeting.

5. Once action is taken on an item, the Town Advisory Board shall not re-hear the item unless there is (1) a timely request for rehearing (within five working days by a member voting in the majority); (2) a change of circumstance; or (3) sufficient passage of time that it is reasonable to revisit the item.

#### Article VI – Parliamentary Procedure

- A. All voting procedures shall be in accordance with the adopted Board of County Commission Rules of Procedure, except as otherwise outlined in these bylaws.
- B. A motion need not have a “second” before the motion may be put to a vote as provided for in “A” above.
- C. The Chair of the advisory board shall have the same right as any other board member to initiate a motion, question or debate, and vote on a motion.