



ENTERPRISE TOWN ADVISORY BOARD

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

March 27, 2024
6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chaves70@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 Maffet, Chair
David Chestnut
Kaushal Shah

Barris Kaiser, Vice Chair
Chris Caluya

Secretary: Carmen Hayes (702) 371-7991 chaves70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for March 13, 2024. (For possible action)
- IV. Approval of the Agenda for March 27, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Receive information regarding Clark County Department of Family Services' Foster Care Recruitment efforts. (For discussion only)
 - 2. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **Enterprise TAB Relocation**
Beginning May 15, 2024, our Enterprise TAB meetings will be held at the Silverado Ranch Community Center - 9855 Giles St, Las Vegas, NV 89183. Our last Enterprise TAB meeting at the Windmill Library will be May 1, 2024

VI. Planning and Zoning

- 1. **ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC:**
ZONE CHANGE to reclassify 2.6 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** net lot area; **2)** eliminate street landscaping; **3)** off-site improvements; and **4)** street configuration.
DESIGN REVIEW for a single family residential subdivision on 16.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise (description on file). JJ/sd/syp (For possible action) **03/20/24 BCC**
- 2. **VS-23-0922-CANKIDS INVESTMENTS 2012, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Gagnier Boulevard and Durango Drive, and between Ford Avenue and Wigwam Avenue; a portion of right-of-way being Wigwam Avenue located between Gagnier Boulevard and Durango Drive; a portion of right-of-way being Cougar Avenue between Gagnier Boulevard and Durango Drive; and a portion of an unnamed right-of-way located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action) **03/20/24 BCC**
- 3. **TM-23-500191-CANKIDS INVESTMENTS 2012, LLC:**
TENTATIVE MAP consisting of the following: **1)** 25 lots in an R-E (Rural Estates Residential) (RNP-I) Zone; and **2)** 20 lots in an R-2 (Medium Density) Zone on 16.2 acres. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise. JJ/sd/syp (For possible action) **03/20/24 BCC**
- 4. **PA-24-700002-FORT APACHE LTD:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 8.8 acres. Generally located on the southwest corner of Fort Apache Road and Pebble Road within Enterprise. JJ/gc (For possible action) **04/16/24 PC**

5. **ZC-24-0058-FORT APACHE, LTD:**
ZONE CHANGE to reclassify 9.1 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise (description on file). JJ/hw/ng (For possible action) **04/16/24 PC**

6. **VS-24-0061-FORT APACHE, LTD:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Park Street and between Pebble Road and Raven Avenue; a portion of right-of-way being Raven Avenue located between Pacific Mist Street and Fort Apache Road; and a portion of right-of-way being Fort Apache Road located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/hw/ng (For possible action) **04/16/24 PC**

7. **WS-24-0059-FORT APACHE, LTD:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1) setbacks; 2) building height; 3) parking lot landscaping; 4) required parking; 5) drive aisle length; 6) residential adjacency; and 7) driveway geometrics.**
DESIGN REVIEW for a proposed multiple family residential (apartment) development on 9.1 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise. JJ/hw/ng (For possible action) **04/16/24 PC**

8. **SDR-24-0060-FORT APACHE, LTD**
SIGN DESIGN REVIEW for signage in conjunction with a proposed multiple family residential development on 9.1 acres within an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise. JJ/hw/ng (For possible action) **04/16/24 PC**

9. **ET-24-400022 (UC-21-0725)-ZUFFA RE, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a recreational facility (event center) with accessory commercial uses including, but not limited to, shops, snack bars, and restaurants.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1) reduced parking; 2) alternative landscaping; and 3) reduced throat depth.**
DESIGN REVIEWS for the following: **1) expansion to an existing building; and 2) parking lot addition on a portion of 31.4 acres in a CG (Commercial General) Zone, an IP (Industrial Park) Zone, and an RS20 (Residential Single Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Rafael Rivera Way and the east side of Torrey Pines Drive, 715 feet south of Sunset Road, and 315 feet west of Jones Boulevard within Enterprise. MN/jm/ng (For possible action) 04/17/24 BCC**

10. **VS-24-0056-ST SHARBEL MARONITE CATHOLIC MISSION TR:**
VACATE AND ABANDON easements of interest to Clark County located between Rancho Destino Road and Giles pie Street, and between Frias Avenue and Rush Avenue (alignment) within Enterprise (description on file). MN/bb/ng (For possible action) **04/17/24 BCC**

11. **UC-23-0591-ST SHARBEL MARONITE CATHOLIC MISSION LV RL EST TR & ZAIDEN A ELIAS TRS:**
USE PERMITS for the following: 1) place of worship; 2) reduce separation to property lines; 3) reduce separation to abutting existing residential uses; 4) reduce separation to live entertainment; and 5) extend live entertainment time outside daytime hours.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) eliminate landscaping adjacent to a residential use; 4) alternative driveway geometrics; 5) fence setback; 6) increase fence height; and 7) full off-site improvements.
DESIGN REVIEW for a parking lot in conjunction with a previously approved place of worship on 4.6 acres in a P-F (Public Facility) Zone and an R-E (Rural Estates Residential) Zone. Generally located on the southwest and southeast corner of Frias Avenue and Rancho Destino Road within Enterprise. MN/bb/syp (For possible action) 04/17/24 BCC

VII. General Business

1. None.

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: April 10, 2024.

X. Adjournment.

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

Windmill Library – 7060 W. Windmill Lane

<https://notice.nv.gov>



Enterprise Town Advisory Board

March 13, 2024

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah PRESENT	Barris Kaiser, Vice Chair TARDY Chris Caluya PRESENT
Secretary:	Carmen Hayes 702-371-7991 chaves70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com EXCUSED Rachel Glaze Rachel.Glaze@clarkcountynv.com PRESENT	

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

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

Steve DeMerritt, Current Planning

II. Public Comment

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

- None

III. Approval of Minutes for February 28, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for February 28, 2024.

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

IV. Approval of Agenda for March 13, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Applicant requested holds:

2. ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on March 27, 2024.
3. VS-23-0922-CANKIDS INVESTMENTS 2012, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on March 27, 2024.
4. TM-23-500191-CANKIDS INVESTMENTS 2012, LLC: The applicant has requested a **HOLD** to the Enterprise TAB meeting on March 27, 2024.

Related applications to be heard together:

7. ZC-24-0045-HUA UYENMI TRUST & HUA UYENMI TRS:
8. VS-24-0046-HUA UYENMI TRUST & HUA UYENMI TRS:
9. DR-24-0047-HUA UYENMI TRUST & HUA UYENMI TRS:
10. TM-24-500015-HUA UYENMI TRUST & HUA UYENMI TRS:

11. VS-23-0890-SILVERADO PROMENADE II, LLC:
12. UC-23-0889-SILVERADO PROMENADE II, LLC:

13. VS-24-0035-STRIP REAL ESTATE THREE, LLC:
14. UC-24-0034-STRIP REAL ESTATE THREE, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **Silverado Ranch Community Center**
Beginning May 15, 2024, our Enterprise TAB meetings will be held at the Silverado Ranch Community Center at 9855 Giles pie St. Our last Enterprise TAB meeting at the Windmill Library will be May 1, 2024.

VI. Planning & Zoning

1. **UC-23-0895-KIM HYUN SOOK:**
HOLDOVER USE PERMITS for the following: 1) accessory structures architectural compatibility; and 2) accessory building size.
WAIVER OF DEVELOPMENT STANDARDS to reduce setback for accessory structures in conjunction with an existing single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the north side of Eldorado Lane and the west side of Valley View Boulevard within Enterprise. MN/nai/ng (For possible action) **03/05/24 PC**

Motion by David Chestnut

Action: **APPROVE:** Holdover Use Permit # 1;

WITHDRAWN: Holdover Use Permit #2 withdrawn by the applicant;

APPROVE: Waiver of Development Standards.

ADD Comprehensive Planning conditions:

- Plant 3 large trees along W Eldorado Ln at 20 foot spacing to shield the storage containers from the street.

Per staff if approved conditions

Motion **PASSED** (3-1) / Caluya - Nay

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

The applicant has requested a **HOLD** to the Enterprise TAB meeting on March 27, 2024.

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

The applicant has requested a **HOLD** to the Enterprise TAB meeting on March 27, 2024.

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

The applicant has requested a **HOLD** to the Enterprise TAB meeting on March 27, 2024.

5. **WS-24-0029-CAMPOS, ALEXANDER & TAMELLA A. REVOCABLE LIVING TRUST & CAMPOS, ALEXANDER J. & TAMELLA A. TRS:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single family residence on 0.5 acres in an RS20 (Residential Single Family 20) Zone within the RNP-NPO Overlay District. Generally located on the west side of Tenaya Way and the south side of Camero Avenue within Enterprise. JJ/mh/ng (For possible action) **04/02/24 PC**

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

6. **WS-24-0032-SIGNATURE LAND HOLDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks on 0.4 acres in conjunction with a single family residential subdivision in an H-2 (General Highway Frontage) Zone. Generally located on the northeast corner of Chieftain Street and Serene Avenue within Enterprise. JJ/tpd/ng (For possible action) **04/02/24 PC**

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

7. **ZC-24-0045-HUA UYENMI TRUST & HUA UYENMI TRS:**
ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise (description on file). JJ/bb/ng (For possible action) **04/03/24 BCC**

Motion by David Chestnut

Action: **APPROVE:**

ADD Comprehensive Planning conditions:

- Provide trail access in the NV Energy easement

Per staff conditions

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

8. **VS-24-0046-HUA UYENMI TRUST & HUA UYENMI TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Gomer Road, and between Tee Pee Lane (alignment) and Grand Canyon Drive within Enterprise (description on file). JJ/bb/ng (For possible action) **04/03/24 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

9. **DR-24-0047-HUA UYENMI TRUST & HUA UYENMI TRS:**
DESIGN REVIEW for a proposed 15 lot single family residential development on 2.5 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise. JJ/bb/ng (For possible action) **04/03/24 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

10. **TM-24-500015-HUA UYENMI TRUST & HUA UYENMI TRS:**
TENTATIVE MAP consisting of 15 single family residential lots and common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Grand Canyon Drive, 620 feet north of Gomer Road within Enterprise. JJ/bb/ng (For possible action) **04/03/24 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning conditions:

- Provide trail access in the NV Energy easement

Per staff conditions

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

11. **VS-23-0890-SILVERADO PROMENADE II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Landberg Avenue, and between Giles Street and Haven Street, and a portion of right-of-way being Giles Street between Silverado Ranch Boulevard and Landberg Avenue within Enterprise (description on file). MN/jor/syp (For possible action) **04/03/24 BCC**

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

12. **UC-23-0889-SILVERADO PROMENADE II, LLC:**
USE PERMIT to reduce the setback of a proposed vehicle wash from a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive cross access; **2)** allow access to a local street; **3)** reduce throat depth; and **4)** reduce driveway departure distance.
DESIGN REVIEWS for the following: **1)** commercial center; **2)** vehicle wash; **3)** restaurant with a drive-thru; **4)** lighting; and **5)** alternative parking lot landscaping on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east side of Giles Street within Enterprise. MN/jor/syp (For possible action) **04/03/24 BCC**

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

13. **VS-24-0035-STRIP REAL ESTATE THREE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between I 215 and Arby Avenue (alignment) and between Las Vegas Boulevard South and Windy Street (alignment) within Enterprise (description on file). MN/nai/ng (For possible action) **04/03/24 BCC**

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

14. **UC-24-0034-STRIP REAL ESTATE THREE, LLC:**
USE PERMITS for the following: **1)** parking lot; and **2)** outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** driveway geometrics; **2)** reduce parking lot landscaping; **3)** reduce buffer; and **4)** alternative street landscaping.
DESIGN REVIEW for the following: **1)** parking lot; and **2)** outdoor storage on 5.0 acres in a CR (Commercial Resort) Zone within the AE-65 and AE-70 Airport Environs Overlays. Generally located approximately 600 feet west of Las Vegas Boulevard South and the north side of Arby Avenue within Enterprise. MN/nai/ng (For possible action) **04/03/24 BCC**

Motion by David Chestnut
Action: **APPROVE:** Use Permits;
APPROVE: Waivers of Development Standards # 1, 3b and 4;
WITHDRAWN: Waivers of Development Standards # 3a;
DENY: Waivers of Development Standards # 2
DENY: Design Reviews
Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

15. **WS-24-0025-RSR INVESTMENTS, LLC & MOHAWK/OLETA SERIES:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) wall height; 2) finished grade; 3) eliminate street landscaping; and 4) off-site improvements.
DESIGN REVIEW for a single-family residential subdivision on 2.5 acres in an RS20 (Residential Single-Family 20) Zone within the RNP-NPO Overlay. Generally located on the southeast corner of Oleta Avenue and Mohawk Street within Enterprise. JJ/sd/ng (For possible action) **04/03/24**
BCC

Motion by David Chestnut

Action: **APPROVE**: Waivers of Development Standards #s 1a, 2, 3, and 4;

CHANGE: Waivers of Development Standards 1b to 7-foot wall

APPROVE: Design Review

ADD Comprehensive Planning conditions

- Provide a 5-foot asphalt path along Oleta Ave and Mohawk Street
- Install wrought iron fence on any combination of retaining and decorative wall over 9 feet

Per staff if approved conditions

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

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 27, 2024 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:08 p.m.

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

03/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC:

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

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

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

Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-16-301-010; 176-16-301-033 through 176-16-301-034

LAND USE PLAN:

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

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

WAIVER OF DEVELOPMENT STANDARDS:

1. Reduce the net lot area for 5 lots to a minimum of 16,193 square feet where 18,000 square feet is the minimum standard per Table 30.40-1 (a 10% decrease).
2. Eliminate street landscaping and a detached sidewalk along a portion of Cougar Avenue where landscaping and detached sidewalks are required per Figure 30.64-17.
3.
 - a. Waive off-site improvements (streetlights, curb and gutter, and partial paving) along Wigwam Avenue where required per Chapter 30.52.
 - b. Waive off-site improvements (streetlights, curb and gutter, and partial paving) along Gagnier Boulevard where required per Chapter 30.52.
 - c. Waive off-site improvements (streetlights, curb and gutter, and partial paving) along Cougar Avenue where required per Chapter 30.52.
 - d. Waive off-site improvements (streetlights, curb and gutter, and partial paving) along Ford Avenue where required per Chapter 30.52.
4. Reduce the street intersection off-set between Street A and the entrance to a subdivision on the east side of Gagnier Boulevard to 51 feet where 125 feet is required per Chapter 30.52.

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 16.2
- Project Type: Single family residential subdivision
- Number of Lots/Units:
 - R-E (RNP-I): 25
 - R-2: 20
- Density (du/ac):
 - R-E (RNP-I): 1.8
 - R-2: 7.7
- Minimum/Maximum Lot Size (square feet):
 - R-E (RNP-I): 16,193 (net)/30,978 (net)
 - R-2: 3,656/5,089

Site Plan

The proposed community is a residential subdivision with 45 single family homes (25 lots zoned for R-E (RNP-I) and 20 lots zoned for R-2) on approximately 16.2 acres. The density is 1.8 for the R-E (RNP-I) zoned portion of the site and 7.7 for the R-2 zoned portion. The lots for the R-E (RNP-I) zoned portion of the map will be accessed directly from Gagnier Boulevard, Cougar Avenue, or 1 of 2 private cul-de-sacs. The lots for the R-2 zoned portion of the map will be accessed either directly from Cougar Avenue or from 2 private streets. No vehicular access is shown from either Wigwam Avenue or Ford Avenue.

Landscaping

The plans show landscaping with detached sidewalks on Wigwam Avenue, Gagnier Boulevard, and Ford Avenue. Along Cougar Avenue, landscaping with a detached sidewalk is shown adjacent to the proposed R-E (RNP-I) subdivision. Adjacent to the proposed R-2 subdivision, an attached sidewalk with no landscaping is shown on Cougar Avenue, with the whole frontage being used for 6 lots with direct access to the street. Trees and shrubs in compliance with Title 30 landscape standards are shown.

Elevations & Floor Plans

R-E (RNP-I) subdivision:

Three floor plans, each with 3 different elevation choices, are shown. All 3 are single story homes. The smallest floor plan features 3,932 square feet of living space with 6 bedrooms, 5 bathrooms, and an oversize garage with parking for automobiles and an RV. The next plan shows a 4,237 square foot home with 6 bedrooms, 5 bathrooms, an oversize garage with parking for automobiles and an RV, and an additional 2 car garage. All 3 plans include some type of multi-generational living space.

All of the elevations show stucco finishes with stone veneer and pop-outs around windows. The roofs are all pitched with varying heights up to a maximum height of 22 feet.

R-2 subdivision:

Two floor plans, each with 3 different elevation choices, are shown. The smaller floor plan depicts a 2 story, 2,270 square foot home with 4 bedrooms, 3 bathrooms, and a 2 car garage. The larger floor plan depicts a 2 story, 2,640 square foot home with 4 bedrooms, 3 bathrooms, and a 2 car garage, with 1 of the bedrooms and bathrooms being part of an attached multi-generational living space.

All of the elevations show earth tone colors, concrete tile roofs, stucco pop-outs around windows, and varying pitched roofs. The maximum height of the homes will be 26 feet.

Applicant's Justification

The entire area under consideration for development is currently vacant and undeveloped. Surrounding the proposed site there are several developed and undeveloped lots and approved subdivisions with zoning of both R-E and R-2 zones. The applicant believes the proposed subdivision will be complementary to the surrounding area. The applicant states that allowing lots with an approximate 10 percent net lot size reduction is the same as what is allowed on collector and arterial streets. The request for an attached sidewalk without landscaping on Cougar Avenue will cause no adverse effects to the area. The waiver for off-site improvements will allow the area to maintain a rural nature. The waiver for the reduced street intersection off-site is mitigated because the proposed lots are 80 feet wide and additional landscaping is provided adjacent to Gagnier Boulevard.

Surrounding Land Use

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

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

Related Applications

Application Number	Request
VS-23-0922	A request to vacate and abandon easements and right-of-way is a companion item on this agenda.
TM-23-500191	A tentative map for a 25 lot subdivision zoned R-E and a 20 lot subdivision zoned R-2 is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area.

