



ENTERPRISE TOWN ADVISORY BOARD

*****Please Note New Location***
Silverado Ranch Community Center
9855 Gilespe Street
Las Vegas, NV 89183**

**June 12, 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 Maffett, 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 May 29, 2024. (For possible action)
- IV. Approval of the Agenda for June 12, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - 2. Receive information regarding Clark County Department of Family Services' Foster Care Recruitment efforts. (For discussion only)

VI. Planning and Zoning

- 1. **ET-24-400054 (WS-20-0080)-KULAR GULZAR SINGH:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for alternative driveway geometrics.
DESIGN REVIEW for a convenience store with gasoline pumps, vehicle wash, smog check kiosk, and a restaurant with a drive-thru on 2.22 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jm/ng (For possible action) **07/02/24 PC**
- 2. **UC-24-0161-BADURA REDWOOD 16, LLC:**
USE PERMIT for a banquet facility in conjunction with an existing office/warehouse complex on a portion of 3.35 acres in an IP (Industrial Park) Zone. Generally located on the north side of Arby Avenue, 300 feet east of Redwood Street within Enterprise. MN/tpd/ng (For possible action) **07/02/24 PC**
- 3. **VS-24-0208-DIAMANTE CANYON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Conquistador Street and Grand Canyon Drive, and between Blue Diamond Road and Oleta Avenue within Enterprise (description on file). JJ/dd/ng (For possible action) **07/02/24 PC**
- 4. **WS-24-0199-YU RENTON D & SOO YOUNG:**
WAIVER OF DEVELOPMENT STANDARDS to allow 3 driveways.
DESIGN REVIEW for architectural compatibility for a detached garage in conjunction with an existing single-family residence on 0.78 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Rose Willow Court, approximately 150 feet south of Meranto Avenue within Enterprise. JJ/dd/ng (For possible action) **07/03/24 BCC**
- 5. **ZC-24-0196-DAF HOLDING, LLC:**
ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Silverado Ranch Boulevard, 850 feet west of Arville Street within Enterprise (description on file). JJ/jor (For possible action) **07/03/24 BCC**

6. **VS-24-0198-DAF HOLDING, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and LeBaron Avenue (alignment), and between Arville Street and Decatur Boulevard within Enterprise (description on file). JJ/jor/ng (For possible action) **07/03/24 BCC**

7. **DR-24-0197-DAF HOLDING, LLC:**
DESIGN REVIEW for a proposed commercial center on 2.5 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Silverado Ranch Boulevard, 850 feet west of Arville Street within Enterprise. JJ/jor/ng (For possible action) **07/03/24 BCC**

VII. General Business

1. Discuss TAB representatives request to meet with Public Works regarding key issues in Enterprise. (For discussion only)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No 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: June 26, 2024.

X. Adjournment.

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

Silverado Ranch Community Center - 9855 Gillespie St
Windmill Library – 7060 W. Windmill Lane
Clark County Government Center – 500 S. Grand Central Pkwy
<https://notice.nv.gov>



Enterprise Town Advisory Board

May 29, 2024

MINUTES

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

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

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

Brady Bernhart, Current Planning

II. Public Comment

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

- One Citizen requested items 2 through 4 to be heard separately to increase their allotted speaking time

III. Approval of Minutes for May 15, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for May 15, 2024.

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

IV. Approval of Agenda for May 29, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications to be heard together:

2. PA-24-700006-USA:
3. ZC-24-0169-USA:
4. WS-24-0170-USA:
5. TM-24-500044-USA:

6. SDR-24-0160-AMERICA FIRST FEDERAL CREDIT UNION:
7. WS-24-0159-AMERICA FIRST FEDERAL CREDIT UNION:

12. WS-24-0163-RUSSELL DAREL:
13. VS-24-0164-RUSSELL DAREL:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.(For discussion only)
 - Las Vegas Metro Police Department Enterprise Area Command will host their First Tuesday at the Silverado Ranch Community Center June 4.

VI. Planning & Zoning

1. **ET-24-400044 (NZC-21-0037)-LAS VEGAS SILVERADO RANCH ROGER, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 1.05 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) reduce height/setback ratio; 3) reduce parking; and 4) alternative driveway geometrics.
DESIGN REVIEW for a commercial complex. Generally located on the south side of Silverado Ranch Boulevard, 670 feet west of Arville Street within Enterprise (description on file). JJ/jm/ng (For possible action) **06/05/24 BCC**

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

2. **PA-24-700006-USA:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on a 7.50 acre portion of 32.50 acres. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/rk (For possible action) **06/18/24 PC**