Although a request for a zone change to an R-2 zone is in conformance with the range of zoning districts allowed by the Master Plan, staff finds that R-2 zoning is too intense for the site. Directly to the north, across Cougar Avenue, are 3 lots over 1 acre in size that contain single family residences. As such, a transition from the more intense R-2 zoning to the south to the R-E zoning to the north should occur on this subject site. Therefore, staff cannot support the requested R-2 zoning for the 2.6 acre portion of the site.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff does not support reducing the net lot area for this subdivision. The applicant contends that approving this waiver is the same as what is allowed for lots that are adjacent to arterial or collector streets, but that is not the case. Lots adjacent to arterial or collector streets are required to dedicate more property as right-of-way and easements, leading to less usable area. The applicant is already taking advantage of that code standard with all 3 lots adjacent to Wigwam Avenue being below 18,000 square feet. The applicant has not provided a valid justification for why the minimum standard cannot be met; therefore, staff cannot support this request.

Waiver of Development Standards #2

Code requires detached sidewalks with a landscape buffer to be provided along streets to ensure safety and reduce heat island effects. With the R-E zoned lots fronting on Cougar Avenue, the applicant has shown that the standard can be met when a lot takes their sole access from a 60 foot wide public street. Staff does not agree with the applicant's assertion that an attached sidewalk with only typical residential front yard landscaping will have the same effect as a detached sidewalk with Code required landscaping. Therefore, staff cannot support this request.

Design Review

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

Although the design of the homes in the proposed R-E subdivision is appropriate for the site and are compatible with the surrounding area, the lot layout and lot sizes proposed necessitate waivers of development standards, which staff cannot support. With regard to the design of the proposed R-2 subdivision, staff finds that the intensity of the development is too great in consideration of the existing R-E development to the north of the site. With no unique characteristics with the parcels or the area to suggest that compliance with the standards is not necessary, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

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

Waiver of Development Standards #4

Staff cannot support the reduction to the intersection off-set from the private cul-de-sac on the west side of Gagnier Boulevard and the private cul-de-sac on the east side of Gagnier Boulevard. The reduction will cause left turn conflict between the vehicles leaving the private cul-de-sacs creating a potential for collisions.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 4 years from the approval date the waivers of development standards and design review must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application;

and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard, 25 feet to the back of curb for Cougar Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require the dedication to back of curb and the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0386-2023 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: BRUIN CAPITAL PARTNERS
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE
100, LAS VEGAS, NV 89118**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 1A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC-23-0921</u> DATE FILED: <u>12-27-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>1-31-24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2-21-24</u> FEE: <u>\$2200.00</u>
	PROPERTY OWNER NAME: <u>CANKIDS INVESTMENTS 2012 L L C</u> ADDRESS: <u>1700 S PAVILION CENTER DR STE 300</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Bruin Capital Partners</u> ADDRESS: <u>10801 W Charleston Blvd #170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702.736.6434</u> CELL: _____ E-MAIL: <u>markd@bruinpc.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Westwood Professional Services - Mariah Prunchak</u> ADDRESS: <u>5725 W Badura Ave #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.284.5300</u> CELL: _____ E-MAIL: <u>lvprac@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-16-301-010

PROPERTY ADDRESS and/or CROSS STREETS: Cougar / Gagnier

PROJECT DESCRIPTION: Residential Subdivision

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



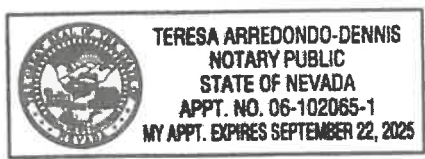
PLANNER COPY
 Lawrence Canarelli, President
 Property Owner (Print) Investment Manager, Inc., its Manager

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

SUBSCRIBED AND SWORN BEFORE ME ON November 8, 2023 (DATE)

By Lawrence Canarelli, President

NOTARY PUBLIC: 



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

December 5, 2023

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

**RE: Cougar Gagnier, a 45 Lot Residential Subdivision
Justification Letter for Zone Change, Design Review and Waiver of Development Standards
Westwood Project No. AWD2203-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, American West Development, respectfully submits this justification letter with an application for a Zone Change, Design Review and Waiver of Development Standards.

The project site associated with this request is approximately 16.2± gross acres and covers APN 176-16-301-010, -033, -034. It is located in a portion of Section 16, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 45 lots with a gross density of 2.8 dwelling units/acre.

Zone Change

This project site will have two areas: one area zoned R-E with 25 lots, and one zoned R-2 with 20 lots. The proposed Conforming Zone Change would modify the zoning designation from R-E to R-2 for a 2.6-acre portion of the site. The Land Use is designated Residential Estate Neighborhood (RN). The proposed community is a 45-lot single-family residential subdivision on approximately 16.2± acres with an overall density of 2.8 dwelling units per acre (du/ac). The R-E area of the site is 25 lots on approximately 13.6± acres with a density of 1.84 du/ac. The R-2 area of the site is 20 lots on approximately 2.6± acres with a density of 7.69 du/ac.

South of the eastern portion (R-E zoned) of the proposed site is the existing Ford Avenue. Across Ford Avenue to the south is a vacant lot: APN 176-16-401-045 which is zoned R-E with a planned Land Use of RN. Directly south of the western portion (R-2 zoned) of the proposed community is the existing residential subdivision Durango & Ford. Durango & Ford is zoned R-2 with a designated Land Use of Mid-Intensity Suburban Neighborhood (MN). To the west of the proposed community are two existing residential homes on APNs 176-16-301-006 and -009 that are zoned R-E with a designated Land Use of RN. There is also a vacant parcel to the west of the site: APN 176-16-301-036 which is zoned R-E and has a Land Use of Neighborhood Commercial (NC). To the east of the proposed community is existing Gagnier Boulevard. Across from Gagnier Boulevard to the east is a series of parcels (APNs 176-16-301-011, -013, -016, -029, -028) that are all zoned R-E with a Land Use of RN. Bounding the north of the site is existing Wigwam Avenue. Across from Wigwam Avenue to the north exists a residential subdivision that is also zoned R-E with a Land Use of RN (APNs 176-16-201-027 and -024).

American West Development believes the combination of R-E and R-2 zoning will be reciprocal to existing subdivisions and will be complementary to any future developments that may be built in the area.

PLANNER COPY

Design Review

The proposed community is a residential subdivision with 45 single family homes on approximately 16.2± gross acres. The gross density will be approximately 2.8 du/ac. In this development, American West Development will offer five different house plans with three separate elevations per plan. There are two plans that will be proposed on the R-2 area. Each of these plans will be two -stories. The remaining three plans will be proposed on the R-E area and are each one-story. House sizes ranges 2,640 square feet to 4,237 square feet, with the target buyer being established families and next gen upgraded home buyers.

Surrounding the proposed site there are several developed and undeveloped lots and subdivisions with zoning R-E and R-2. American West Development believes the proposed subdivision will be complementary to the surrounding land by proposing an R-E and R-2 subdivision on a parcel surrounded by R-E and R-2 zoning.

Waiver of Development Standards

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

1. Section 30.52.040 – Improvement Requirements

- Standard: To provide grading, curbs, gutters, paving of streets and streetlights.
- Waiver Request: Allow Rural Offsite Improvements (no streetlights, curb & gutter) on Wigwam Ave, Gagnier Blvd, Cougar Ave, and Ford Ave.
- Justification: The project is surrounded by existing developments that currently conform to rural standards. To maintain the rural nature of the existing conditions surrounding the site, a less intense improvement is being proposed, however, detached sidewalk will be proposed to maintain the walkability of the area. This development will maintain the rural nature of the neighborhood while complying with landscaping and screening standards. The proposed request is compatible and consistent with the existing character of the community.

2. Title 30 Section 30.52.052C – Street Configuration in Residential Subdivisions

- Standard: 125-foot offset measured from right-of-way to right-of-way.
- Waiver Request: Allow a 51-foot offset between Street A and the entrance to the existing 4-lot subdivision between APN 176-16-301-011 and APN 176-16-301-013.
- Justification: This request is to allow the offset to be reduced to approximately 46-feet from the proposed Street A to the existing entrance to the 4-lot residential subdivision across Gagnier Blvd. Gagnier Blvd is a 60-foot public right-of-way, while Street A is a 37-foot private within the proposed development. Street A is the first street inside the subdivision when entering from Wigwam Ave, and the homes along the west side of the street have the side of the house against the street. These lots are 80-feet wide with an additional landscape are adjacent to Gagnier Blvd. The land use and lot size are in conformance with the zoning requirements of the development code and the adjacent properties; therefore, this request seems reasonable.

3. Title 30 Figure 30.64-17 – Detached Sidewalk Requirements (straight sidewalk)

Standard: 15.0' minimum landscape area with detached sidewalk

Waiver Request: Along Cougar Avenue, in front of Lots 1-6, allow attached sidewalk and eliminate landscaping

Justification: This request is to allow the dedication of 30.0' of right-of-way with attached sidewalk along a portion of Cougar Avenue (in front of Lots 1-6). Waiving this requirement causes no adverse effects to the area. The site remains walkable for pedestrians, and all minimum paving and street width requirements are met.

4. Title 30 Table 30.40-1 – Rural Residential Districts – Property Development Standards Bulk Matrix

Standard: Net lot area for R-E zoning: 18,000 square feet

Waiver Request: Allow a 10% reduction to the net area for lots 21, 25, 26, 30, and 42

Justification: This request is to allow a 10% reduction to the net lot area for lots 21, 25, 26, 30, and 42. Each of these lots are around the boundary of the site, positioned adjacent to a 60.0' right-of-way (Gagnier Blvd, Cougar Ave, and Ford Ave). All the requested lots meet the requirements for the gross area, and the requested reduction is the same as the allowable reduction for R-E lots along a collector or arterial street.

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Georgia Dunkerly, Graduate Engineer

Cc: Mark Dunford, Bruin Capital Partners
Mariah Prunchak, Westwood Professional Services

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0922-CANKIDS INVESTMENTS 2012, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Gagnier Boulevard and Durango Drive, and between Ford Avenue and Wigwam Avenue; a portion of right-of-way being Wigwam Avenue located between Gagnier Boulevard and Durango Drive; a portion of right-of-way being Cougar Avenue between Gagnier Boulevard and Durango Drive; and a portion of an unnamed right-of-way located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-16-301-010; 176-16-301-033 through 176-16-301-034

LAND USE PLAN:

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

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

BACKGROUND:

Project Description

The application depicts the vacation and abandonment of patent easements, right-of-way grants, and fee-owned right-of-way as follows:

- APN 176-16-301-010 – 8 foot wide to 33 foot wide patent easements on the north, east, and south sides of the parcel.
- APN 176-16-301-010 – 5 foot wide portion of fee-owned right-of-way for Ford Avenue and a 30 foot wide unnamed right-of-way on the west side of the parcel.
- APN 176-16-301-034 – 5 foot wide BLM right-of-way grants on Cougar Avenue and a 5 foot wide portion of fee-owned right-of-way on Wigwam Avenue.

The applicant is vacating these easements that conflict with the proposed site plan for the subject residential development. The easements were granted in support of the individual parcels but are no longer required for the proposed development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	R-2 & R-E	Single family residential & undeveloped

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

Related Applications

Application Number	Request
ZC-23-0921	A zone change from R-E to R-2 zoning on 2.6 acres of the 16.2 acre site, with a waiver and design review is a companion item on this agenda.
TM-23-500191	A tentative map for a 25 lot subdivision zoned R-E and a 20 lot subdivision zoned R-2 is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant

denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard, 25 feet to the back of curb for Cougar Avenue, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRUEN CAPITAL PARTNERS

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

2A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0922</u> DATE FILED: <u>12-27-23</u>
		PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTER PRISE</u> TAB/CAC DATE: <u>1-31-24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2-21-24</u> FEE: <u>8875.00</u>

PROPERTY OWNER	NAME: <u>CANKIDS INVESTMENTS 2012 L L C</u>
	ADDRESS: <u>1700 S PAVILION CENTER DR STE 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Bruin Capital Partners</u>
	ADDRESS: <u>10801 W Charleston Blvd #170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702.736.6434</u> CELL: _____
	E-MAIL: <u>markd@bruinpc.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services - Mariah Prunchak</u>
	ADDRESS: <u>5725 W Badura Ave #100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.284.5300</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-16-301-010

PROPERTY ADDRESS and/or CROSS STREETS: Cougar / Gagnier

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



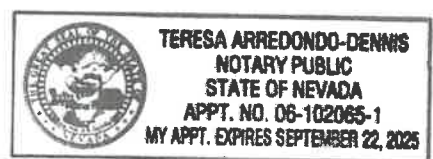
 Property Owner (Signature)*

 Lawrence Canarelli, President
 Property Owner (Print) Investment Manager Inc., its Manager

STATE OF NEVADA Clark
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON November 8, 2023 (DATE)

By Lawrence Canarelli, President
 NOTARY PUBLIC: _____



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

Westwood

December 5, 2023

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

RE: **Cougar Gagnier, a 45 Lot Residential Subdivision**
Justification Letter for Vacation & Abandonment of Easements and Right of Way
Westwood Project No. AWD2203-000

To whom it may concern:

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

Project Description: The project site associated with this vacation request is approximately 16.2± gross acres and covers APN 176-16-301-010, -033 & -034. It is located in a portion of Section 16, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada. This development will consist of 45 lots with a gross density of 2.8 dwelling units/acre.

The applicant is vacating Easements that conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development.

Vacation No. 1 includes the south 5.0' of the existing 40.0' right-of-way on Wigwam Avenue associated with OR:20030630:04206. Vacation No. 2 includes the north 5.0' of the existing 30.0' right-of-way on Cougar Avenue associated with OR:20230322:03006. Vacation No. 3 includes a 30.0' existing right-of-way associated with OR:20030630:04206. This right-of-way is between APN: 176-16-301-033 and 176-16-301-036. Vacation No. 4 includes the north 5.0' of the existing 30.0' right-of-way on Ford Avenue associated with OR:20030630:04206. Vacation No. 5 includes the north and east 33.0' of the patent easement along APN 176-16-301-010. Vacation No. 5 also includes the south 8.0' of the same patent easement (Patent Easement No. 1212787). Vacation No. 6 includes the south 5.0' of the existing 40.0' BLM right-of-way grant N-55350 (OR:19920520:01105) along Wigwam Avenue. This vacation also includes the west 5.0' of the existing 30.0' 0' BLM right-of-way grant N-55350 (OR:19920520:01105) along Gagnier Boulevard.

Thank you for the opportunity to submit this application for your review.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Georgia Dunkerly, Graduate Engineer

PLANNER COPY

Cc: Mark Dunford, Bruin Capital Partners
Mariah Prunchak, Westwood Professional Services

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500191-CANKIDS INVESTMENTS 2012, LLC:

TENTATIVE MAP consisting of the following: 1) 25 lots in an R-E (Rural Estates Residential) (RNP-I) Zone; and 2) 20 lots in an R-2 (Medium Density) Zone on 16.2 acres.

Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:
176-16-301-010; 176-16-301-033 through 176-16-301-034

LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 16.2
- Project Type: Single family residential subdivision
- Number of Lots/Units:
 - R-E (RNP-I): 25
 - R-2: 20
- Density (du/ac):
 - R-E (RNP-I): 1.8
 - R-2: 7.7
- Minimum/Maximum Lot Size (square feet):
 - R-E (RNP-I): 16,193 (net)/30,978 (net)
 - R-2: 3,656/5,089

The proposed community is a residential subdivision with 45 single family homes (25 lots for R-E (RNP-I) Zone and 20 lots for R-2 Zone) on approximately 16.2 acres. The density is 1.8 for the R-E (RNP-I) zoned portion of the site and 7.7 for the R-2 zoned portion. The lots for the R-E (RNP-I) zoned portion of the map will be accessed directly from Gagnier Boulevard, Cougar Avenue, or 1 of 2 private cul-de-sacs. The lots for the R-2 zoned portion of the map will be accessed either directly from Cougar Avenue or from 2 private streets. No vehicular access is shown from either Wigwam Avenue or Ford Avenue.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Ranch Estates Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	R-2 & R-E	Single family residential & undeveloped

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

Related Applications

Application Number	Request
VS-23-0922	A request to vacate and abandon easements and right-of-way is a companion item on this agenda.
ZC-23-0921	A zone change from R-E to R-2 zoning on 2.6 acres of the 16.2 acre site, with a waiver and design review is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Since staff is recommending denial of ZC-23-0921, staff recommends denial of the proposed tentative map.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension

of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard, 25 feet to the back of curb for Cougar Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require the dedication to back of curb and the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0386-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: BRUIN CAPITAL PARTNERS
CONTACT: WEST WOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE
100, LAS VEGAS, NV 89118**



TENTATIVE MAP APPLICATION 3A

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

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500191</u>	DATE FILED: <u>12-27-23</u>
		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>1-31-24</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>2-21-24</u>	
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>CANKIDS INVESTMENTS 2012 L L C</u>
	ADDRESS: <u>1700 S PAVILION CENTER DR STE 300</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Bruin Capital Partners</u>
	ADDRESS: <u>10801 W Charleston Blvd #170</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702.736.6434</u> CELL: _____
	E-MAIL: <u>markd@bruinpc.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Westwood Professional Services - Mariah Prunchak</u>
	ADDRESS: <u>5725 W Badura Ave #100</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.284.5300</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-16-301-010

PROPERTY ADDRESS and/or CROSS STREETS: Cougar / Gagnier

TENTATIVE MAP NAME: Cougar Gagnier

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

Property Owner (Signature)* Lawrence Canarelli, President
Property Owner (Print) Investment Manager, Inc., its President

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 8, 2023 (DATE)
By Lawrence Canarelli, President

NOTARY PUBLIC: _____

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

04/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700002-FORT APACHE LTD:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 8.8 acres.