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

3. **ZC-24-0169-USA:**
ZONE CHANGE to reclassify a 7.50 acre portion of 32.50 acres from an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise (description on file). JJ/md (For possible action) **06/18/24 PC**

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

4. **WS-24-0170-USA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; and 2) increase wall height.
DESIGN REVIEWS for the following: 1) hillside development; 2) final grading plan; and 3) single-family residential development on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive and 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action) **06/18/24 PC**

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

5. **TM-24-500044-USA:**
TENTATIVE MAP consisting of 25 lots and common lots on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action) **06/18/24 PC**

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

6. **SDR-24-0160-AMERICA FIRST FEDERAL CREDIT UNION**
SIGN DESIGN REVIEWS for 1) increase wall sign area, and 2) a static electronic message unit in conjunction with a financial service on a 0.90 acre portion of 8.10 acres in a CG (Commercial General) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/jud/ng (For possible action) **06/18/24 PC**

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

7. **WS-24-0159-AMERICA FIRST FEDERAL CREDIT UNION:**
WAIVER OF DEVELOPMENT STANDARDS for alternative street landscaping.
DESIGN REVIEW for a financial service in conjunction with a previously approved shopping center on 0.90 acre portion of 8.10 acres in the CG (Commercial General) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/jud/ng (For possible action) **06/18/24 PC**

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

8. **UC-24-0167-YORK NEVADA MANAGEMENT SOUTH, LLC:**
USE PERMIT to allow an avocational/vocational training facility within an existing office/warehouse complex on 8.24 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Wagon Trail Avenue and the west side of Valley View Boulevard within Enterprise. MN/jm/ng (For possible action) **06/18/24 PC**

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

9. **WS-24-0165-SIGNATURE LAND HOLDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow an alternative yard in conjunction with a previously approved single-family residential subdivision on 5.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east and west sides of Paradise Park Drive and the north side of Gomer Road within Enterprise. JJ/jor/ng (For possible action) **06/18/24 PC**

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

10. **WS-24-0171-AMH NV6 DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase an accessory structure height.
DESIGN REVIEW for an accessory structure in conjunction with an existing single family residential subdivision on 1.12 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the south side of Great Creek Trail and the west side of Bee Balm Street within Enterprise. JJ/lm/ng (For possible action) **06/18/24 PC**

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

11. **UC-24-0166-EARTH MOVING LLC:**
USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) eliminate gate setback; 3) eliminate parking; 4) eliminate trash enclosure; and 5) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) on 8.84 acres in an IL (Industrial Light) Zone. Generally located on the south side of Serene Avenue and the east side of Redwood Street within Enterprise. JJ/bb/ng (For possible action) **06/18/24 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning conditions:

- Replace unused gates with fence
- Review in 2 years

Per staff if approved conditions

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

12. **WS-24-0163-RUSSELL DAREL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) non-decorative wall; and 3) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a proposed single family development in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Eldorado Lane and the east side of Hinson Street within Enterprise. MN/dd/ng (For possible action) **06/18/24 BCC**

Motion by David Chestnut

Action: **DENY**: Waivers of Development Standards #s 1 and 2

APPROVE: Waivers of Development Standards # 3

ADD Comprehensive Planning condition:

- Provide a 4-foot-wide asphalt path along Eldorado Lane and Hinson Street

Per staff if approved conditions

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

13. **VS-24-0164-RUSSELL DAREL:**
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Mardon Avenue, and between Hinson Street and Schuster Street within Enterprise (description on file). MN/dd/ng (For possible action) **06/18/24 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

- A TAB member requested the TAB consider reestablishing the meetings with Public Works. The discussion should be limited to 2 items for review.

IX. Next Meeting Date

The next regular meeting will be June 12, 2024 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:44 p.m.

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400054 (WS-20-0080)-KULAR GULZAR SINGH:

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for alternative driveway geometrics.

DESIGN REVIEW for a convenience store with gasoline pumps, vehicle wash, smog check kiosk, and a restaurant with a drive-thru on 2.22 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

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

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the driveway throat depth to 8 feet, 6 inches where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 66% decrease).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.22
- Project Type: Convenience store with gasoline pumps, vehicle wash, smog check kiosk, and restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 24 (maximum)
- Square Feet: 5,210 (convenience store)/2,500 (restaurant)/2,400 (vehicle wash)/5,117 (gasoline pump fuel canopy)/80 (smog check kiosk)
- Parking Required/Provided: 46/48

Site Plan

The approved site plan depicts a commercial development on the northeast corner of Rainbow Boulevard and Blue Diamond Road. The applicant is proposing the following structures on the site: a convenience store with gasoline pumps, a vehicle wash, a smog check kiosk, and a restaurant lease space with a drive-thru. Access to the site is via commercial driveways along

Blue Diamond Road (southeast corner of the site) and along Rainbow Boulevard on the northwest corner of the site. The proposed vehicle wash building is located along the north property line. The vehicle wash building is rectangular in shape and is oriented east to west. Vehicles will enter the vehicle wash building on the east side and exit on the west side of the building. Parking spaces are available for customers on the south side of the vehicle wash building.