Generally located on the southwest corner of Fort Apache Road and Pebble Road within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-19-501-006 through 176-19-501-008; 176-19-501-025

EXISTING LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

PROPOSED LAND USE PLAN:

ENTERPRISE - URBAN NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.8
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request to Urban Neighborhood (UN) for the site is appropriate since the area is transitioning from low density residential to higher density residential and commercial uses. Additionally, the site is located along Fort Apache Road which is a heavily travelled arterial street. A multiple family residential development that the UN category allows would bring less traffic, noise, and lights than if a large commercial center were to be built on the site. The County also has a need for additional housing opportunities. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0918-05	Reclassified the site from R-E to C-2 zoning	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS20	Undeveloped
South	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS3.3	Undeveloped & single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & CG	Undeveloped
West	Open Lands & Corridor Mixed-Use	RS3.3	Undeveloped & single family residential

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

Related Applications

Application Number	Request
ZC-24-0058	A zone change to reclassify the site from CG to RM32 is a companion item on this agenda.
WS-24-0059	A waiver of development standards and a design review for a multiple family residential development is a companion item on this agenda.
SDR-24-0060	A sign design review for signage in conjunction with a multiple family residential development is a companion item on this agenda.
VS-24-0061	A vacation and abandonment of patent easements and rights-of-way is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Corridor Mixed-Use (CM) to Urban Neighborhood (UN). Intended primary land uses in the proposed UN land use category include single family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multiple family. Supporting land uses include accessory dwelling units, multiple family dwellings, and neighborhood serving public facilities.

Staff finds that the current land use category of Corridor Mixed-Use (CM) to be more appropriate for the area than the proposed Urban Neighborhood (UN). Through nonconforming zone changes and plan amendments, the area has seen a transition from low intensity uses to higher density single family residential land uses. However, there is no residential use existing or planned in the area at the density the proposed UN land use category allows, and therefore, UN would not be compatible with the surrounding area. Additionally, the site at 10 gross acres is a viable commercial node that complements the property to the east across Fort Apache Road that was recently approved for CG zoning (NZA-23-0110). With the increase of residential properties in the vicinity, there is a need for commercial services in the area that this site can provide. The request does not comply with Policy 1.3.3 of the Master Plan which encourages the integration of grocery stores, restaurants, medical offices, and other daily needs services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips, and Policy EN-5.3 which promotes limiting the conversion of commercial lands for the purposes of residential development. For these reasons, staff finds the request for the UN land use category not appropriate for this location.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 22, 2024 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

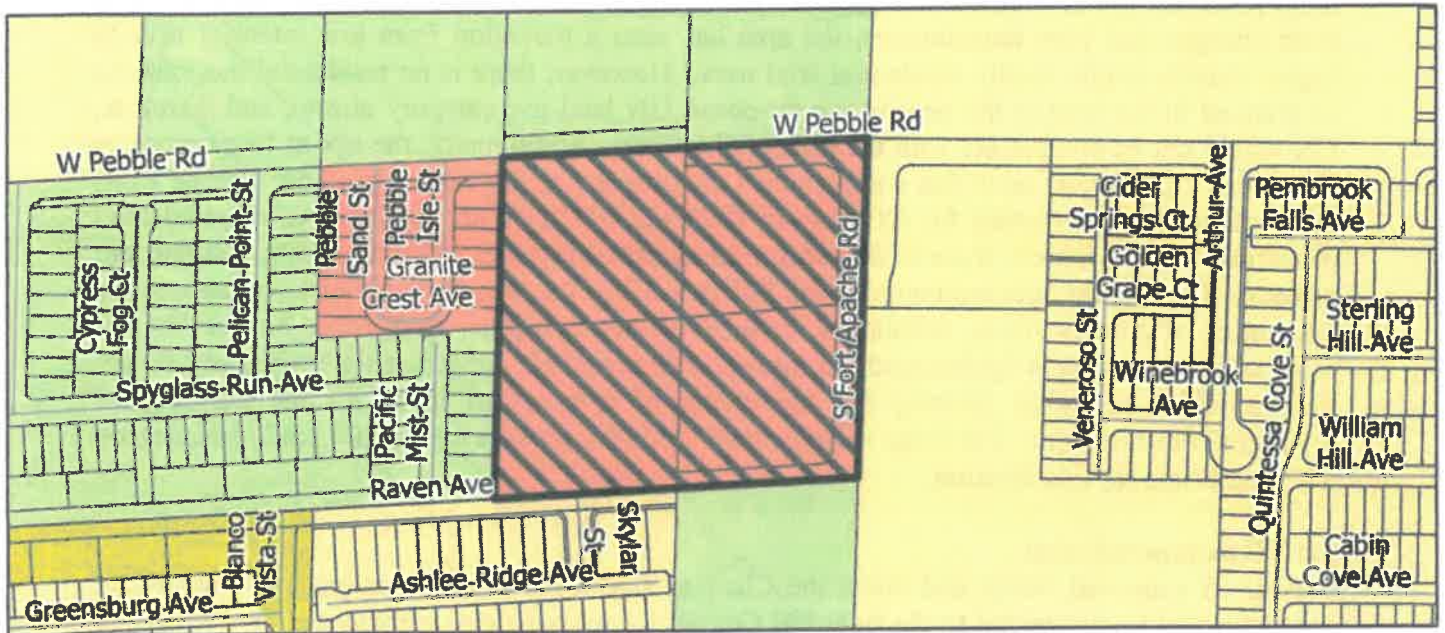
PROTEST:

APPLICANT: THE CALIDA GROUP

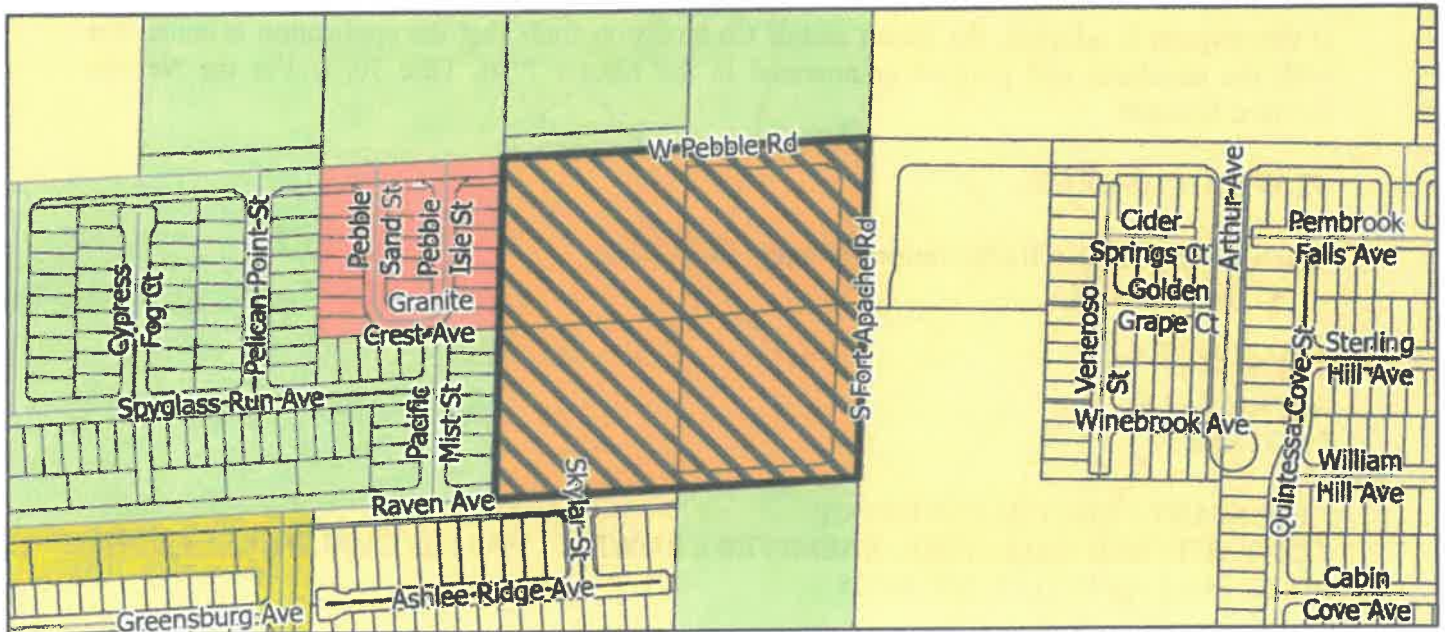
CONTACT: BOB GRONAUER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

Planned Land Use Amendment PA-24-700002

DRAFT



Current



Requested

Enterprise Clark County, Nevada

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

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

Requested Area To Change

Planning Areas





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

4A

APPLICATION TYPE <input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT	STAFF	APP. NUMBER: <u>PA-24-700062</u> DATE FILED: <u>2/21/24</u>
		PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/27/24</u> PC MEETING DATE: <u>4/16/24</u> BCC MEETING DATE: <u>3/22/24</u> TRAILS? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> FEE: <u>\$2,700</u>

PROPERTY OWNER	NAME: <u>Fort Apache, LTD</u>
	ADDRESS: <u>6018 S. Durango Dr. #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u>
	E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>

APPLICANT	NAME: <u>Pebble & Fort Apache SPE Owner LLC</u>
	ADDRESS: <u>251 Little Falls Drive</u> CITY: <u>Wilmington</u> STATE: <u>DE</u> ZIP: <u>19808</u>
	TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u>
	E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>

CORRESPONDENT	NAME: <u>Kaempfer Crowell - Bob Gronauer</u>
	ADDRESS: <u>1980 Festival Plaza Dr. #850</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u>
	E-MAIL: <u>spierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 176-19-501-006, 007, 008 and 025

CURRENT LAND USE PLAN DESIGNATION: CM (Corridor Mixed Use)

REQUESTED LAND USE PLAN DESIGNATION: UN (Urban Neighborhood)

PROPERTY ADDRESS and/or CROSS STREETS: Fort Apache and Pebble

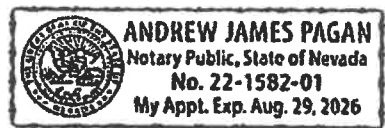
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Bert Adams BERT ADAMS
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9/8/23 (DATE)
 By Bert Adams

NOTARY PUBLIC: _____



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

November 14, 2023

VIA ONLINE SUBMITTAL

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

**PLANNER
COPY**
PA-24-700002

**Re: *Justification Letter – Master Plan Amendment
The Calida Group
APNs: 176-19-501-006, 007, 008 and 025***

To Whom It May Concern:

Please be advised this office represents The Calida Group (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 9.13 acres and is generally located on the southwest corner of Fort Apache Road and Pebble Road. The property is more particularly described as APNs: 176-19-501-006, 007, 008 and 025 (the “Site”). The Applicant is proposing an RM50 multi-family residential development. As such, the Applicant is requesting a master plan amendment from Commercial (CM) to Urban Neighborhood (UN). A corresponding application for a zone change to RM32 has also been submitted.

Master Plan Amendment:

The Site currently has a master plan designation of CM. The request for a zone change to RM32 and a master plan amendment to UN is appropriate for the Site and consistent with the overall intent of the Master Plan. The Site is located along Fort Apache Road, a heavily travelled 100-foot right-of-way once fully developed. UN is appropriate as the area has undergone a change in trend from what was once a low-density residential area, to higher density residential uses and commercial uses.

Immediately adjacent to the south and west are existing RS 3.3 residential developments. A nonconforming zone change from R-E to C-2 was recently approved directly to the east of the Site. To the south along Fort Apache Road is a mix of property master planned Open Lands and Commercial. This demonstrates the transition that the area has undergone over the past few decades.

UN is an appropriate transition for the area and will be far less intense than the existing commercial master plan designations on the Site. The proposed multi-family residential development will bring less traffic, noise, and light than if a large commercial center was developed.

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A change of the land use plan to UN satisfies the requirements set forth in Title 30:

1. The proposed amendment is consistent with the overall intent of the Master Plan:

The Site is planned for CM along Fort Apache Road, which generally supports a mix of retail, restaurants, offices, commercial, and other professional services. Whereas the Applicant is requesting an amendment to UN, which supports a range of housing types, up to a density of 50 units/acre. As discussed above, the proposed amendment is appropriate for the Site and consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goal for Enterprise, where the Site is located:

- Policy EN-1.1 Neighborhood Integrity – Preserve the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses.

The Site is located along Fort Apache Road, a heavily travelled 100-foot right-of-way once developed and serves as a major bus route for the valley. The proposed master plan amendment to UN meets the Master Plan Goal in that it provides a lower intensity use adjacent to existing residential along a busy right-of-way. Along Fort Apache Road are numerous shopping and restaurant options for residents so the proposed request will not remove any needed commercial space. The location of this proposed development will allow future residents to easily access these services using public transit, bicycle, and by foot.

2. The proposed amendment is required based on changed conditions or further studies:

The proposed master plan amendment to UN meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies.

There is a change in trend occurring in the area, from what was once a low-density residential area, to higher density residential uses and commercial uses. A commercial use on the Site would be far more impactful to the existing residential adjacent to the north, south and west. Therefore, the proposed amendment is in keeping with this consideration as identified in the Master Plan.

3. The proposed amendment is compatible with the surrounding area:

Due to the location along Fort Apache Road and adjacent uses, the Site is ideal for an infill residential development. Additional commercial on this Site would create higher traffic, light, and noise, negatively impacting the adjacent residential. The proposed UN designation will provide an appropriate transition and buffer from Fort Apache, as well. Additionally, the proposed project will assist with addressing the valley-wide housing crisis by providing alternative housing options for the area.

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- 4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:**

The proposed plan amendment meets several County wide goals and policies listed in the Master Plan, including but not limited to the following:

- Policy 1.1.1 and Policy 1.3.2 – Encourages diverse housing types at varies densities and in numerous locations. Here, the proposed amendment would add to the already existing mix of residential uses and density in the immediate area, including commercial, high, medium, and low-density developments.
- Policy 1.1.2 – Concentrate higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure and other services. Here, the Site fronts onto Fort Apache Road, a highly travelled right-of-way, with existing bus stop locations. Additionally, there is a previously approved commercial project directly east of the Site and various commercial developments father north and south along Fort Apache Road.
- Policy 1.4.5 – Standardize requirements for buffers and development transitions to mitigate the impacts of higher intensity uses proposed adjacent to an existing or planned residential neighborhood. Here, the proposed amendment will provide a lower intensity use of residential as opposed to various types of high intensity commercial uses.

- 5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:**

The proposed master plan amendment to UN will not have a negative effect on adjacent properties, transportation, or facilities. The surrounding area is a mix of mid-density residential and commercial uses along Fort Apache Road. The Site is currently master planned CM, which generally support a mix of retail, restaurants, offices, commercial, and other professional services. The proposed master plan amendment to UN will allow for a less intensive residential use, which will result in less traffic than the current master plan designations. Additionally, approval will be conditioned upon a traffic study and compliance with the study. Therefore, the proposed amendment and zone change will not have a negative effect on adjacent properties or on transportation services and facilities.

- 6. The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:**

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The Site is currently planned for commercial

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Page 4

uses. Therefore, the UN will be less intense overall and will not create a negative impact to service in the area.

7. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. There is a serious need for additional housing opportunities. This project will be a benefit, not a detriment, to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

Based on the above information, a master plan amendment to UN is appropriate, and the Applicant has satisfied the standard for approval. Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Bob Gronauer

04/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0058-FORT APACHE, LTD:

ZONE CHANGE to reclassify 9.1 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone.

Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise (description on file). JJ/hw/ng (For possible action)

RELATED INFORMATION:

APN:

176-19-501-006 through 176-19-501-008; 176-19-501-025

PROPOSED LAND USE PLAN:

ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.1
- Existing Land Use: Undeveloped
-

Applicant's Justification

The applicant indicates the proposed zone change is appropriate for the site due to its location along Fort Apache Road and the trend in the area towards commercial and higher density residential uses. In addition, the applicant indicates the proposed zoning of RM32 is appropriate for the site due to the zoning being able to serve a buffer between the single family residential uses to the west and the approved commercial uses to the east and from Fort Apache Road. The applicant also indicates that the multiple family developments allowed by RM32 zone will be less detrimental in terms of traffic and impact than a commercial or mixed-use development would be in the current CG zone.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0918-05	Reclassified the site from R-E to C-2 zoning for a future neighborhood shopping center	Approved by BCC	July 2005
ZC-0852-97	Reclassified the site from R-E to C-2 zoning for a shopping center	Held Indefinitely	June 1997

Prior Land Use Requests

Application Number	Request	Action	Date
WT-0779-95	40 foot tall overhead transmission lines	Approved by PC	June 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS20	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	RS3.3 & RS20	Single family residential & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS20	Undeveloped
West	Corridor Mixed-Use & Open Lands	RS3.3	Single family residential

Related Applications

Application Number	Request
PA-24-700002	A plan amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) is a companion item on this agenda.
WS-24-0059	A waiver of development standards for a 288 unit multiple family apartment complex is a companion item on this agenda.
SDR-24-0060	A sign design review for wall, awning, and entrance signs for an apartment complex is a companion item on this agenda.
VS-24-0061	A vacation and abandonment of a BLM right-of-way grant, patent easements, and rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that there are several single family developments in the area that are zoned either RS3.3 or RS2 and have been developed to a higher density of between 5 to 10 dwelling units per acre. In addition, there also appears to be other RM32 zoned properties within a half-mile of the subject site. With that said, staff also finds that the subject site is still a viable commercial node due to the approved commercial development across Fort Apache Road and the overall need for commercial developments and zoning within the area. In addition, staff finds that in this location the potential for 32 dwelling units per acre would be out of place

and significantly exceeds the surrounding developments. Additionally, staff finds that the other RM32 zoned properties are mainly concentrated along the larger Blue Diamond Road thoroughfare where higher intensity uses, including high density multiple family residential developments, are more appropriate. Staff also finds that the proposed zone change fails to comply with Policy 1.3.3 of the Master Plan which encourages the integration of grocery stores, restaurants, medical offices, and other daily needs services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips, and Policy EN-5.3 which promotes limiting the conversion of commercial lands for the purposes of residential development. For these reasons and the fact that staff is not supporting the proposed plan amendment to the Urban Neighborhood (UN) land use designation, staff finds the request for the RM32 zone is not appropriate for this location and cannot support this zone change.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 22, 2024 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

If approved:

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road and 25 feet to the back of curb for Raven Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Fort Apache improvement project;
- Applicant to coordinate a contribution with Public Works for the Fort Apache improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0091-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

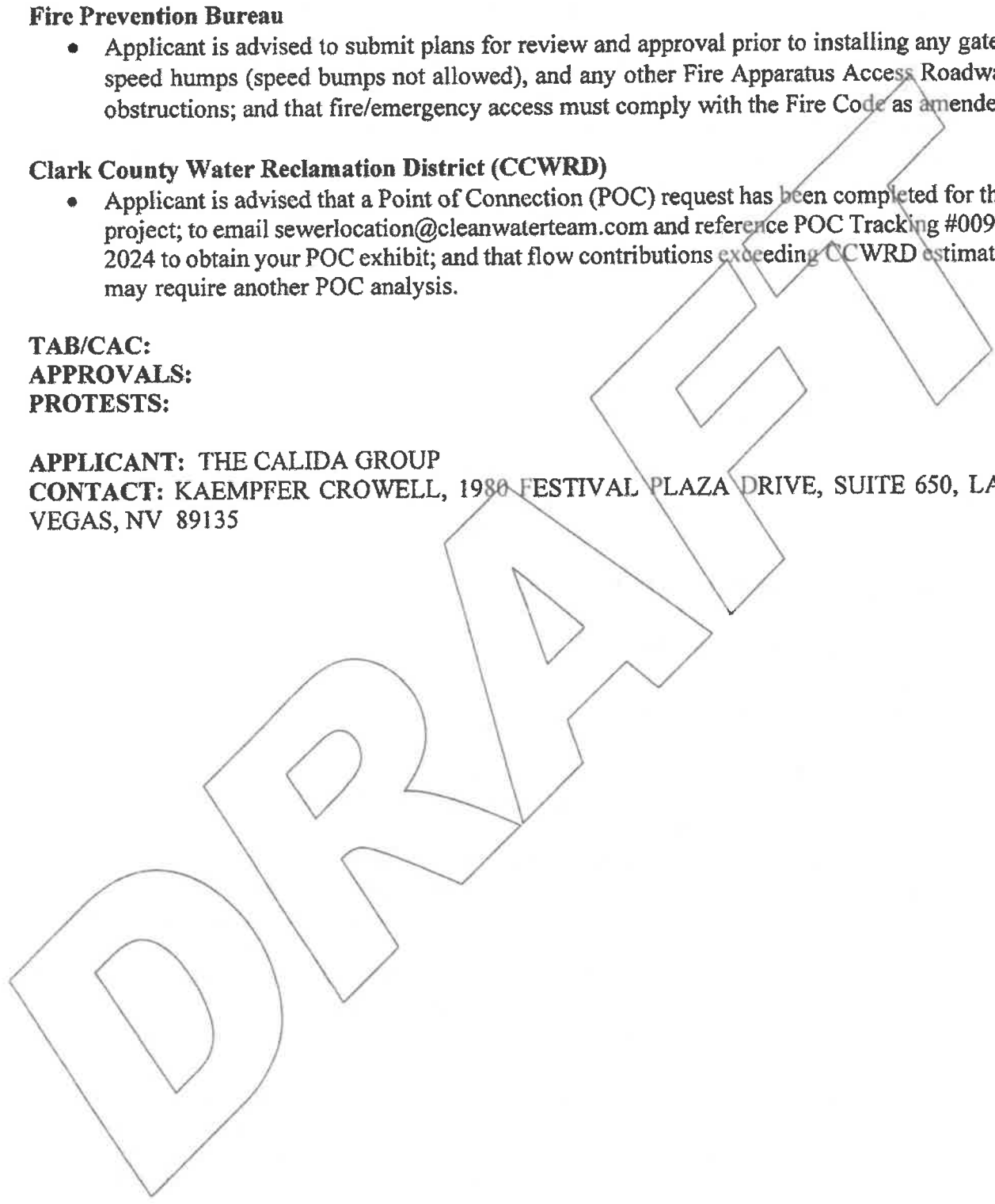
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE CALIDA GROUP

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





LAND USE APPLICATION 5A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>ZC-24-0058</u> DATE FILED: <u>2/21/24</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3/27/24</u></p> <p>PC MEETING DATE: <u>4/16/24</u></p> <p>BCC MEETING DATE: <u>3/22/24</u></p> <p>FEE: <u>\$1,200</u></p>
	PROPERTY OWNER	<p>NAME: <u>Fort Apache, LTD</u></p> <p>ADDRESS: <u>6018 S. Durango Dr. #110</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u></p>
	APPLICANT	<p>NAME: <u>Calida Residential, LLC</u></p> <p>ADDRESS: <u>10777 W. Twain Ave., Suite 115</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u></p>
	CORRESPONDENT	<p>NAME: <u>Kaempfer Crowell - Bob Gronauer</u></p> <p>ADDRESS: <u>1980 Festival Plaza Dr. #650</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u></p> <p>E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>184674</u></p>

ASSESSOR'S PARCEL NUMBER(S): 178-14-501-006, 007 008 & 025

PROPERTY ADDRESS and/or CROSS STREETS: Fort Apache and Pebble

PROJECT DESCRIPTION: Multi-family development

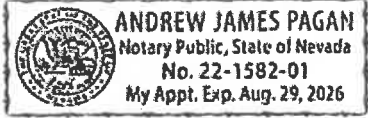
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Bert Adams BERT ADAMS
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9/8/23 (DATE)
 By Bert Adams

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.

February 20, 2024

VIA ONLINE SUBMITTAL

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

PLANNER
COPY
21-24-0058

***Re: Justification Letter – Zone Change, Design Review, Waivers, and Signage
The Calida Group
APNs: 176-19-501-006, 007, 008 and 025***

To Whom It May Concern:

Please be advised this office represents The Calida Group (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 9.13 acres and is generally located on the southwest corner of Fort Apache Road and Pebble Road. The property is more particularly described as APNs: 176-19-501-006, 007, 008 and 025 (the “Site”). The Applicant is proposing a multi-family residential development. As such, the Applicant is requesting a zone change from Commercial General (CG) to Residential Multi-Family 32 (RM32). A corresponding application for a master plan amendment to UN has also been submitted. The applications are being submitted under the new Title 30 rewrite.

Zone Change

The Site is currently zoned CG and master planned Corridor Mixed-Use (CM). This request for a zone change to RM32 is appropriate for the Site and compatible with the surrounding area. The Site is located along Fort Apache Road, a planned 100-foot right-of-way. RM32 is appropriate as the area has undergone a change in trend from what was once a low-density residential area, to higher density residential uses and commercial uses.

Immediately adjacent to the south and west are existing RS3.3 residential developments. A nonconforming zone change from residential to commercial was recently approved directly east of the Site. To the south along Fort Apache Road is a mix of property master planned Open Lands and Commercial. This demonstrates the area has undergone a transition over the past few decades. RM32 is an appropriate transition for the area and will be far less intense than the existing commercial zoning designation on the Site. The proposed multi-family residential development will bring less traffic, noise, and light than if a large commercial center was developed.

Currently, the Site is zoned CG which allows for multi-family as part of a mixed use development. Therefore, the multi-family is already permitted on the Site should it be developed in conjunction with commercial uses. A mixed-use development would be far more impactful and burdensome, as noted above, than multi-family residential only.

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KAEMPFER

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CROWELL

The multi-family use is an appropriate transition from the existing RS3.3 development to the west and will provide a more appropriate use fronting onto Fort Apache Road. As noted above, the proposed multi-family will be significantly less detrimental to the adjacent residential than if the Site were to develop as commercial under the existing CG land use designation. Moreover, the need for additional housing throughout Clark County continues to increase. Therefore, we respectfully request your consideration of the zone change to RM32, along with the corresponding request to amend the master plan to UN.

Design Review – Multi-Family

The Applicant proposes to develop a 288 unit multi-family residential development, consisting of two buildings with a proposed density of 32 units/acre permitted under RM32. Of the 288 units, there will be 16 studios, 158 one-bedrooms, 98 two-bedrooms and only 16 three-bedrooms. The maximum height of the proposed building is 55-feet where 50-feet is permitted under RM32. Additionally, under the current CG zoning designation, 50-feet is permitted, therefore, the height request is minimal over what is currently permitted. The building will be setback a total of 191-feet, 10-inches from the existing residential to the west to provide a significant buffer.

The Site will provide 435 parking spaces where 432 parking spaces are required. As is typical with all Calida developments, the Applicant is providing significantly more open space than required at 64,246 square feet where only 28,800 square feet is required. The open space will consist of a high-end club house, pool area with cabanas, various court yards, sport courts, and a dog park.

Access to the Site will be from Fort Apache Road, with an emergency egress only gate along Pebble Avenue. The development will be gated with a call box located north of the Fort Apache driveway. The Applicant will provide detached sidewalks along the north, south, and east property lines as required by Code.

The Applicant is providing the following sustainability items to meet the required five points pursuant to Code:

1. Providing at least 10% more trees than required (1 point).
2. Trees provided in parking areas with canopies at maturity cover at least 50% of paved parking area (1 point).
3. Cool roofs provided (1 point).
4. Roof surfaces oriented within 30 degrees of a true east-west direction and flat in a southern direction (1 point).
5. Floor-to-ceiling height of 9-feet on all floors (1/2 point).

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6. Shade device above all building entrances and ADA ramps (1/2 point).

Design Review – Increased Grade

The Applicant is also requesting a design review for increased finished grade of up to 7-foot 1-inch where 36-inches is permitted. Due to the existing topography and slope on the Site, fill is required to appropriately develop the Site.

Design Review – Entrances Routed Through Parking Lot

The Applicant further requests a design review of the building entrances throughout the Site. Title 30 requires entrances along each street frontage; entrances are not permitted to be routed through a parking lot. As designed, residents enjoy one entry on each of the four sides of the building which is appropriate given the fact that surface area parking spaces surround the building in its entirety. Appropriate walkways are provided for safety and pedestrian circulation.

Design Review - Alternative Parking Landscaping

The Applicant requests a design review to allow for alternative parking lot landscaping pursuant to Chapter 30.04.01.E. Rather than providing the required parking lot landscape fingers throughout the parking lot, the Applicant is providing the required number of trees dispersed throughout the Site to ensure overall shade and visual relief. Additionally, more than half of the parking spaces will be covered, providing additional shade throughout the Site.

Waivers of Development Standards

The Applicant is requesting the following waivers for the project:

1. Increase the parking aisle length to 475-feet where 400-feet is permitted without a break for circulation pursuant to Chapter 30.04.04H.
 - a. The proposed layout of the Site provides significant circulation throughout the project with various drive aisles and allowable movement around the entire building. Therefore, the proposed increase along the west side of the building will not create a negative impact to circulation as there are additional breaks throughout the Site.
2. Reduce the required EV-capable parking stalls to 35 spaces (8%) where 108 spaces (25%) are required and reduce the required EV-installed parking stalls to 7 spaces (1.5%) where 13 spaces (13%) are required pursuant to Chapter 30.04.05FG.
 - a. Based on the Applicants studies utilizing regression analyses forecasting anticipated demand curve using the 2nd derivative to trench growth patterns at their existing multi-family developments throughout the Valley, the demand and usage in Las Vegas under a “high-growth” scenario shows only a 2.5% need by 2030. For

the proposed project, that calculates to a maximum of 12 stalls needed by 2030. Here, the Applicant is exceeding infrastructure needs by 190%.

3. Allow surface parking between a multi-family building and a street frontage pursuant to Chapter 30.04.05.F6.
 - a. The type of building proposed on the Site does not allow for parking spaces to be located only behind the building and still meet the overall parking requirement. The Applicant is however, providing significant landscaping and detached sidewalks along the entire perimeter of the Site to buffer the view of the parking spaces from the right-of-way to mitigate this request.
4. Waive the step-back requirement for buildings over 35-feet adjacent to the RS development to the west pursuant to Chapter 30.04.06H1.
 - a. Stepped buildings complicate structural systems, decrease efficiency, and create dead-end conditions on upper floors within multi-family buildings. To mitigate this request, the Applicant is providing a setback of 191-feet, 10-inches from the existing residential development to the west. This setback will provide significantly more buffering than if the building were closer to the single-family residential and stepped down as permitted in Figure 30.04.19. The maximum building height of 55-feet is requested, therefore, an additional 20-feet of vertical building height is requested without using the required 1-foot horizontal step back.
5. Allow a retaining wall height of 6-feet where 3-feet is permitted.
 - a. Based on the overall topography and slope of the Site, a higher retaining wall is needed in order to appropriately develop the Site. The requested increase is along a portion of the south property line and internal to the Site and will therefore not negatively impact the surrounding neighbors.
6. Reduce the throat depth to 30-feet, 3-inches where 150-feet is required.
 - a. To mitigate this request, the Applicant has pushed the entry gate for residents and guests more than 100-feet back to provide sufficient queuing space for both residents and guests. The gate located south of the driveway is egress only.
7. Reduce the number of required short-term bicycle parking spaces to 15 spaces where 29 spaces are required.
 - a. Based on experience from previous projects, the Applicant is requesting the ratio is adjusted to 1 space per 20 units. With this ratio the site would be served with 15 bicycle parking spaces, which is appropriate for a project of this scale and context.

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CROWELL

8. Increase the building height to 55-feet where 50-feet is permitted in the RM 32 zoning district.
 - a. The requested 5-foot increase is minimal and will not impact the surrounding communities. Small height increases are routinely requested and approved to enclose the mechanical equipment, while also providing additional architectural enhancements to the buildings. Here, the additional height is not along the entirety of the buildings and will provide an architecturally enhanced, varied roofline.

9. Reduce the setback for accessory structures (carports) to 10-feet where a setback of 20-feet is required within the RM32 zoning district along Raven Avenue and Pebble Road.
 - a. The requested reduced setback will not impact the surrounding communities or pedestrians walking along the detached sidewalks. The setback reduction is along the right-of-ways, and not along the adjacent residential. Additionally, the required landscaping is provided to screen the carports, which also sit behind the perimeter fence.

Signage

Lastly, the Applicant is requesting to include the project signage along with this submittal. As with all Calida residential projects throughout Clark County, the Applicant is requesting to provide the Calida branding throughout the project. The signage is minimal, as shown on the sign package, and includes five (5) wall signs and two (2) project entrance signs. All signage is located along the eastern and southern side of the Site. The signage does not face the adjacent residential immediately to the west. The signage includes front-lit lettering along the eastern and southern elevations, and will not impact the surrounding residential. Similar requests were recently approved for other Calida projects via WS-21-0113 and WS-21-0505.

As part of this signage request, the Applicant is requesting four waivers. First, the Applicant requests a waiver to provide 72 square feet for each of the freestanding entrance signs where a maximum of 35 square feet is allowed (an overage of 37 square feet for each sign). The proposed development is allowed 2 primary signs per primary subdivision or project entrance(s) per street frontage, and 1 per corner. Both project entrance signs are located along Fort Apache and do not face the residential to west. This waiver will allow Calida to provide its branding signage that is an critical part of their developments. As such, the Applicant is requesting a waiver to allow an overage of 37 square feet for each of the freestanding entrance signs based on the above explanation.

Second, the Applicant is requesting a waiver for a total of five (5) wall signs where only one (1) is permitted. As noted above, the signage does not face the surrounding residential to the east and will therefore minimally impact the residential in the area, if at all. The requested wall signage is minimal and will provide the branding needed for the project.

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KAEMPFER

CROWELL

Third, the Applicant requests a waiver to allow one (1) internally illuminated sign along the southern elevation as required by the Residential Adjacency Standards in 30.04.06(I). There are no illuminated signs along the western elevation of the property. However, there is one, single illuminated sign along the southern elevation of the Site on the southeast corner of the building. This sign will minimally impact the single-family homes separated by Raven Avenue, if at all, and should be permitted through a waiver.

The Applicant requests a fourth and final waiver for one sign on the clubhouse. This proposed sign is considered a canopy sign and will increase the total signage area by 20.6 square feet. Although it increases the maximum signage area allowed by Code, this sign is on the clubhouse and internal to the Site. It will not create an unsightly, over-branded look from the right-of-ways or create any negative impact for the surrounding neighbors. It is merely one small addition to an already modest sign package for this project.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Bob Gronauer

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0061-FORT APACHE, LTD:

VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Park Street and between Pebble Road and Raven Avenue; a portion of right-of-way being Raven Avenue located between Pacific Mist Street and Fort Apache Road; and a portion of right-of-way being Fort Apache Road located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/hw/ng (For possible action)

RELATED INFORMATION:

APN:

176-19-501-006 through 176-19-501-008; 176-19-501-025

PROPOSED LAND USE PLAN:

ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a BLM right-of-way grant, patent easements, and rights-of-way. The plans show that a 10 foot wide portion of a 55 foot wide BLM right-of-way grant will be vacated along Fort Apache Road in the southeastern portion of the site. The plans also show that 5 foot to 3 foot wide portions of BLM patent easements located along the perimeters of each of the subject parcels will be vacated. In the southeastern parcel, a 5 foot wide portion of patent easement will be vacated along the southern portion of the parcel. In the southwestern parcel, 33 feet of patent easements will be vacated along the northern, eastern, and western portions of the parcel with 5 feet vacated from the southern portion of the parcel. In the northwestern parcel, 33 feet of patent easement will be vacated on the western, southern, and eastern portions of the parcel. In the northeastern portion of the parcel, 33 feet of patent easement will be vacated from the western and southern portions of the parcel. Additionally, a 5 foot wide portion of right-of-way along both the northern portion of Raven Avenue and the western portion of Fort Apache Road is proposed to be vacated. The applicant states the patent easements and BLM right-of-way grant are no longer needed for roadways and utilities and the vacation of these easements is needed to develop the site. The applicant also states that the portions of right-of-way need to be vacated to accommodate detached sidewalks along the perimeter of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0918-05	Reclassified the site from R-E to C-2 zoning for a future neighborhood shopping center	Approved by BCC	July 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0852-97	Reclassified the site from R-E to C-2 zoning for a shopping center	Held Indefinitely	June 1997
WT-0779-95	40 foot tall overhead transmission lines	Approved by PC	June 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS20	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	RS3.3 & RS20	Single family residential & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS20	Undeveloped
West	Corridor Mixed-Use & Open Lands	RS3.3	Single family residential

Related Applications

Application Number	Request
PA-24-700002	A plan amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) is a companion item on this agenda.
ZC-24-0058	A zone change reclassifying the site from CG to RM32 zoning is a companion item on this agenda.
WS-24-0059	A waiver for a 288 unit multiple family apartment complex is a companion item on this agenda.
SDR-24-0060	A sign design review for wall, awning, and entrance signs for an apartment complex is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 22, 2024 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road and 25 feet to the back of curb for Raven Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Fort Apache improvement project;
- Applicant to coordinate a contribution with Public Works for the Fort Apache improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: THE CALIDA GROUP
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

6A

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-24-0061</u> DATE FILED: <u>2/21/24</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3/07/24</u> PC MEETING DATE: <u>4/16/24</u> BCC MEETING DATE: <u>5/22/24</u> FEE: <u>\$ 1,200</u>
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PROPERTY OWNER	NAME: <u>Fort Apache, LTD</u> ADDRESS: <u>6018 S. Durango Dr. #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
----------------	--

APPLICANT	NAME: <u>Calida Residential, LLC</u> ADDRESS: <u>10777 W. Twain Ave., Suite 116</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
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CORRESPONDENT	NAME: <u>Kaempfer Crowell -- Bob Gronauer</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-29-501-006, 007, 008 & 25

PROPERTY ADDRESS and/or CROSS STREETS: Fort Apache and Pebble

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.