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

Landscaping

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

Elevations

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

Floor Plans

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

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400086 (WS-20-0080):

Current Planning

- Until May 19, 2024 to commence.

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

Public Works - Development Review

- Compliance with previous conditions;
- 30 days to coordinate with Public Works - Kaizad Yazdani and to dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project.

Listed below are the approved conditions for WS-20-0080:

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;
- All smog related activities, including vehicles waiting for services, shall only take place within designated parking spaces.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

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

Applicant's Justification

The applicant states that they have a completed Public Works review (PW21-18625) and have a second drainage study (PW24-12950) underway due to development changes off-site that caused them to redo their first study. They further state all NDOT approvals have been received and their architect and civil engineers are working toward producing construction documents. The applicant is requesting an extension of time for an additional 2 years.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400086 (WS-20-0080)	Extension of time for a waiver for driveway geometrics and design review for convenience store with gas pumps, car wash, smog check, and a restaurant with a drive-thru	Approved by PC	August 2022
ET-22-400085 (VS-20-0081)	Extension of time for vacation and abandonment for a drainage easement	Approved by PC	August 2022
VS-20-0081	Vacated and abandoned a drainage easement	Approved by PC	May 2020
WS-20-0080	Waiver for driveway geometrics and design review for convenience store with gas pumps, car wash, smog check, and a restaurant with a drive-thru	Approved by PC	May 2020
VS-18-0877	Vacated and abandoned patent easements	Approved by BCC	December 2018
WC-18-400241 (ZC-0532-04)	Waived conditions requiring cross-access and parking easements	Approved by BCC	December 2018
ZC-0532-04	Reclassified from H-2 and C-1 to C-2 zoning	Approved by BCC	May 2004
MP-0466-02	Neighborhood plan for mixed-use	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Commercial
South	Business Employment	CG	Developing commercial complex
East	Corridor Mixed-Use	H-2	Undeveloped
West	Corridor Mixed-Use	CG	Gas station & 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 is still in the process of creating construction documents and is currently working with Public Works for a new drainage study (PW24-12950) and has completed a structural study with Public Works (PW21-18625). They have also received approvals from NDOT for their project. Since the applicant has made progress and has a current application with Public Works, staff can support this request. However, staff may not be able to support future extensions if limited progress is made and building permits have not been issued.

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 May 19, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GURPAUL KULAR

CONTACT: GURPAUL KULAR, 955 TEMPLE VIEW DRIVE, LAS VEGAS, NV 89110

DRAFT

ET-24-400054



Department of Comprehensive Planning Application Form

1A

ASSESSOR PARCEL #(s): 176-23-201-016, 176-23-201-017
PROPERTY ADDRESS/ CROSS STREETS: NEC Blue Diamond/Rainbow

DETAILED SUMMARY PROJECT DESCRIPTION

^{2nd} Extension of time for an approved Design Review for convenience store with gas station and carwash (WS-20-0080)

PROPERTY OWNER INFORMATION

NAME: Bulcar Kular
ADDRESS: 955 Temple View Dr. STATE: NV ZIP CODE: 89110
CITY: Las Vegas TELEPHONE: 702-306-7872 CELL: _____ EMAIL: Kular92@gmail.com

APPLICANT INFORMATION

NAME: Same As Property owner
ADDRESS: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # 13692
CITY: _____ TELEPHONE: _____ CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION

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

*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

[Signature] Property Owner (Signature)* Bulcar Kular Property Owner (Print) 4/9/24 Date

- DEPARTMENT USE ONLY:
- | | | | | | | |
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| <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 |
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| <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) 24-400054 ACCEPTED BY SM
PC MEETING DATE 7/2/24 DATE 5/7/24
BCC MEETING DATE _____ FEE 1100.00
TAB/CAC LOCATION Enterprise DATE 4/10/24

5/1/24

Gurdev Kular
955 Temple View Dr.
Las Vegas, NV 89110
702-306-7872
Kular91@gmail.com

ET-24-400054

RE: Justification Letter - Extension of Time for WS-20-0080
Northeast Corner of Blue Diamond/Rainbow - APN 176-23-201-016, 176-23-201-017

The Applicant is requesting an Extension of Time for the proposed development located on the northeast corner of Blue Diamond and Rainbow. There is a completed Public Works Structural Review, PW-21-18625. A second Drainage study has been submitted and returned by the County with the first set of redlines/comments, after the First Drainage study had to be completely redone due to plans from an upstream neighbor. All NDOT approvals have been received, and the Architect and Civil Engineer are working on completing the construction plansets. A 2 year Extension of Time is requested to ensure project commencement before the new deadline.

Sincerely,



Gurdev Kular

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0161-BADURA REDWOOD 16, LLC:

USE PERMIT for a banquet facility in conjunction with an existing office/warehouse complex on a portion of 3.35 acres in an IP (Industrial Park) Zone.

Generally located on the north side of Arby Avenue, 300 feet east of Redwood Street within Enterprise. MN/tpd/ng (For possible action)

RELATED INFORMATION:

APN:

176-02-311-003; 176-02-311-005; 176-02-311-007; 176-02-311-008; 176-02-311-010; 176-02-311-011; 176-02-311-012; 176-02-311-014; 176-02-311-016; 176-02-311-017; 176-02-311-018; 176-02-311-019; 176-02-311-021; 176-02-311-022 ptn

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6635 W. Badura Avenue, Suite 180
- Site Acreage: 3.35 (portion)
- Project Type: Banquet facility
- Number of Stories: 1
- Square Feet: 4,063 (lease space)
- Parking Required/Provided: 62/202

History & Request

The use was previously approved with UC-19-0327 but the applicant did not keep their business license current. Subsequently, the approved land use application expired and now the applicant must receive land use approval again to operate their business. The plans depict a 4,063 square foot banquet facility located within the southern most suite of Building A, on the east side of the site. Parking is provided between the buildings and along the southern border of the parcel along Arby Avenue. Access to the site is from both Badura Avenue to the north and Arby Avenue to the south.

Landscaping

There is no new landscaping provided or required for this request.

Elevations

The elevations show 32 foot high buildings which are tilt-up concrete construction. There are areas for storefronts and roll-up doors which are recessed 5 feet and have a grid detail in the concrete to visually break-up the length of the building. Painted metal shade canopies are over each front door and window adding dimension to the building facades. No changes are proposed.

Floor Plans

The banquet facility will occupy an open space of 4,063 square feet. The open space will be sectioned off into different areas. There will be a food service area, a food prep area, an event area, a stage area, and 2 bathrooms. Additionally, there will be a utility area for storage of supplies.

Applicant's Justification

The proposed use will be harmonious and pose no impact to the surrounding parcels. The business will have occasional live entertainment, depending on the specific client's request for that event, but the sound will not be audible from the outside. There is more than enough parking on the site, as 62 parking spaces are required and 202 parking spaces are provided. Hours of operation will be Wednesday through Saturday from 6:00 p.m. to 10:00 p.m. with a maximum occupancy of 50 people. There is no on-site kitchen at this location, all food will be catered from an outside commissary.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0327	Banquet facility - expired	Approved by PC	June 2019
UC-0847-17	Motion picture production and major training facility	Approved by PC	December 2017
TM-0015-06	Commercial subdivision - Badura office/warehouse complex	Approved by PC	March 2006
DR-1109-05	Office/warehouse complex	Approved by PC	August 2005
VS-0727-03	Vacated and abandoned patient easements surrounding an office/warehouse complex	Approved by PC	June 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG	Parking lot
South	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
East & West	Business Employment	IP	Industrial complex

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The proposed banquet facility is compatible with existing uses within the office/warehouse complex. Most banquet events will be in the evenings and/or on weekends outside of normal business hours and there is adequate on-site parking available. The north, east, and west sides of the property are also office/warehouse uses and there is the buffer of Arby Avenue to the south between the proposed use and a neighborhood. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PROPRIETORS RESERVE

CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131

DRAFT



Department of Comprehensive Planning Application Form

2A

ASSESSOR PARCEL #(s): 176-02-311-012 & 176-02-311-021

PROPERTY ADDRESS/ CROSS STREETS: 6635 BADURA AVE.

DETAILED SUMMARY PROJECT DESCRIPTION

SPECIAL USE PERMIT TO ALLOW A BANQUET FACILITY WITH ALCOHOL ON PREMISE SALES AND CONSUMPTION IN AN IP ZONING DISTRICT

PROPERTY OWNER INFORMATION

NAME: FORTRESS PARTNERS AND YADIDI SHERVIN
ADDRESS: 5215 PONDEROSA WAY
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: PROPRIETORS RESERVE
ADDRESS: 6635 BADURA AVE., #180
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION

NAME: TAYLOR CONSULTING GROUP, INC.
ADDRESS: 8414 W. FARM ROAD, #180-211
CITY: LAS VEGAS STATE: NV ZIP CODE: 89131 REF CONTACT ID # _____
TELEPHONE: 702-483-7045 CELL _____ EMAIL: INFO@THETAYLORCONSULTINGGROUP.COM

*Correspondent will receive all project communication

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

Dean Jalili
Property Owner (Signature)*

DEAN JALIL
Property Owner (Print)

3/20/2024
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____



Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

March 26, 2024

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

RE: 6635 Badura Avenue, #180
Las Vegas, NV

To Whom It May Concern:

We are respectfully requesting a special use permit to allow for a banquet facility with on-premises sales and consumption of alcohol in an IP Zoning District.