Bert Adams
 Property Owner (Signature)*

BERT ADAMS
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Las Angeles
 SUBSCRIBED AND SWORN BEFORE ME ON 4 October 2023 (DATE)
 By _____
 NOTARY PUBLIC: see CA jurat 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.

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

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

State of California

County of Los Angeles

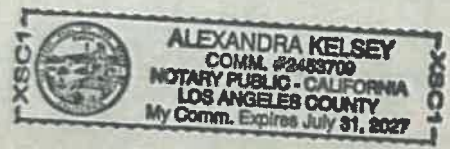
Subscribed and sworn to (or affirmed) before me on this 4 day of October, 2023, by
Date Month Year

(1) Bert Adams

(and (2) N/A),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Alexandra Kelsey
Signature of Notary Public



Place Notary Seal and/or Stamp Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Vacation Application

Document Date: N/A Number of Pages: 1

Signer(s) Other Than Named Above: N/A



TANEY ENGINEERING

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

January 17, 2024

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

**Re: Fort Apache & Pebble
APR-23-101127
APN: 176-19-501-006, -007, -008, and -025
Justification Letter**

PLANNER
COPY
VS-24-0061

To whom it may concern:

Taney Engineering, on behalf of The Calida Group, is respectfully submitting justification for the following vacations.

BLM Grant Right-of-Way Vacation

This request is to vacate portions of the 55-ft right-of-way located along the east perimeter of 176-19-501-025.

Due to the subject parcels being developed into a multifamily residential subdivision, the stated BLM Grant right-of-way is no longer necessary.

Patent Easement Vacation

This request is to vacate portions of the 33-ft patent easements located along the perimeter of 176-19-501-006, 176-19-501-007, and 176-19-501-008

Due to the subject parcels being developed into a multifamily residential subdivision, the stated patent easements are no longer necessary.

Right-of-Way Vacation

This request is to vacate a 5-foot portion of Fort Apache Road and Raven Avenue, all public right-of-ways conveyed to Clark County.

Both of these vacations are necessary so that a 5-foot detached sidewalk may be constructed along Fort Apache Road and Raven Avenue.

Legal descriptions, exhibits, and supporting documents for each vacation have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,



TANEY ENGINEERING

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

Jeff Thomson, EI
Assistant Project Manager

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0059-FORT APACHE, LTD:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) building height; 3) parking lot landscaping; 4) required parking; 5) drive aisle length; 6) residential adjacency; and 7) driveway geometrics.

DESIGN REVIEW for a proposed multiple family residential (apartment) development on 9.1 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise. JJ/hw/ng (For possible action)

RELATED INFORMATION:

APN:
176-19-501-006 through 176-19-501-008; 176-19-501-025

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the street side setbacks for an accessory structure (carport) to 10 feet where 20 feet is required per Section 30.02.10.B (a 50% reduction).
2. Increase the height of a multiple family residential building to 55 feet where the maximum height permitted is 50 feet per Section 30.02.10.B (a 10% increase).
3. Allow alternative parking lot landscaping where parking lot landscaping is required per Section 30.04.01.
4.
 - a. Reduce the number of required electric vehicle (EV) capable parking spaces to 35 spaces where 108 spaces are required per Section 30.04.04.H (a 67% reduction).
 - b. Reduce the number of required EV installed parking spaces to 7 spaces where 13 spaces are required per Section 30.04.04.H (a 46% reduction).
 - c. Reduce the number of required short-term bicycle parking spaces to 15 spaces where 29 spaces are required per Section 30.04.04.J (a 48% reduction).
5. Increase the length of a parking lot drive aisle to 477 feet where 400 feet is the maximum permitted without a break for circulation per Section 30.04.04.H (an 19% increase).
6. Eliminate building height step backs for a building over 35 feet where a 1 foot horizontal step back is required for each foot of height over 35 feet per Section 30.04.06.H.
7. Reduce throat depth to 30.2 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (an 80% reduction).

PROPOSED LAND USE PLAN:
ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.1
- Project Type: Multiple family residential development (apartments)
- Density (du/ac): 32
- Number of Units: 288
- Number of Stories: 4
- Building Height (feet): 55
- Square Feet: 142,000 (Building 100)/144,600 (Building 200)/6,890 (clubhouse)/293,490 (total)
- Open Space Required/Provided: 28,800/64,246
- Parking Required/Provided: 431/432
- Sustainability Points Required/Provided: 5/5

Site Plans

The plans depict a proposed 293,490 square foot, 288 unit multiple family residential apartment complex on 9.1 acres at the southwest corner of Fort Apache Road and Pebble Road. The plans show that the apartment complex will consist of 2 residential, "F" shaped buildings and a rectangular clubhouse. The northern residential building is shown to have a total of 142,000 square feet with a footprint of 35,500 square feet, while the southern residential building is shown to have a total of 144,600 square feet with a footprint of 36,150 square feet. The 2 residential buildings are shown to be 32.6 feet apart at the closest point on the western side of the buildings. In between, the building is 64,246 square feet of open space, which consists of various courtyards, a dog park, pool complex, basketball and pickleball courts, and a 6,890 square foot clubhouse space located on the eastern portion of the building complex. The plans show that the northern building is set back 72 feet from the Pebble Road, 108.3 feet from Fort Apache Road, and 191.8 feet from the western property line. The southern building is shown set back 89.8 feet from Raven Avenue, 194.6 from the western property line, and 108.6 feet from Fort Apache Road. Surrounding the buildings is the parking area with most of the parking spaces located within the western portion of the site. The drive aisles within the western portion of the parking area are shown to be almost 477 feet long without a break for circulation, which will require a waiver of development standards. In addition, the parking area is supplied with 432 parking spaces where 431 parking spaces are required; however, the plans show that only 35 EV capable spaces and 7 EV charger install spaces will be provided, where 108 spaces and 13 spaces are required, respectively. In addition, the site is being provided with 15 bicycle parking spaces where 29 bicycle parking spaces are required per Code. Several covered carports and enclosed garages are provided along the western, southern, and northern boundaries of the property. The enclosed garages are shown on the western side of the parking lot and are set back 15.2 feet from the western property line, while the covered carports are located throughout the western portion of the site with the closet carport set back 10 feet from Pebble Road, requiring a waiver of development standards. Access to the site is provided by 2 commercial driveways with 1 driveway located along Pebble Road and a main entrance located along Fort Apache Road with both driveways being gated. The gate along Pebble Road is set back 10 feet but will be an emergency access and egress only gate. The driveway along Fort Apache Road contains a call

box set back almost 76 feet from the right-of-way with the gate setback an additional 68.3 feet. The egress gate for the main entrance along Fort Apache Road is set back 39 feet and all 3 gates are swinging gates.

Landscaping

The plans show that both perimeter, street, and parking lot landscaping is being provided. Along Pebble Road, Fort Apache Road, and Raven Avenue, a 15 foot wide landscaping buffer is being provided with the buffer consisting of a 5 foot wide landscaping area, a 5 foot wide sidewalk, and a 5 plus foot wide landscaping area with a 6 foot tall decorative wrought iron fence located behind the landscaping strip. The street landscaping strip generally contains 2 staggered rows of Willow Acacia (*Acacia Salicina*) trees set apart approximately 30 feet on center in each row. A total of 57 large street trees are required with 57 large street trees being provided within the buffer. Along the western property line, a buffering landscape strip has been provided. This landscape strip is 15 feet wide and contains 2 rows of medium Evergreen, Rosewood (*Dalbergia sissoo*) trees in 2 staggered rows separated 20 feet on center in each row. An 8 foot decorative wall has been provided behind the buffering landscape strip. Within the parking lot, Sweet Bay (*Laurus Nobilis*), Rosewood, and Willow Acacia trees have been provided every 6 to 12 spaces per Figure 30.04-1. Within the western portion of the parking lot, diamond figure islands have also been provided. A total of 72 parking lot trees are required where 84 trees have been provided. Additional landscaping has been provided within the open space between the buildings. A 6.2 foot stem wall is provided along the eastern side of the building complex.

Elevations

The provided elevations of the buildings on-site show that both residential buildings are identical to each other. Both buildings are 55 feet tall and contain 4 stories. Both buildings are constructed of painted stucco with a grey and blue color scheme. Each façade contains black railing balconies, wall plane changes, roofline variations, color and texture variations, window treatments, and windows of various sizes. The clubhouse serves as the main entrance and is extenuated with a long awning and double commercial doors. The entrances to each door have an aluminum metal awning. The clubhouse is similar in architecture to the primary residential buildings with large and varying windows, large awnings and vertical louvers, varying rooflines, and wall plane changes. The clubhouse is stucco with a blue and grey color scheme and will have a large artwork wrap on the southern and eastern facades. The peak height of the clubhouse is 22.8 feet. The detached garage structures are shown to be a maximum of 12 feet tall with a flat roof, changes in texture and color, and a dormer treatment on all 4 sides. The roll-up doors face the east and are screened by the main buildings and landscaping. The color scheme of the garages matches the main buildings.

Floor Plans

The plans show that the 2 residential buildings are relatively similar in terms of their unit composition. The plans show that there are a total of 288 units split between the 2 buildings with each building containing 144 units with each floor of the buildings containing 36 units with the count of each unit type for each varying by the building. The plans show that there are 9 unit types with a studio unit, 4 one bedroom unit types, 3 two bedroom unit types, and a 3 bedroom unit. Overall between the 2 buildings, the studio units are 597 square feet and there are 16 total units. Between the four, 1 bedroom unit types these units range in size from 667 square feet up to

750 square feet with 158 units being provided. The 2 bedroom unit types are all 1,081 square feet with 98 units being provided, and the 3 bedroom unit is 1,338 square feet with 16 units being provided. Additional service rooms, common spaces, and laundry areas are also provided on each floor. The clubhouse is 6,890 square feet and contains an office and leasing area, a gym, common spaces, and bathrooms.

Applicant’s Justification

The applicant states the proposed multiple family development will serve to alleviate the vital need for a variety of housing types within the Las Vegas Valley. The proposed development will provide for 288 units and will provide for more landscaping and open space than what is required by Code. All gates will be properly set back. The applicant states that based on statistical analyses conducted the provided amount of EV charging spaces should be sufficient for the development. The parking area has been designed with the best possible circulation in mind and is sufficiently screened with landscaping. Additionally, the applicant states that many of the waivers being requested will have a minimal impact on the surrounding area and have been previously approved for similar projects.

In addition, the applicant is requesting that the following sustainability initiatives be considered for the satisfying of Title 30 sustainability requirements:

1. Providing at least 10% more trees than required (1 point).
2. Trees provided in parking areas with canopies at maturity cover at least 50% of paved parking area (1 point).
3. Cool roofs provided (1 point).
4. Roof surfaces oriented within 30 degrees of a true east-west direction and flat in a southern direction (1 point).
5. Floor to ceiling height of 9 feet on all floors (1/2 point).
6. Shade device above all building entrances and ADA ramps (1/2 point).

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0918-05	Reclassified the site from R-E to C-2 zoning for a future neighborhood shopping center	Approved by BCC	July 2005
ZC-0852-97	Reclassified the site from R-E to C-2 zoning for a shopping center	Held Indefinitely	June 1997
WT-0779-95	40 foot tall overhead transmission lines	Approved by PC	June 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS20	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	RS3.3 & RS20	Single family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS20	Undeveloped
West	Corridor Mixed-Use & Open Lands	RS3.3	Single family residential

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

Related Applications

Application Number	Request
PA-24-700002	A plan amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) is a companion item on this agenda.
ZC-24-0058	A zone change reclassifying the site from CG to RM32 zoning is a companion item on this agenda.
SDR-24-0060	A sign design review for wall, awning, and entrance signs for an apartment complex is a companion item on this agenda.
VS-24-0061	A vacation and abandonment of a BLM right-of-way grant, patent easements, and rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that in general the purpose of street side setbacks are to not only protect structures from unsafe conditions along the street, but to also protect the streetscape from potentially distracting activities. Staff ultimately finds that in this case, the carports are sufficiently screened from and protected from the right-of-way by both 15 feet of landscaping and a 6 foot wrought iron fence. For these reasons, staff could support this waiver of development standards, but since staff is not supporting the other waivers, staff cannot support this request.

Waivers of Development Standards #2 & #6

Staff finds that the proposed height for the buildings is excessive given that the surrounding area is principally composed of 1 and 2 story residential homes. In addition, the commercial development across the street was only approved for 20 feet tall. Staff finds that the 50 foot allowance for the building within the RM32 zone would already be out of scale for the area but adding an additional 5 feet adds to the bulk of the structure with no step backs to alleviate the overall scale of the building. Staff can appreciate that the building is significantly set back from the adjacent residential, but without some architectural mitigation to reduce the bulk and scale of the structure, staff cannot support these requests.

Waiver of Development Standards #3

Normally staff discourages diamond shaped landscaping islands due to their tendency to restrict parking, but since these islands are allowing for additional trees beyond what is required by Code and this waiver could be processed as a design review if the landscaping plans were stamped by a registered landscape architect, staff could support this waiver of development standards. However, staff is not supporting the other waivers of development standards; therefore, staff cannot support this request.

Waiver of Development Standards #4a & #4b

The purpose of providing EV charging spaces is to support and amplify sustainable modes of transportation. Staff finds that the applicant's parking analysis justifies the reduction in EV capable and installed spaces. Staff finds that based on the applicant's analysis of EV growth for their multiple family projects under a high growth scenario, the EV parking needs for the site by 2030 is 13 parking spaces while the applicant is proposing to provide 42 parking spaces split between 7 installed EV charging spaces and 35 EV charging capable spaces. Based on this analysis, the site will be well equipped with sufficient EV charging spaces for the 2030 scenario and beyond. For these reasons, staff could support these waivers of development standards, but since staff is not in support of the other waivers of development standards, staff cannot support this request.

Waiver of Development Standards #4c

The purpose of providing short-term bicycle parking is to provide alternative and last mile transportation for both residents and employees of the multiple family residential complex. Staff finds that while the area directly surrounding the site is mostly residential in nature, the commercial corridor along Blue Diamond Road is close enough to be able to bike to along with there being several bus lines running along Blue Diamond Road as well. In addition, the site is also not too far from the Red Rock National Recreation Area, which provides several areas for on and off road biking. For these reasons, staff cannot support this request.

Waiver of Development Standards #5

The purpose of not allowing long extended drive aisles without breaks for circulation is to prevent unsafe speeding within parking areas. Staff finds that no alternative or mitigating circumstances have been provided to alleviate the issues that come with long drive aisles. In addition, the project is being developed on raw land that could be designed to have drive aisles that are compliant with Code. For these reasons, staff cannot support this request.

Design Review

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

Staff finds that the physical design of the building is attractive with a subtle color scheme and 4 sided architecture which contain several architectural features that create a modern and contemporary feel for the building. The site design of the building complex seamlessly integrates the required open space area with the 3 buildings for easy access. The location of the buildings, pedestrian walkways, building entrance location and design, and parking on the site is typical of multiple family residential developments and, while the buildings are not sited along the street, is responsive to the surrounding area, as the pedestrian realm is not well developed in this area of Fort Apache Road and sufficient screening and landscaping have been provided. The provided sustainability initiatives are sufficient for the type of development being proposed. In addition, the site is providing a significant amount of landscaping, which helps to soften the appearance of the site from the surrounding streets and create shading opportunities. With that said, staff does have concerns regarding the design of the project. Staff finds that the overall complex size is quite large and the scale and bulk of the buildings are out of scale for the surrounding area. The buildings will tower over the surrounding single family residential and commercial uses. While sufficient landscaping has been provided, staff does not find that this is sufficient to address the sheer bulk of the buildings. In addition, no architectural mitigation measures have been provided to address the bulk of the buildings. Furthermore, staff has concerns that the location of this use and its size is inappropriate for the area and does not concur with the applicant that this is a suitable transitional use at this location. Overall, staff finds that the buildings are attractive, and the use is much needed, but finds that the proposed location makes the use inappropriate and out of place. Staff also finds that the proposed multiple family project does not comply with Policy 1.3.3 of the Master Plan which encourages the integration of grocery stores, restaurants, medical offices, and other daily needs as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips, and Policy EN-5.3 which promotes limiting the conversion of commercial lands for the purposes of residential development. For these reasons, and the fact that staff is not supporting the proposed plan amendment and zone change, staff cannot support this design review nor the design reviews for parking lot location, alternative pedestrian connectivity, and entrance design.