We are providing more parking spaces than the code requires - 202 where 160 is required. We may have live entertainment from time-to-time, but it will be on a case-by-case basis depending on our client. Our events are private and not open to the public. Our hours of operation will be Wednesdays through Saturday's from 6:00 pm to 10:00 pm with a total occupancy of 50 persons. There is no on-site kitchen, food will be catered for by an outside commissary. Finally, we are not making any changes to the exterior of the building.

We believe this project is harmonious and compatible with the area and will be a welcome addition to the complex.

Respectfully,

Nathaniel Taylor

Nathaniel Taylor
President

07/02/24 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0208-DIAMANTE CANYON, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Conquistador Street and Grand Canyon Drive, and between Blue Diamond Road and Oleta Avenue within Enterprise (description on file). JJ/dd/ng (For possible action)

RELATED INFORMATION:

APN:
 176-19-201-008

LAND USE PLAN:
 ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

The applicant is requesting to vacate and abandon patent easements located along the north, south, and west property lines in order to develop a commercial retail center. The plans depict the vacation and abandonment of a 33 foot wide patent easement located along the north and west property lines and a 3 foot wide patent easement along the south property line.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-23-900663 (UC-21-0567)	First extension of time for a convenience store, gas station, vehicle wash, and restaurant	Approved by ZA	January 2024
UC-21-0567	Convenience store, gas station, vehicle wash, and restaurant	Approved by PC	January 2022
UC-0957-06	Power transmission lines	Approved by PC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	H-2	Undeveloped & public right-of-way
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMANTE CANYON, LLC

CONTACT: NELSON SURVEYING, P.O. BOX 365109, NORTH LAS VEGAS, NV 89115

DRAFT



Department of Comprehensive Planning Application Form

3A

ASSESSOR PARCEL #(s): 176-19-201-008

PROPERTY ADDRESS/ CROSS STREETS: 9825 Blue Diamond Road

DETAILED SUMMARY PROJECT DESCRIPTION

The purpose of this Application is to Remove the 33' Government Patent Easement, Patent Number 1196953

PROPERTY OWNER INFORMATION

NAME: Diamante Canyon LLC
 ADDRESS: 11521 Regal Rock Place
 CITY: Las Vegas STATE: NV ZIP CODE: 89138
 TELEPHONE: (702) 768-2222 CELL: _____ EMAIL: sbrealty@live.com

APPLICANT INFORMATION

NAME: Diamante Canyon LLC
 ADDRESS: 11521 Regal Rock Place
 CITY: Las Vegas STATE: NV ZIP CODE: 89138 REF CONTACT ID # 267132
 TELEPHONE: (702) 768-2222 CELL: _____ EMAIL: sbrealty@live.com

CORRESPONDENT INFORMATION

NAME: Nelson Surveying LLC
 ADDRESS: PO Box 365109
 CITY: North Las Vegas STATE: NV ZIP CODE: _____ REF CONTACT ID # 169342
 TELEPHONE: (702) 595-9418 CELL: _____ EMAIL: nelsonsurveying@yahoo.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)*	<u>Scott Schroeder</u> <i>Manager for</i> Diamante Canyon LLC Property Owner (Print)	<u>2/26/2024</u> Date
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- DEPARTMENT USE ONLY:
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| <input type="checkbox"/> A | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) <u>V5-24-0208</u>	ACCEPTED BY <u>DD</u>
PC MEETING DATE <u>07/02/2024</u>	DATE <u>05/07/2024</u>
BCC MEETING DATE <u>X</u>	Fee- <u>\$1,200.00</u>
TAB/CAC LOCATION <u>Enterprise</u>	DATE <u>06/12/2024</u>

6 February 2024

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

Justification Letter

To Whom it May Concern:

This is a letter of justification stating the purpose of vacating the 33' Government Patent Easement, Patent Number 1196953, that is located on APN: 176-19-201-008. Vacating this easement would allow the property owner to utilize the area that the easement is located on, there is no need for Right-of-Way on the North and West part of the property, and it would remove the remaining 3' of the Government Patent Easement from the South portion of the property running along the North of the 30' Right-of-Way of Oleta Avenue.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0199-YU RENTON D & SOO YOUNG:

WAIVER OF DEVELOPMENT STANDARDS to allow 3 driveways.