Public Works - Development Review

Waiver of Development Standards #7

Staff has no objection to the reduced throat depth for the driveway on Fort Apache Road, the applicant has placed the gates and call box farther into the site which will provide more room for vehicles to exit the right-of-way and will reduce stacking in the right-of-way to avoid collisions. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 22, 2024 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road and 25 feet to the back of curb for Raven Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Fort Apache improvement project;
- Applicant to coordinate a contribution with Public Works for the Fort Apache improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0091-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE CALIDA GROUP

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

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

7A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-24-0059</u> DATE FILED: <u>2/22/24</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3/27/24</u></p> <p>PC MEETING DATE: <u>4/16/24</u></p> <p>BCC MEETING DATE: <u>5/22/24</u></p> <p>FEE: <u>\$1200</u></p>
	PROPERTY OWNER	<p>NAME: <u>Fort Apache, LTD</u></p> <p>ADDRESS: <u>6018 S. Durango Dr. #110</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u></p>
	APPLICANT	<p>NAME: <u>Calida Residential, LLC</u></p> <p>ADDRESS: <u>10777 W. Twain Ave., Suite 115</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u></p>
	CORRESPONDENT	<p>NAME: <u>Kaempfer Crowell - Bob Gronauer</u></p> <p>ADDRESS: <u>1990 Festival Plaza Dr. #650</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u></p> <p>E-MAIL: <u>epierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u></p>

ASSESSOR'S PARCEL NUMBER(S): 178-1-501-006, 007 008 & 025

PROPERTY ADDRESS and/or CROSS STREETS: Fort Apache and Pebble

PROJECT DESCRIPTION: Multi-family 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.

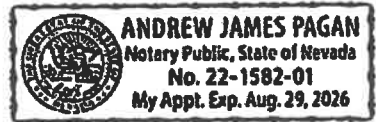
Bert Adams BERT ADAMS
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9/3/23 (DATE)

By Bert Adams

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.

February 20, 2024

VIA ONLINE SUBMITTAL

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

**PLANNER
COPY**

WS-24-0059

***Re: Justification Letter – Zone Change, Design Review, Waivers, and Signage
The Calida Group
APNs: 176-19-501-006, 007, 008 and 025***

To Whom It May Concern:

Please be advised this office represents The Calida Group (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 9.13 acres and is generally located on the southwest corner of Fort Apache Road and Pebble Road. The property is more particularly described as APNs: 176-19-501-006, 007, 008 and 025 (the “Site”). The Applicant is proposing a multi-family residential development. As such, the Applicant is requesting a zone change from Commercial General (CG) to Residential Multi-Family 32 (RM32). A corresponding application for a master plan amendment to UN has also been submitted. The applications are being submitted under the new Title 30 rewrite.

Zone Change

The Site is currently zoned CG and master planned Corridor Mixed-Use (CM). This request for a zone change to RM32 is appropriate for the Site and compatible with the surrounding area. The Site is located along Fort Apache Road, a planned 100-foot right-of-way. RM32 is appropriate as the area has undergone a change in trend from what was once a low-density residential area, to higher density residential uses and commercial uses.

Immediately adjacent to the south and west are existing RS3.3 residential developments. A nonconforming zone change from residential to commercial was recently approved directly east of the Site. To the south along Fort Apache Road is a mix of property master planned Open Lands and Commercial. This demonstrates the area has undergone a transition over the past few decades. RM32 is an appropriate transition for the area and will be far less intense than the existing commercial zoning designation on the Site. The proposed multi-family residential development will bring less traffic, noise, and light than if a large commercial center was developed.

Currently, the Site is zoned CG which allows for multi-family as part of a mixed use development. Therefore, the multi-family is already permitted on the Site should it be developed in conjunction with commercial uses. A mixed-use development would be far more impactful and burdensome, as noted above, than multi-family residential only.

The multi-family use is an appropriate transition from the existing RS3.3 development to the west and will provide a more appropriate use fronting onto Fort Apache Road. As noted above, the proposed multi-family will be significantly less detrimental to the adjacent residential than if the Site were to develop as commercial under the existing CG land use designation. Moreover, the need for additional housing throughout Clark County continues to increase. Therefore, we respectfully request your consideration of the zone change to RM32, along with the corresponding request to amend the master plan to UN.

Design Review – Multi-Family

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The Site will provide 435 parking spaces where 432 parking spaces are required. As is typical with all Calida developments, the Applicant is providing significantly more open space than required at 64,246 square feet where only 28,800 square feet is required. The open space will consist of a high-end club house, pool area with cabanas, various court yards, sport courts, and a dog park.

Access to the Site will be from Fort Apache Road, with an emergency egress only gate along Pebble Avenue. The development will be gated with a call box located north of the Fort Apache driveway. The Applicant will provide detached sidewalks along the north, south, and east property lines as required by Code.

The Applicant is providing the following sustainability items to meet the required five points pursuant to Code:

1. Providing at least 10% more trees than required (1 point).
2. Trees provided in parking areas with canopies at maturity cover at least 50% of paved parking area (1 point).
3. Cool roofs provided (1 point).
4. Roof surfaces oriented within 30 degrees of a true east-west direction and flat in a southern direction (1 point).
5. Floor-to-ceiling height of 9-feet on all floors (1/2 point).

6. Shade device above all building entrances and ADA ramps (1/2 point).

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The Applicant is also requesting a design review for increased finished grade of up to 7-foot 1-inch where 36-inches is permitted. Due to the existing topography and slope on the Site, fill is required to appropriately develop the Site.

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Waivers of Development Standards

The Applicant is requesting the following waivers for the project:

1. Increase the parking aisle length to 475-feet where 400-feet is permitted without a break for circulation pursuant to Chapter 30.04.04H.
 - a. The proposed layout of the Site provides significant circulation throughout the project with various drive aisles and allowable movement around the entire building. Therefore, the proposed increase along the west side of the building will not create a negative impact to circulation as there are additional breaks throughout the Site.
2. Reduce the required EV-capable parking stalls to 35 spaces (8%) where 108 spaces (25%) are required and reduce the required EV-installed parking stalls to 7 spaces (1.5%) where 13 spaces (13%) are required pursuant to Chapter 30.04.05FG.
 - a. Based on the Applicants studies utilizing regression analyses forecasting anticipated demand curve using the 2nd derivative to trench growth patterns at their existing multi-family developments throughout the Valley, the demand and usage in Las Vegas under a “high-growth” scenario shows only a 2.5% need by 2030. For

the proposed project, that calculates to a maximum of 12 stalls needed by 2030. Here, the Applicant is exceeding infrastructure needs by 190%.

3. Allow surface parking between a multi-family building and a street frontage pursuant to Chapter 30.04.05.F6.
 - a. The type of building proposed on the Site does not allow for parking spaces to be located only behind the building and still meet the overall parking requirement. The Applicant is however, providing significant landscaping and detached sidewalks along the entire perimeter of the Site to buffer the view of the parking spaces from the right-of-way to mitigate this request.
4. Waive the step-back requirement for buildings over 35-feet adjacent to the RS development to the west pursuant to Chapter 30.04.06H1.
 - a. Stepped buildings complicate structural systems, decrease efficiency, and create dead-end conditions on upper floors within multi-family buildings. To mitigate this request, the Applicant is providing a setback of 191-feet, 10-inches from the existing residential development to the west. This setback will provide significantly more buffering than if the building were closer to the single-family residential and stepped down as permitted in Figure 30.04.19. The maximum building height of 55-feet is requested, therefore, an additional 20-feet of vertical building height is requested without using the required 1-foot horizontal step back.
5. Allow a retaining wall height of 6-feet where 3-feet is permitted.
 - a. Based on the overall topography and slope of the Site, a higher retaining wall is needed in order to appropriately develop the Site. The requested increase is along a portion of the south property line and internal to the Site and will therefore not negatively impact the surrounding neighbors.
6. Reduce the throat depth to 30-feet, 3-inches where 150-feet is required.
 - a. To mitigate this request, the Applicant has pushed the entry gate for residents and guests more than 100-feet back to provide sufficient queuing space for both residents and guests. The gate located south of the driveway is egress only.
7. Reduce the number of required short-term bicycle parking spaces to 15 spaces where 29 spaces are required.
 - a. Based on experience from previous projects, the Applicant is requesting the ratio is adjusted to 1 space per 20 units. With this ratio the site would be served with 15 bicycle parking spaces, which is appropriate for a project of this scale and context.

8. Increase the building height to 55-feet where 50-feet is permitted in the RM 32 zoning district.
 - a. The requested 5-foot increase is minimal and will not impact the surrounding communities. Small height increases are routinely requested and approved to enclose the mechanical equipment, while also providing additional architectural enhancements to the buildings. Here, the additional height is not along the entirety of the buildings and will provide an architecturally enhanced, varied roofline.

9. Reduce the setback for accessory structures (carports) to 10-feet where a setback of 20-feet is required within the RM32 zoning district along Raven Avenue and Pebble Road.
 - a. The requested reduced setback will not impact the surrounding communities or pedestrians walking along the detached sidewalks. The setback reduction is along the right-of-ways, and not along the adjacent residential. Additionally, the required landscaping is provided to screen the carports, which also sit behind the perimeter fence.

Signage

Lastly, the Applicant is requesting to include the project signage along with this submittal. As with all Calida residential projects throughout Clark County, the Applicant is requesting to provide the Calida branding throughout the project. The signage is minimal, as shown on the sign package, and includes five (5) wall signs and two (2) project entrance signs. All signage is located along the eastern and southern side of the Site. The signage does not face the adjacent residential immediately to the west. The signage includes front-lit lettering along the eastern and southern elevations, and will not impact the surrounding residential. Similar requests were recently approved for other Calida projects via WS-21-0113 and WS-21-0505.

As part of this signage request, the Applicant is requesting four waivers. First, the Applicant requests a waiver to provide 72 square feet for each of the freestanding entrance signs where a maximum of 35 square feet is allowed (an overage of 37 square feet for each sign). The proposed development is allowed 2 primary signs per primary subdivision or project entrance(s) per street frontage, and 1 per corner. Both project entrance signs are located along Fort Apache and do not face the residential to west. This waiver will allow Calida to provide its branding signage that is an critical part of their developments. As such, the Applicant is requesting a waiver to allow an overage of 37 square feet for each of the freestanding entrance signs based on the above explanation.

Second, the Applicant is requesting a waiver for a total of five (5) wall signs where only one (1) is permitted. As noted above, the signage does not face the surrounding residential to the east and will therefore minimally impact the residential in the area, if at all. The requested wall signage is minimal and will provide the branding needed for the project.

Third, the Applicant requests a waiver to allow one (1) internally illuminated sign along the southern elevation as required by the Residential Adjacency Standards in 30.04.06(I). There are no illuminated signs along the western elevation of the property. However, there is one, single illuminated sign along the southern elevation of the Site on the southeast corner of the building. This sign will minimally impact the single-family homes separated by Raven Avenue, if at all, and should be permitted through a waiver.

The Applicant requests a fourth and final waiver for one sign on the clubhouse. This proposed sign is considered a canopy sign and will increase the total signage area by 20.6 square feet. Although it increases the maximum signage area allowed by Code, this sign is on the clubhouse and internal to the Site. It not will not create an unsightly, over-branded look from the right-of-ways or create any negative impact for the surrounding neighbors. It is merely one small addition to an already modest sign package for this project.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Bob Gronauer

**PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SDR-24-0060-FORT APACHE, LTD**

SIGN DESIGN REVIEW for signage in conjunction with a proposed multiple family residential development on 9.1 acres within an RM32 (Residential Multi-Family 32) Zone.

Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise. JJ/hw/ng (For possible action)

RELATED INFORMATION:

APN:
176-19-501-006 through 176-19-501-008; 176-19-501-025

SIGN DESIGN REVIEW:

1. a. Allow a variation to residential adjacency standards per Section 30.04.06:
 - Permit internally luminated signs to be oriented toward residential districts.
- b. Allow signage as follows per Section 30.05.02:
 - Allow a canopy sign within an RM32 zone.
 - Allow 10 foot high project entrance signs.
 - Allow two 72 square feet entrance signs (for a total of 144 square feet).
 - Allow 4 walls signs within an RM32 zone.

PROPOSED LAND USE PLAN:
ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 9.1
- Project Type: Canopy, project entrance signs, and wall
- Sign Height (feet): 5.4 (canopy & wall)/10 (project entrance sign)
- Square Feet: 20.6 (canopy & wall)/72 (project entrance sign)

Sign Plans

The plans show that a total of 7 signs are proposed for the subject site, with 4 wall signs located along the northern, eastern, and southern building fascia, 2 project entrance signs located on north and south sides of the driveway along Fort Apache Road, and 1 canopy sign located above the

canopy located on the eastern façade of the clubhouse building. A total of 247 square feet of signage is being proposed.

The plans show that all 4 walls are identical and will be a total of 20.6 square feet each for a total of 82.4 square feet of wall signage. In general, each wall sign is 5.4 feet tall and 3.8 feet wide and is constructed of pan channel letters that will project a maximum of 5 inches from the building face. The letters will be white with a yellow accent. The wall signs will more specifically be located on the eastern portion of the southern façade, the southern and northern portions of the eastern façade, and the eastern portion of the northern façade. Each side will be located approximately 44 feet high on each façade.

The project entrance signs are more specifically shown to be at an angle facing Fort Apache Road located on the north and south sides of the drive aisle within the required landscaping area. The project entrance signs are shown to be an overall height of 10 feet with the signs consisting of a 2 foot tall concrete CMU block base with pan channel letter signs extending 8 feet above the base. The pan channel letters are shown to be white and between 3.9 feet and 5.6 feet tall with a yellow streak accent extending upward. The overall area of each project entrance sign is shown to be 72 square feet for a total of 144 square feet of project entrance signage.

Additionally, the canopy sign is located on top of the canopy that runs along the eastern façade of the clubhouse building located in the eastern portion of the site. The plans show that the canopy sign is nearly identical to the wall and project entrance signs. The canopy is shown to be 20.6 square feet and is an overall height of 5.4 feet tall and 3.8 feet wide with white pan channel letters and a yellow pan channel accent streak. The canopy sign extends 4.8 feet above the canopy with the canopy itself is located 15 feet above the ground.

Applicant’s Justification

The applicant indicates the signage provided is overall very minimal and is similar to other signage that has been approved for similar projects. The applicant indicates the signage should not disturb any adjacent residential developments as it is relatively small and does not directly face any residential developments. The applicant indicates the proposed signage is needed to provide the necessary branding for the site and should not be overbearing.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0918-05	Reclassified the site from R-E to C-2 zoning for a future neighborhood shopping center	Approved by BCC	July 2005
ZC-0852-97	Reclassified the site from R-E to C-2 zoning for a shopping center	Held Indefinitely	June 1997
WT-0779-95	40 foot tall overhead transmission lines	Approved by PC	June 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS20	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	RS3.3 & RS20	Single family residential & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS20	Undeveloped
West	Corridor Mixed-Use & Open Lands	RS3.3	Single family residential

Related Applications

Application Number	Request
PA-24-700002	A plan amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) is a companion item on this agenda.
ZC-24-0058	A zone change reclassifying the site from CG to RM32 zoning is a companion item on this agenda.
WS-24-0059	A waiver for a 288 unit multiple family apartment complex is a companion item on this agenda.
VS-24-0061	A vacation and abandonment of a BLM right-of-way grant, patent easements, and rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Sign Design Review

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

Sign Design Review #1a

Staff finds that the proposed signage that will be facing the residential areas is relatively small in comparison to the overall scale of the building. The signage is integrated into the architecture of the building and is not unsightly. In addition, staff finds that the signage that will face onto the surrounding residential district will be less impactful than similar commercial signage due to the number of signs and their size. For these reasons, staff does not foresee any major issues with the signage provided all other standards are met; however, since staff is not supporting the other sign design review, staff is unable to support this request.

Sign Design Review #1b

Overall, staff finds that the proposed signage is minimal for the size of the building and the site itself, with the wall signage representing a total of less than 1% of the overall square footage of the building facades. In addition, the number of wall signs being provided is typical of such branded apartment complexes and does not face any adjacent residential developments. The project entrance signs while larger than permitted, are still relatively small and will pose less of a disturbance than a typical freestanding sign. The signs have no motion and are completely static, which should help reduce any potential visual disturbance from motorists passing by. Additionally, the proposed canopy sign is relatively small and is built into the structure of the proposed canopy. In addition, the sign is static and located over 100 feet from Fort Apache Road and is otherwise screened by the surrounding apartment building from the other abutting property lines. Staff also finds that all proposed signs are built into the architecture of the building and complementary in nature to the design of the building and the site. For these reasons, staff could support this sign design review, but since staff is not able to support the other companion items staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 22, 2024 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant is advised that signs are not permitted within the right-of-way.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: THE CALIDA GROUP
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT



LAND USE APPLICATION 8A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p><u>(ORIGINAL APPLICATION #)</u></p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p><u>(ORIGINAL APPLICATION #)</u></p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p><u>(ORIGINAL APPLICATION #)</u></p>	STAFF	<p>APP. NUMBER: <u>SDL-24-0060</u> DATE FILED: <u>2/21/24</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3/27/24</u></p> <p>PC MEETING DATE: <u>4/16/24</u></p> <p>BCC MEETING DATE: <u>5/22/24</u></p> <p>FEE: <u>\$1,000</u></p>
	PROPERTY OWNER	<p>NAME: <u>Fort Apache, LTD</u></p> <p>ADDRESS: <u>6018 S. Durango Dr. #110</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u></p>
	APPLICANT	<p>NAME: <u>Calida Residential, LLC</u></p> <p>ADDRESS: <u>10777 W. Twain Ave., Suite 115</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u></p>
	CONSEQUENT	<p>NAME: <u>Kaempfer Crowell - Bob Gronauer</u></p> <p>ADDRESS: <u>1980 Festival Plaza Dr. #650</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u></p> <p>E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u></p>

ASSESSOR'S PARCEL NUMBER(S): 178-14-501-006, 007 008 & 025

PROPERTY ADDRESS and/or CROSS STREETS: Fort Apache and Pebble

PROJECT DESCRIPTION: Multi-family development

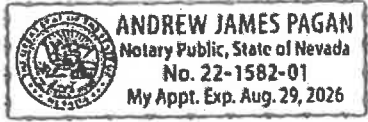
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Bert Adams BERT ADAMS
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9/5/23 (DATE)

By Bert Adams
 NOTARY PUBLIC: _____



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

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

KAEMPFER

CROWELL

Bob Gronauer
gronauer@kcnvlaw.com

February 20, 2024

VIA ONLINE SUBMITTAL

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

**PLANNER
COPY**
SDR-24-0060

***Re: Justification Letter – Zone Change, Design Review, Waivers, and Signage
The Calida Group
APNs: 176-19-501-006, 007, 008 and 025***

To Whom It May Concern:

Please be advised this office represents The Calida Group (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 9.13 acres and is generally located on the southwest corner of Fort Apache Road and Pebble Road. The property is more particularly described as APNs: 176-19-501-006, 007, 008 and 025 (the “Site”). The Applicant is proposing a multi-family residential development. As such, the Applicant is requesting a zone change from Commercial General (CG) to Residential Multi-Family 32 (RM32). A corresponding application for a master plan amendment to UN has also been submitted. The applications are being submitted under the new Title 30 rewrite.

Zone Change

The Site is currently zoned CG and master planned Corridor Mixed-Use (CM). This request for a zone change to RM32 is appropriate for the Site and compatible with the surrounding area. The Site is located along Fort Apache Road, a planned 100-foot right-of-way. RM32 is appropriate as the area has undergone a change in trend from what was once a low-density residential area, to higher density residential uses and commercial uses.

Immediately adjacent to the south and west are existing RS3.3 residential developments. A nonconforming zone change from residential to commercial was recently approved directly east of the Site. To the south along Fort Apache Road is a mix of property master planned Open Lands and Commercial. This demonstrates the area has undergone a transition over the past few decades. RM32 is an appropriate transition for the area and will be far less intense than the existing commercial zoning designation on the Site. The proposed multi-family residential development will bring less traffic, noise, and light than if a large commercial center was developed.

Currently, the Site is zoned CG which allows for multi-family as part of a mixed use development. Therefore, the multi-family is already permitted on the Site should it be developed in conjunction with commercial uses. A mixed-use development would be far more impactful and burdensome, as noted above, than multi-family residential only.

The multi-family use is an appropriate transition from the existing RS3.3 development to the west and will provide a more appropriate use fronting onto Fort Apache Road. As noted above, the proposed multi-family will be significantly less detrimental to the adjacent residential than if the Site were to develop as commercial under the existing CG land use designation. Moreover, the need for additional housing throughout Clark County continues to increase. Therefore, we respectfully request your consideration of the zone change to RM32, along with the corresponding request to amend the master plan to UN.

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The Site will provide 435 parking spaces where 432 parking spaces are required. As is typical with all Calida developments, the Applicant is providing significantly more open space than required at 64,246 square feet where only 28,800 square feet is required. The open space will consist of a high-end club house, pool area with cabanas, various court yards, sport courts, and a dog park.

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the proposed project, that calculates to a maximum of 12 stalls needed by 2030. Here, the Applicant is exceeding infrastructure needs by 190%.

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4. Waive the step-back requirement for buildings over 35-feet adjacent to the RS development to the west pursuant to Chapter 30.04.06H1.
 - a. Stepped buildings complicate structural systems, decrease efficiency, and create dead-end conditions on upper floors within multi-family buildings. To mitigate this request, the Applicant is providing a setback of 191-feet, 10-inches from the existing residential development to the west. This setback will provide significantly more buffering than if the building were closer to the single-family residential and stepped down as permitted in Figure 30.04.19. The maximum building height of 55-feet is requested, therefore, an additional 20-feet of vertical building height is requested without using the required 1-foot horizontal step back.
5. Allow a retaining wall height of 6-feet where 3-feet is permitted.
 - a. Based on the overall topography and slope of the Site, a higher retaining wall is needed in order to appropriately develop the Site. The requested increase is along a portion of the south property line and internal to the Site and will therefore not negatively impact the surrounding neighbors.
6. Reduce the throat depth to 30-feet, 3-inches where 150-feet is required.
 - a. To mitigate this request, the Applicant has pushed the entry gate for residents and guests more than 100-feet back to provide sufficient queuing space for both residents and guests. The gate located south of the driveway is egress only.
7. Reduce the number of required short-term bicycle parking spaces to 15 spaces where 29 spaces are required.
 - a. Based on experience from previous projects, the Applicant is requesting the ratio is adjusted to 1 space per 20 units. With this ratio the site would be served with 15 bicycle parking spaces, which is appropriate for a project of this scale and context.

8. Increase the building height to 55-feet where 50-feet is permitted in the RM 32 zoning district.
 - a. The requested 5-foot increase is minimal and will not impact the surrounding communities. Small height increases are routinely requested and approved to enclose the mechanical equipment, while also providing additional architectural enhancements to the buildings. Here, the additional height is not along the entirety of the buildings and will provide an architecturally enhanced, varied roofline.

9. Reduce the setback for accessory structures (carports) to 10-feet where a setback of 20-feet is required within the RM32 zoning district along Raven Avenue and Pebble Road.
 - a. The requested reduced setback will not impact the surrounding communities or pedestrians walking along the detached sidewalks. The setback reduction is along the right-of-ways, and not along the adjacent residential. Additionally, the required landscaping is provided to screen the carports, which also sit behind the perimeter fence.

Signage

Lastly, the Applicant is requesting to include the project signage along with this submittal. As with all Calida residential projects throughout Clark County, the Applicant is requesting to provide the Calida branding throughout the project. The signage is minimal, as shown on the sign package, and includes five (5) wall signs and two (2) project entrance signs. All signage is located along the eastern and southern side of the Site. The signage does not face the adjacent residential immediately to the west. The signage includes front-lit lettering along the eastern and southern elevations, and will not impact the surrounding residential. Similar requests were recently approved for other Calida projects via WS-21-0113 and WS-21-0505.

As part of this signage request, the Applicant is requesting four waivers. First, the Applicant requests a waiver to provide 72 square feet for each of the freestanding entrance signs where a maximum of 35 square feet is allowed (an overage of 37 square feet for each sign). The proposed development is allowed 2 primary signs per primary subdivision or project entrance(s) per street frontage, and 1 per corner. Both project entrance signs are located along Fort Apache and do not face the residential to west. This waiver will allow Calida to provide its branding signage that is an critical part of their developments. As such, the Applicant is requesting a waiver to allow an overage of 37 square feet for each of the freestanding entrance signs based on the above explanation.

Second, the Applicant is requesting a waiver for a total of five (5) wall signs where only one (1) is permitted. As noted above, the signage does not face the surrounding residential to the east and will therefore minimally impact the residential in the area, if at all. The requested wall signage is minimal and will provide the branding needed for the project.

Third, the Applicant requests a waiver to allow one (1) internally illuminated sign along the southern elevation as required by the Residential Adjacency Standards in 30.04.06(I). There are no illuminated signs along the western elevation of the property. However, there is one, single illuminated sign along the southern elevation of the Site on the southeast corner of the building. This sign will minimally impact the single-family homes separated by Raven Avenue, if at all, and should be permitted through a waiver.

The Applicant requests a fourth and final waiver for one sign on the clubhouse. This proposed sign is considered a canopy sign and will increase the total signage area by 20.6 square feet. Although it increases the maximum signage area allowed by Code, this sign is on the clubhouse and internal to the Site. It not will not create an unsightly, over-branded look from the right-of-ways or create any negative impact for the surrounding neighbors. It is merely one small addition to an already modest sign package for this project.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Bob Gronauer

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400022 (UC-21-0725)-ZUFFA RE, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a recreational facility (event center) with accessory commercial uses including, but not limited to, shops, snack bars, and restaurants.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) alternative landscaping; and 3) reduced throat depth.

DESIGN REVIEWS for the following: 1) expansion to an existing building; and 2) parking lot addition on a portion of 31.4 acres in a CG (Commercial General) Zone, an IP (Industrial Park) Zone, and an RS20 (Residential Single Family 20) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Rafael Rivera Way and the east side of Torrey Pines Drive, 715 feet south of Sunset Road, and 315 feet west of Jones Boulevard within Enterprise. MN/jm/ng (For possible action)

RELATED INFORMATION:

APN:

176-02-501-012; 176-02-501-021, 176-02-501-022; 176-02-511-013 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 371 spaces where 562 spaces are required per Table 30.60-1 (a 34% reduction).
2. Permit alternative street landscaping (attached sidewalk) where street landscaping with a detached sidewalk is required per Figure 30.64-17 and Figure 30.64-18.
3. Reduce the throat depth for an existing driveway to 44 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 70.7% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6650 El Camino Road
- Site Acreage: 31.4 (portion)
- Project Type: Recreational facility
- Number of Stories: 2
- Building Height (feet): 39
- Square Feet: 20,882 (office/warehouse)/69,900 (office)/38,118 (recreational facility)/17,010 (proposed addition to recreational facility)

- Parking Required/Provided: 562/371

Site Plans

The approved plans depict an existing office/warehouse building that is located within the northern portion of the site. The existing building, and proposed expansion, is set back between 138 feet to 305 feet from the south property line along Rafael Rivera Way, and 22 feet from the west property line adjacent to El Camino Road. The building is set back 135 feet and 140 feet from the north and east property lines, respectively. Phase 1 of the proposed development consists of additions to the south and east sides of the existing building. The existing building and proposed expansion will be utilized for office, warehouse, and recreational facility uses requiring 562 parking spaces where 371 parking spaces are provided, necessitating a waiver of development standards. Phase 2 of the proposed development will consist of a parking lot addition immediately to the east of the existing building and will include 222 new parking spaces. Once the parking lot addition is complete, a total of 572 on-site parking spaces will be provided where 562 parking spaces are required. Two north/south pedestrian walkways are located within the parking lot addition, measuring 5.5 feet in width, and connect to a 5.5 foot wide east/west pedestrian walkway. The east/west pedestrian walkway is located within the south portion of the parking lot and connects to the existing building and proposed addition. Access to the project site is granted via existing commercial driveways along El Camino Road. However, due to the proposed recreational facility use and future parking lot expansion to the east, a waiver of development standards is required to reduce the throat depth for the existing southern commercial driveway. A 5 foot wide attached sidewalk, requiring a waiver of development standards, is proposed along the south property line of the parking lot addition, adjacent to Rafael Rivera Way. The proposed 5 foot wide attached sidewalk will connect to the existing 5 foot wide attached sidewalk adjacent to Rafael Rivera Way.

Landscaping

The approved landscape plans depict a minimum street landscape area measuring 15 feet in width along the south property line of the parking lot addition, adjacent to Rafael Rivera Way. The street landscape area consists of 36 inch box trees, planted 30 feet on center in addition to shrubs and groundcover. A 5 foot wide attached sidewalk is proposed along Rafael Rivera Way that will connect to an existing 5 foot wide attached sidewalk. Parking lot landscaping is equitably distributed throughout the interior of the project site.

Elevations

The approved plans depict an existing 2 story building measuring up to 39 feet in height to the top of the parapet wall constructed of concrete-tilt up paneling. An existing aluminum storefront window system, with multiple first and second story windows, is depicted on the south elevation, oriented towards CC 215. The proposed building addition varies between 21 feet to 26 feet in height to the top of the parapet wall. The exterior of the addition consists of stucco and will be painted to match the existing building. All rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls. The addition to the southwest elevation of the building measures between 21 feet to 32 feet in height to the top of the parapet wall. The exterior of the building addition consists of concrete tilt-up paneling with an aluminum storefront window system.

Floor Plans

The approved plans depict 69,900 square feet of office space, 20,882 square feet of office/warehouse space, and 38,118 square feet designated for a recreational facility. The recreational facility will be expanded by an additional 17,010 square feet consisting of a proposed lobby, restroom facilities, concession area with kitchen, and food and beverage storage. The proposed recreational facility will contain a maximum of 1,000 seats.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0725:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements shall be required adjacent to APN 176-02-501-012 with future development as determined by Public Works;
- Right-of-way dedication to include any necessary portions of Rafael Rivera Way and any spandrels;
- Coordinate with Public Works - Director's Office for the Beltway Frontage Road improvement project;
- Dedicate any right-of-way and easements necessary for the Beltway Frontage Road improvement project;
- 30 days to submit a Separate Document to the Map Team for any required right-of-way dedications and any corresponding easements for the Beltway Frontage Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Beltway Frontage Road improvement project;

- Vacate any unnecessary rights-of-way and/or easements.
 - Applicant is advised that off-site improvement permits may be required.
- WAIVER OF DEVELOPMENT STANDARDS #3A WAS WITHDRAWN.

Applicant's Justification

The applicant indicates that project construction was delayed due to a company merger along with operational and scheduling conflicts. The applicant further states that they have begun the process for all required applications and state they will meet all the conditions from the approval for UC-21-0725.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400019 (UC-20-0480)	Motion picture studio and on-premises consumption of alcohol	Approved by PC	May 2023
ORD-22-900552	Standard development agreement	Approved by BCC	October 2022
UC-21-0725	Recreational facility, reduced parking, alternative landscaping, reduced throat depth, expansion of existing building, and a parking lot addition	Approved by BCC	February 2022
UC-20-0480	Motion picture production studio and on-premises consumption of alcohol	Approved by PC	December 2020
ADR-19-900738	Emergency generator in conjunction with an office/warehouse building	Approved by ZA	November 2019
ADR-19-900108	Motion picture production studio and parking lot landscaping	Approved by ZA	March 2019
ZC-0286-15	Reclassified the western portion of the site (APN 176-02-501-022) to M-D zoning for an office building, motion picture production/studio, and a warehouse	Approved by BCC	June 2015
ZC-0495-14	Reclassified a 0.4 acre portion of the project site to C-2 zoning for a future office building, the design review portion of this application - expired	Approved by BCC	August 2014
DR-0242-13	Comprehensive sign package in conjunction with an office/warehouse building	Approved by BCC	July 2013
DR-0003-13	Lighting in conjunction with an office/warehouse building	Approved by BCC	March 2013
VS-0225-12	Vacated and abandoned patent easements - recorded	Approved by PC	July 2012
ZC-0046-12	Reclassified the site to M-D zoning, with a use permit for offices as a principal use, and design review for an office building	Approved by BCC	March 2012
ZC-0511-01	Reclassified 54 acres to C-2 zoning for an automobile sales complex with related uses	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (AE-60)	Existing Land Use
North	Business Employment (BE)	IP, CG, RS20	Office, undeveloped
South	Business Employment (BE)	IP, CG, RS20	Vehicle sales, undeveloped, CC 215
East	Business Employment (BE)	CG	Undeveloped
West	Business Employment (BE)	IP	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The applicant has an approved building permit (BD22-32687), as well as an approved traffic study (PW22-14868), an off-site permit (PW22-17179), and a drainage study (PW22-15015). The applicant also completed the development agreement process, which was approved in October 2022. Since the applicant has made progress with the proposed site improvements, staff can support this request.

Public Works - Development Review

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

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until February 2, 2026 to commence or the application will expire unless extended with approval of an extension of time.

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BEN CORNWALL

CONTACT: RAMI ATOUT, CREATIVE DESIGN ARCHITECTURE, 1855 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134

DRAFT



Department of Comprehensive Planning Application Form

9A

ASSESSOR PARCEL #(s): 176-02-501-012, 176-02-501-021, 176-02-501-022, 176-02-511-013

PROPERTY ADDRESS/ CROSS STREETS: 6650 EL CAMINO ROAD, LAS VEGAS, NV 89118

DETAILED SUMMARY PROJECT DESCRIPTION

UC-21-0725. Extension of time, we are requesting an extension of time for a design review, use permit, and waiver of development standards (UC-21-0725).

PROPERTY OWNER INFORMATION

NAME: ZL II, LLC
ADDRESS: 6650 TORREY PINES DRIVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: 702-588-5520 CELL _____ EMAIL: flamicella@ufc.com

APPLICANT INFORMATION

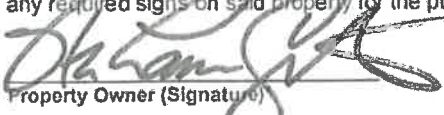
NAME: CRISCI BUILDERS, BEN CORNWALL
ADDRESS: 5020 E. CARTIER AVE.
CITY: LAS VEGAS STATE: NV ZIP CODE: 89115 REF CONTACT ID # _____
TELEPHONE: 702-355-1903 CELL: 702-355-1903 EMAIL: ben@ccbvn.com

CORRESPONDENT INFORMATION

NAME: Rami Atout
ADDRESS: 1855 Village Center circle
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # _____
TELEPHONE: 702-256-6663 CELL _____ EMAIL: ratout@cdarch.com

*Correspondent will receive all project communication

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


Property Owner (Signature)

Ike Lawrence Epstein
Property Owner (Print)

1/24/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input checked="" type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) 34-400022

PC MEETING DATE _____

BCC MEETING DATE 4/17/2024

TAB/CAC LOCATION Enterprise

ACCEPTED BY LG

DATE 2/21/24

DATE 3/27/2024

\$1400

Extension of time justification letter

January 10, 2024

To: Clark County Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

PROJECT: UFC Apex Building Addition
6650 El Camino Road, Las Vegas, NV 89118
APN: 176-02-501-021 (UFC Apex phase 1 and 2),
176-02-511-013 (UFC Apex phase 2 only),
176-02-501-022 (UFC Headquarters), &
176-02-501-012 (Undeveloped lot)

RE: Request for Extension of time

Architect: Creative Design Architecture, Inc.
1855 Village Center Circle
Las Vegas, NV 89134

To whom it may concern:

Please accept this letter as the justification for the above referenced project for the extension of time request.

The project construction start was delayed due to a company merger as well as operations and scheduling conflicts.

Regarding the conditions in the original Notice of Final Action (NOFA), we have started the process and all the required applications, all conditions noted will be complied with before we complete the project.

We are requesting an extension of time for a design review, use permit, and waiver of development standards (UC-21-0725).

The management team at UFC sincerely appreciates your consideration of our request.

Sincerely,

**Rami
Atout**

Digitally signed by Rami Atout
DN: cn=Rami Atout, o=Creative
Design Architecture, Inc., ou,
email=ratout@cdarch.com, c=US
Date: 2024.02.13 14:52:37 -08'00'

Rami I. Atout, AIA, NCARB
President
Creative Design Architecture, Inc.