DESIGN REVIEW for architectural compatibility for a detached garage in conjunction with an existing single-family residence on 0.78 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the west side of Rose Willow Court, approximately 150 feet south of Meranto Avenue within Enterprise. JJ/dd/ng (For possible action)

RELATED INFORMATION:

APN:

176-22-710-014

WAIVER OF DEVELOPMENT STANDARDS:

Allow 3 driveways where 1 driveway is allowed per Uniform Standard Drawing 222 (a 200% increase).

DESIGN REVIEW:

Allow an existing detached garage not architecturally compatible with the existing residence where required per Section 30.04.05E.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9451 Rose Willow Court
- Site Acreage: 0.78
- Project Type: Detached garage and 3 driveways
- Number of Stories: 1
- Building Height (feet): 16 (detached garage)
- Square Feet: 2,400 (detached garage)/3,800 (house)

Site Plan

The site plan depicts an existing 2,400 square foot detached garage in conjunction with a single family residence. The garage is located on the south side of the property within the side yard and is set back 5 feet from the interior side property line, 63 feet from the rear property line, 9 feet from the residence, and approximately 50 feet from the back of curb at the front of the property.

The site plan also depicts 3 existing driveways on the property. Two of the driveways are in the front yard and are accessible from Rose Willow Court, while the third is in the rear yard and is accessible via Montessori Street. All 3 driveways vary in size and meet Uniform Standard Drawing 222 standards. Additionally, photographs provided by the applicant show all 3 of the driveways have been paved with paving stones.

Landscaping

There are no proposed changes to the existing landscaping in conjunction with this application.

Elevations

Plans for the detached garage depict the structure as being 16 feet tall with a roll-up garage door facing Rose Willow Court, and another roll-up garage door facing Montessori Street. Photographs provided by the applicant show the structure as being made of unpainted metal panels and framing.

Floor Plans

The detached garage has an open floor plan and is 2,400 square feet.

Applicant's Justification

The applicant states that they had originally hired an engineer to help them obtain a permit for their metal building, but the engineer became unresponsive and the application remains unfinished. Upon speaking to neighbors in the area who had also erected metal buildings on their properties, the applicant decided not to pursue the permit further. Since then, the applicant received a Clark County Public Response violation on the property and is now seeking to remedy the issue. The applicant claims that the detached garage is to be used to store offroad vehicles and a recreational vehicle.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0699-17	Vacated a portion of right-of-way	Approved by BCC	October 2017
DR-0504-17	Modifications to a previously approved single family residential development to allow additional models	Approved by BCC	August 2017
WS-0253-16 (WC-16-0144)	Waived conditions requiring right-of-way dedication to include 30 feet to 60 feet for Meranto Avenue, 30 feet to 60 feet for Montessori Street, 30 feet to 60 feet for Rosanna Street, 30 feet for Richmar Avenue and all associated spandrels	Approved by BCC	December 2016
TM-16-0053 (WC-16-0143)	Waived conditions requiring right-of-way dedication to include 30 feet to 60 feet for Meranto Avenue, 30 feet to 60 feet for Montessori Street, 30 feet to 60 feet for Rosanna Street, 30 feet for Richmar Avenue and all associated spandrels	Approved by BCC	December 2016

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0645-16	Vacated easements of interest to Clark County	Approved by BCC	December 2016
TM-0053-16	Single family residential development	Approved by BCC	June 2016
TM-0042-16	Single family residential development	Approved by BCC	June 2016
WS-0253-16	Reduced front setback with design reviews for a single family residential development and increased finished grade	Approved by BCC	June 2016
WS-0213-16	Increased wall height, full off-site improvements, and reduced street intersection off-set with design reviews for a proposed single family residential subdivision and increased finished grade	Approved by BCC	June 2016

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE23-09495 is an active case with code enforcement for building without a permit is currently active on the site.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Design Review

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 applicant gave no justification as to why the detached garage could not have been designed to be architecturally compatible with the existing home. Additionally, the garage is out of character for the neighborhood; there is a similar garage located on the property to the north, but it was painted tan & designed to be architecturally compatible with the principal structure. Architectural compatibility helps preserve neighborhood characteristics and prevent undue burden on neighbors. With these factors in mind, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support the request to allow an additional driveway off Montessori Street. The applicant has plenty of room to accommodate access to the accessory structure through the private street Rose Willow Court without burdening the public right-of-way Montessori Street. Additionally, once Montessori Street is fully improved, the traffic will increase, increasing the potential for conflicts with vehicles exiting onto Montessori Street.