ET-24-40022
BH

Thank you,

Loren Graham

Clark County Comprehensive Planning
500 S Grand Central Parkway - 1st Floor
Las Vegas, NV 89155
702.455.4314
zoning@clarkcountynv.gov
Monday - Thursday 7:30am to 5pm (Closed County holidays)



From: Rami Atout <ratout@cdarch.com>
Sent: Friday, January 12, 2024 11:38 AM
To: Zoning <zoning@ClarkCountyNV.gov>
Cc: Ben Cornwall <ben@ccbvn.com>
Subject: RE: UFC Facility NOFA UC-21-0725

Hello,

Please find attached application, along with all required supporting documents,

Thanks,

Rami I Atout, AIA, NCARB
President
CREATIVE DESIGN ARCHITECTURE, INC.
1855 Village Center Circle | Las Vegas | NV 89134
T: 702-256-6663 | F: 702-255-4396
Email: ratout@cdarch.com

From: Zoning <zoning@ClarkCountyNV.gov>
Sent: Thursday, January 4, 2024 9:03 AM
To: Rami Atout <ratout@cdarch.com>
Cc: Ben Cornwall <ben@ccbvn.com>
Subject: RE: UFC Facility NOFA UC-21-0725

per Negar, OK to accept after 2/13/24
as originally submitted by Rami
on Jan 10, 2024.

Rami,

You can submit one application for the extension of time, please reference the original application number 21-0725.

Thank you,

Loren

Clark County Comprehensive Planning
500 S Grand Central Parkway - 1st Floor

04/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0056-ST SHARBEL MARONITE CATHOLIC MISSION TR:

VACATE AND ABANDON easements of interest to Clark County located between Rancho Destino Road and Gilespie Street, and between Frias Avenue and Rush Avenue (alignment) within Enterprise (description on file). MN/bb/ng (For possible action)

RELATED INFORMATION:

APN:

177-28-401-005; 177-28-401-006

LAND USE PLAN:

ENTERPRISE - PUBLIC USE

BACKGROUND:

Project Description

The applicant is requesting to vacate patent easements on APN 177-28-401-006, which are 3 feet wide along Frias Avenue and Rancho Destino Road, and 33 feet wide along the east and south property lines.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0514-16	Accessory storage building	Approved by BCC	September 2016
DR-0533-14	Decorative fence	Approved by BCC	August 2014
ZC-0261-10	Reclassified the site to a P-F zoning with a use permit and design review to expand an existing place of worship	Approved by BCC	September 2010
DR-1125-05	Recreation building in conjunction with a place of worship	Approved by PC	August 2005
WS-0583-05	Reduced parking for a place of worship - expired	Approved by PC	May 2005
ET-0070-03 (UC-0257-02)	First extension of time for a use permit for a place of worship	Approved by BCC	May 2003
UC-0257-02	Place of Worship	Approved by PC	April 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low Intensity Suburban Neighborhood (up to 5 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	PF & RS20 (NPO-RNP)	Elementary school, single family residential, & large animal (horses) corral
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single family residential
West	Open Lands	RS20	Undeveloped

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

Related Applications

Application Number	Request
UC-23-0591	Use permit for an annual commercial event, reduced separations, live entertainment, parking lot, landscaping, and fence is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension

of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Rancho Destino Road, and 30 feet for Frias Avenue and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ST SHARBEL MARONITE CATHOLIC MISSION LV RL EST TR

CONTACT: THE WLB GROUP, 3663 EAST SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



November 22, 2023

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

4C-23-0591
REVISED
3-14-2024

Attn: Mr. Brady Bernhardt

**RE: Justification Letter – Design Review, Use Permits and Waivers of
Development Standards
(APN:177-28-401-005, 006)**

Dear Brady,

On behalf of our client, St. Sharbel Maronite Catholic Church Las Vegas (the "Church"), we are respectfully requesting a Design Review, Use Permits and Waiver of Development Standards to address the construction of a temporary off-site parking lot as well as the Church's Annual Festival, discussed below.

History of the Parcel

The Church purchased the 006 parcel in July of 2022. This existing place of worship (005 Parcel) has seen unprecedented growth in attendance over the past few years and the Church has been very cognizant of the strain that this growth has placed on the surrounding properties. This is why the Church began looking to expand its infrastructure. The Church was able to secure the property located directly across Rancho Destino Road from the School Board of Trustees. The Church then worked with an engineer to design temporary improvements to the parcel for a temporary parking lot (1) so that the parishioners would have a place to park that wasn't in the public right-of-way; and (2) to control dust in the area. When the Church submitted for approval of its 15th Annual Lebanese American Festival, County Staff flagged the application and noted that improvements on the 006 Parcel needed to be entitled/permitted, and that the Annual Festival would require use permits going forward.

The WLB Group was subsequently engaged and has been working diligently with the Hierarchy of the Church to determine a direction to take to address the comments from the County and create a plan to implement fixes to the overall temporary parking lot which will bring it up to Clark County code. During our analysis of the temporary parking lot site on the 006 Parcel, we have determined that asphalt was placed within the public right-of-way, which we have informed our client that removal of said asphalt will need to occur. We have also come up with a design of the temporary parking lot that we feel will address the County's comments and allow the site to proceed forward.



Current Request

On behalf of our Client, we are proposing to bring up to code the temporary off-site parking lot for the Church. The Church has future plans for the site that will eventually include a public building and a revised parking lot configuration. The future development plans are on hold pending fundraising efforts by the Church. For now, we are requesting a design review, use permits, and waivers of development standards to address the postponement of improvements within the public right-of-way and standard landscaping, drainage study and traffic impact analysis requirements until the future plans are implemented.

Design Review and Use Permits

The Church respectfully requests a design review and use permits for a temporary parking lot and for temporary outdoor commercial events as follows:

1. Design Review for a Temporary Parking Lot (APN: 177-28-401-006).
2. Use Permit for a Temporary Parking Lot (APN: 177-28-401-006).
3. Use Permit for Temporary Outdoor Commercial Events in conjunction with a place of worship (APN: 177-28-401-005).
4. Use Permit for a Temporary Outdoor Commercial event with live entertainment (APN: 177-28-401-005, 006).

The request for a Use Permit for Temporary Outdoor Commercial Events is being made at the request of County Staff in order for the Annual Lebanese American Festival to continue taking place every fall.

Waivers of Development Standards

In addition, we are respectfully requesting the Waiver of Development Standards listed below on the 006 parcel:

1. To waive full off-site improvements (curb, gutter, sidewalk, streetlights, and paving) along Rancho Destino Road and Frias Street where required per Chapter 30.52.030.
2. To waive the street landscaping requirement, along with the detached sidewalk requirement along Rancho Destino Road and Frias Avenue which are required per Section 30.64.030 and Figure 30.64-17.
3. To waive the requirement for a technical drainage study where required per Section 30.52.050.b
4. To waive the requirement for a traffic impact analysis where required per Section 30.52.055.

The Church would like to defer making these improvements until it has a definitive design for the parcel and are able to lump the cost of these improvements into a construction loan for the future development of the property. Our client will of course make the necessary



changes to remove the added asphalt along the public streets and re-stripe the parking lot and move the temporary fence to be outside of the public right-of-way as soon as we can all agree on the location of said items.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please contact me at (702) 458-2551.

Sincerely,

UC-23-0591

A blue ink handwritten signature, appearing to read "Mark Bangan", with a horizontal line extending to the right.

Mark Bangan
Director of Planning Services
The WLB Group, Inc.

REVISED
3-14-2024

04/17/24 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

FRIAS AVE/RANCHO DESTINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0591-ST SHARBEL MARONITE CATHOLIC MISSION LV RL EST TR & ZAIDEN A ELIAS TRS:

USE PERMITS for the following: 1) place of worship; 2) reduce separation to property lines; 3) reduce separation to abutting existing residential uses; 4) reduce separation to live entertainment; and 5) extend live entertainment time outside daytime hours.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) eliminate landscaping adjacent to a residential use; 4) alternative driveway geometrics; 5) fence setback; 6) increase fence height; and 7) full off-site improvements.

DESIGN REVIEW for a parking lot in conjunction with a previously approved place of worship on 4.6 acres in a P-F (Public Facility) Zone and an R-E (Rural Estates Residential) Zone.

Generally located on the southwest and southeast corner of Frias Avenue and Rancho Destino Road within Enterprise. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

177-28-401-005; 177-28-401-006

USE PERMITS:

1. Place of worship on APN 177-28-401-006.
2. Reduce the separation between temporary outdoor commercial events and property lines to zero feet where 10 feet is required per Table 30.44-1 (a 100% reduction).
3. Reduce the separation between temporary outdoor commercial events and residential property lines to 30 feet where 200 feet is required per Table 30.44-1 (an 85% reduction).
4. Reduce the separation between temporary outdoor commercial events with live entertainment (DJ) and residential property lines to 30 feet where 500 feet is required per Table 30.44-1 (a 94% reduction).
5. Allow temporary outdoor commercial events with live entertainment (DJ) to be conducted until 11:00 p.m. where only permitted until 10:00 p.m.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping and detached sidewalk in conjunction with a parking lot for a place of worship where required per Table 30.64-2.

2. Eliminate parking lot landscaping in conjunction with a parking lot for a place of worship where required per Figure 30.64-14.
3. Eliminate landscaping adjacent to a residential use where compliance with Figure 30.64-11 is required.
4. Reduce the setback from the right-of-way (Frias Avenue and Rancho Destino Road) for an existing chain-link fence to 6 feet where 10 feet is required per Section 30.56.040 (a 50% reduction).
5. Permit a non-decorative 6 foot high chain-link fence within the required zoning district setbacks where a maximum fence or wall height of 3 feet is permitted per Section 30.64.020.
6. Waive full off-site improvements (partial paving, curb, gutter, sidewalks, and streetlights) where required per Section 30.52.040.
7.
 - a. Reduce driveway throat depth to 25 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 95% reduction).
 - b. Reduce the approach distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 27 feet along Rancho Destino Road where 150 feet is the minimum per Chapter 30.52 (an 82% reduction).

LAND USE PLAN:
ENTERPRISE - PUBLIC USE

BACKGROUND:
Project Description
 General Summary

- Site Address: 10325 Rancho Destino Road
- Site Acreage: 4.6 portion (2.5 parking lot)
- Project Type: Temporary outdoor event (annual)
- Parking Required/Provided: 168/323
 (west side sanctuary 120 spaces/east side parking lot 260 spaces)

Site Plan & History

The site on the west side of Rancho Destino Road is developed as a place of worship with an existing sanctuary building, classroom building, and recreation hall located in the center of the property. The existing place of worship has 120 parking spaces located around the perimeter of the property, and the south and east sides of the buildings. The place of worship was approved with UC-0257-02 and rezoned with an expansion approved with ZC-0261-10. A recreation building, decorative fence, and storage shed have since been approved on the sanctuary property.

A large 260 space asphalt parking lot is located at the southeast corner of Frias Avenue and Rancho Destino Road. The parking lot has 2 gated driveways on Rancho Destino Road and 1 gated driveway on Frias Avenue. The northern driveway on Rancho Destino Road does not meet the approach distance to the intersection with Frias Avenue. The parking lot was added in violation of Title 30 without the benefit of a land use application. Some of the existing parking space fencing are located in the future right-of-way, which are currently within patent easements.

Landscaping

The sanctuary site has existing landscaping, and no new landscaping is proposed with this application. The parking lot is depicted as having no parking lot landscaping, no sidewalks, no street landscaping, and no landscaping adjacent to residential uses. A 6 foot high chain-link fence is proposed around the parking lot with a 6 foot setback to the street side property lines and no setbacks to the east and south.

Elevations

The sanctuary and related buildings are existing with no new buildings proposed with this application.

Floor Plans

No new buildings are proposed with this application.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing an annual temporary outdoor commercial event with reductions in the required separation to the property line and residential uses, and to allow live entertainment to exceed daytime hours. A DJ will perform until 11:00 p.m. APN 177-28-401-006 is currently used as a parking lot, with some parking spaces used at the John Bass Elementary School. The parking lot parcel is proposed to be improved with hard surface, striping, 3 gated access driveways and a perimeter 6 foot high chain-link fence. The events are currently planned to take place on the sanctuary lot located at the southwest corner of Frias Avenue and Rancho Destino Road. No parking will take place on the sanctuary lot during the event. Security will be provided to assist people with parking on the site and access to the event.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0514-16	Accessory storage building	Approved by BCC	September 2016
DR-0533-14	Decorative fence	Approved by BCC	August 2014
ZC-0261-10	Reclassified the site to a P-F zoning with a use permit and design review to expand an existing place of worship	Approved by BCC	September 2010
DR-1125-05	Recreation building in conjunction with a place of worship	Approved by PC	August 2005
WS-0583-05	Reduced parking for a place of worship - expired	Approved by PC	May 2005
ET-0070-03 (UC-0257-02)	First extension of time for a use permit for a place of worship	Approved by BCC	May 2003
UC-0257-02	Place of Worship	Approved by PC	April 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low Intensity Suburban Neighborhood (up to 5 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Public Use	P-F & R-E (RNP-I)	Elementary school, single family residential, & large animal (horses) corral
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Open Lands	R-E	Undeveloped

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

Related Applications

Application Number	Request
VS-24-0056	A request to vacate 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

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.

Use Permit #1

Staff can support the expansion of the place of worship for the addition of a parking lot as it will increase safety in the area by providing off-street parking.

Use Permit #2

There is a decorative wrought iron fence and gates controlling access to the property on the west side of Rancho Destino Road. There are multiple fences and a retaining wall between this property and the school property to the south. The property has adequate fencing to control access for special events to be supported by staff. The property to the west of the place of worship is undeveloped with a wall on the property line. The fencing will ensure that patrons use access-controlled entries, reducing any concerns with the event being on the property lines.

Use Permit #3

The wall on the west side of the property on the west side of Rancho Destino Road will not allow activity to interfere with private property. Maintaining a 30 foot setback from the residential

zoned but undeveloped property on the west side will provide an adequate buffer for the temporary event and will be harmonious with the surrounding area. The property to the north is on the other side of Frias Avenue and will be over 60 feet from parking and events. The property east of the parking lot APN 177-28-401-006 will be at least 360 feet from non-parking related event activities. Staff can support approval of the use permit.

Use Permits #4 and #5

The live entertainment outdoor activity with a DJ is not compatible with the neighboring rural residential neighborhood character and uses. There is adequate space on this property to have live entertainment located inside the sanctuary and buildings. Depending on noise levels and topography, sound can carry great distances and interfere with properties in the vicinity. Due to the impact the live entertainment will have on the area, staff cannot support these requests.

Waivers of Development Standards

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

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

Staff finds that eliminating street, parking lot, and perimeter landscaping does not meet the intent of Title 30 for screening the parking lot from the street and residential properties, and will not meet the intent of Master Plan Policy 3.6.1 Urban Heat Island Effect. The lack of landscaping will increase the impact of hard surface parking on the urban heat island effect. A detached sidewalk increases pedestrian safety, which is extremely important for a use that has a high number of visitors at specific times. Therefore, staff cannot support these requests.

Waivers of Development Standards #4 & #5

The 6 foot setback for the proposed chain-link fence and absence of a sidewalk will not meet the intent of Title 30 or the Master Plan Policy 4.1.6 Bicycle and Pedestrian Connectivity. A lack of adequate space for pedestrian access along the north side of this property and the west side of this property adjacent to existing roads will impact access to the neighborhood school located at the southwest corner of the parking lot property. The maximum allowable height of 3 feet is for decorative or retaining purposes. Staff finds that there is no reason that the proper setbacks and height cannot be met.

Design Review

While staff supports the expansion of the place of worship to include a new parking lot, staff does not support the waivers associated with the design and construction of the parking lot. The site is very close to a neighborhood elementary school that needs safe access for students walking to and from school, and a level of improvement that complements the surrounding neighborhood and rural character. The proposed parking lot design does not provide adequate shade from trees and shrubs. The lack of sidewalks in the area will continue to force pedestrians to walk on undefined surfaces in close proximity to the flow of traffic, continuing a concern for

pedestrian safety. The west side of Rancho Destino Road is paved between the vehicle lanes and the narrow landscape strip with trees. This area looks and feels more like a deceleration turn lane than a pedestrian friendly space for access to the elementary school. If a similar paved area is provided on the east side of the street, it will look and feel like an acceleration lane coming out of the parking lot. Staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #6

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

Waiver of Development Standards #7a

Staff finds that the reduced throat depth for the commercial driveways on Frias Avenue and Rancho Destino Road will result in the stacking of vehicles into the right-of-way.

Waiver of Development Standards #7b

Staff cannot support the reduction in departure distance for the northern commercial driveway on Rancho Destino Road. Staff has concerns with the traffic coming off of Frias Avenue as well as the school traffic to the south being in conflict with movements from the commercial driveway.

Staff Recommendation

Approval of use permits #1, #2, and #3; denial of use permits #5, #6, waivers of development standards, and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Frias Avenue, 30 feet for Rancho Destino Road and associated spandrels.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NADIM ABOU ZEID

CONTACT: NADIM ABOU ZEID, ST SHARBEL MARONITE, CATHOLIC MISSION,
LAS VEGAS, NV 89183

DRAFT



LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

11A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>St. Sharbel Maronite Catholic Mission</u> ADDRESS: <u>10325 Rancho Destino Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702-616-6902</u> CELL: <u>702-285-3533</u> E-MAIL: <u>stsharbel.lv@gmail.com</u>
	APPLICANT NAME: <u>St. Sharbel Maronite Catholic Mission</u> ADDRESS: <u>10325 Rancho Destino Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702-616-6902</u> CELL: <u>702-285-3533</u> E-MAIL: <u>stsharbel.lv@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>St. Sharbel Maronite Catholic Mission</u> ADDRESS: <u>10325 Rancho Destino Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702-616-6902</u> CELL: <u>702-285-3533</u> E-MAIL: <u>stsharbel.lv@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-28-401-005 2006

PROPERTY ADDRESS and/or CROSS STREETS: 10325 Rancho Destino Rd

PROJECT DESCRIPTION: Once a year outdoor festival with live music

(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.

Nadim Abou Zeid

Property Owner (Signature) [Signature]

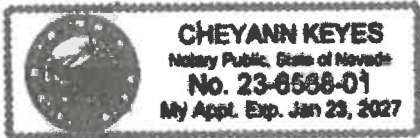
Property Owner (Print)

STATE OF nevada
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JULY 19, 2013 (DATE)

By Nadim Abou Zeid

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.