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 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

- Full off-site improvements for the proposed driveway on Montessori Street.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RENTON YU

CONTACT: RENTON YU, LAS VEGAS, 9431 ROSE WILLOW CT, LAS VEGAS, NV
89178

DRAFT



Department of Comprehensive Planning Application Form

4A

ASSESSOR PARCEL #(s): 176 - 22 - 710 - 014

PROPERTY ADDRESS/ CROSS STREETS: 9431 Rose Willow Court, Las Vegas NV 89178

DETAILED SUMMARY PROJECT DESCRIPTION

Permit for free standing structure.

PROPERTY OWNER INFORMATION

NAME: Renton Yu
ADDRESS: 9431 Rose Willow Court
CITY: Las Vegas STATE: NV ZIP CODE: 89178
TELEPHONE: 702-873-1689 CELL 702-873-1689 EMAIL: Renton@Renton702.com

APPLICANT INFORMATION (must match online record)

NAME: SAME
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: SAME
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

*Correspondent will receive all communication on submitted application(s).

(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.

Renton Yu Property Owner (Signature) Renton Yu Property Owner (Print) 2/29/24 Date

- | | | | | | | |
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Application # WS/DR-24-0199 DD
Application Date 07/03/2024 05/02/2024
Application Fee Enterprise \$1300
Application Status 06/12/2024

April 25, 2024

Clark County Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: Justification Letter - Use Permit and Waiver of Development Standards
9431 Rose Willow Court, Las Vegas, NV 89178 (APN: 176-22-710-014)

To Whom It May Concern:

Before my metal building was built, I Renton Yu, originally attempted to get the permit for my metal building by hiring a licensed engineer and architect back in 2021. The application process was started and then after several months the engineer/architect was completely unresponsive and I was told that I would need to have the engineer/architect finish the project or I had to try and do it on my own. After talking to several of my neighbors who also built metal buildings most of them stated they did not permit theirs, so I just figured it was okay to do so as well.

The metal building is only used for storage purposes, such as storing my RV, and a few off-road vehicles that I own. There is no living area, plumbing, or running water, or even a toilet or sink. The metal building is used solely for the purposes of storing a few vehicles that I own and for just general storage of tools and camping equipment etc.

I live in a community zoned for horses and I do not have an HOA. Most of my neighbors also have built metal buildings on their property. Also many of them have backyard access and have built RV gates on the backsides of their properties like I have etc.

On May 12, 2023 I received a Code Enforcement Violation 22.02.160 (Permits are required for all repairs, alterations or additions). The Case # CE23-09495. The reason for my application is to remedy the violation.

I am requesting that you approve these 2 code violations below:

- a) Design review for an accessory structure in the rear yard not having complimentary colors to the primary structure, as required per Section 30.06.05(D)(7)(b).
- b) Per Public Works - Requesting waiver for a 3rd driveway.

I am having my final map amended. The map number is NFM-23-500142. The survey company **L. R. NELSON CONSULTING ENGINEERS LLC** who I had hired for the survey stated that the new amended final map and deed should be recorded shortly.

Please consider approving my permit. Thank you for your time and consideration. Should you have any questions, please feel free to contact me. My destiny is in your hands.

Sincerely,



Renton Yu
702-813-1689
renton@renton702.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0196-DAF HOLDING, LLC:

ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located on the south side of Silverado Ranch Boulevard, 850 feet west of Arville Street within Enterprise (description on file). JJ/jor (For possible action)

RELATED INFORMATION:

APN:

177-30-103-001; 177-30-103-002

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: None
- Site Acreage: 2.5
- Existing Land Use: Neighborhood Commercial (NC)

Applicant's Justification

The Zone Boundary Amendment is appropriate since CG zoning anticipates future commercial development needs within the area but also strategically aligns with adjacent properties bearing the NC (Neighborhood Commercial) land use designation. The shift to CG (Commercial General) zoning aims to enhance compatibility with both developed residential areas and undeveloped zones designated for commercial and industrial purposes. In addition, to meeting anticipated commercial demand, this rezoning is anticipated to stimulate economic growth within the community. Commercial developments have potential to attracting businesses, generating job opportunities, and contributing to neighborhood vibrancy. Furthermore, the introduction of commercial zoning addresses the convenience factor, ensuring residents have easy access to essential services and retail options in close proximity.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-20-700149	Re-designated the land use category from RS (Residential Suburban) to CN (Commercial Neighborhood) for APN 177-30-103-002	Approved by BCC	April 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment; Public Use	IP & P-F	Warehouse complex; Nevada National Guard armory
South	Public Use	P-F	Detention basin
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Undeveloped (approved for 2 retail/restaurant buildings)
West	Neighborhood Commercial	RS20	Undeveloped

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

Related Applications

Application Number	Request
VS-24-0198	A request to vacate patent easements is a companion item on this agenda.
DR-24-0197	A design review for a proposed commercial center 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 the zoning designation trend to the east and west of the subject parcels is geared toward commercial zoning. Immediately to the east, 3 parcels are currently zoned Commercial General and were previously approved via NZC-19-0881 and NZC-21-0037 for commercial complexes featuring retail and restaurant services. This request complies with Policy 6.1.6 which encourages in-fill development as a means to encourage reinvestment and sustainable development patterns. For these reasons, staff finds the request for the CG Zone is appropriate for this location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0228-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAINY DAY INVESTMENTS, LLC

CONTACT: TANEY ENGINEERING, 6030 S JONES BLVD, LAS VEGAS, NV 98118

DRAFT



Department of Comprehensive Planning Application Form

5A

ASSESSOR PARCEL #(s): 177-30-103-001, -002

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch & Decatur

DETAILED SUMMARY PROJECT DESCRIPTION

3 buildings (1 retail, 2 fast food).

ZC FROM PS20 TO CG.

PROPERTY OWNER INFORMATION

NAME: DAF Holding, LLC

ADDRESS: 1413 Castle Crest Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Rainy Day Investments LLC

ADDRESS: 2530 Silver Beach Drive

CITY: Henderson

STATE: NV

ZIP CODE: 89052

REF CONTACT ID # _____

TELEPHONE: 702-595-6244

CELL n/a

EMAIL: mrfandlasvegas@gmail.com

CORRESPONDENT INFORMATION

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # n/a

TELEPHONE: 702-362-8844

CELL n/a

EMAIL: emilys@taneycorp.com

*Correspondent will receive all project communication

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

Joseph G. Tab
Property Owner (Signature)*

Joseph G. Fabrizio
Property Owner (Print)

1-10-24
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s)

ZC-24-0196

ACCEPTED BY

John
5/1/24

PC MEETING DATE

7/2/24

DATE

BCC MEETING DATE

8/7/24

TAB/CAC LOCATION

Enterprise

DATE

6/12/24



TANEY ENGINEERING

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

January 8, 2024

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

**Re: Silverado Ranch & Decatur
APR-23-101510
APN: 177-30-103-001 & 177-30-103-002
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Rainy Day Investments, is respectfully submitting justification for a Zone Boundary Amendment for a proposed commercial development.

Project Information

The subject parcels are 2.50 gross-acres and located south of Silverado Ranch Boulevard and approximately 1,200 feet east of Decatur Boulevard. A 1-lot commercial development with three shell buildings is proposed with tenant improvement details to be provided under a separate submittal. Two of the proposed structures are 3,500 square feet and one is 10,260 square feet.

The site is currently zoned RS20 (Residential Single-Family 20), with a planned land use of NC (Neighborhood Commercial) and MN (Mid-Intensity Suburban Neighborhood).

Silverado Ranch Boulevard will receive full off-site improvements that include curb, gutter, detached sidewalks, and streetlights. The property will be accessed via one driveway, measuring 32 feet from back-of-curb to back-of-curb, located on Silverado Ranch Boulevard.

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

- North: IP (Industrial Park); BE (Business Employment); developed
- East: CG (Commercial General); MN (Mid-Intensity Suburban Neighborhood); undeveloped
- South: PF (Public Facility); PU (Public Use); developed
- West: RS20 (Residential Single-Family 20); NC (Neighborhood Commercial); undeveloped

Zone Boundary Amendment



This request is to rezone the subject parcels to CG (Commercial General) from RS20 (Residential Single-Family 20). The Zone Boundary Amendment is appropriate as it not only anticipates future commercial development needs within the area but also strategically aligns with adjacent properties bearing the NC (Neighborhood Commercial) land use designation.

The shift to CG (Commercial General) zoning aims to enhance compatibility with both developed residential areas and undeveloped zones designated for commercial and industrial purposes. In addition to meeting



anticipated commercial demand, this rezoning is anticipated to stimulate economic growth within the community. Commercial developments, with their track record of attracting businesses, generating job opportunities, and contributing to neighborhood vibrancy, play a crucial role in community development.

Furthermore, the introduction of commercial zoning addresses the convenience factor, ensuring residents have easy access to essential services and retail options in close proximity. Recognizing the limited availability of commercial spaces in the vicinity, this amendment proactively responds to the evolving needs of the community. By introducing commercial zoning, the objective is not only to provide essential facilities but also to create a well-integrated and economically vibrant community environment that caters to both residential and commercial requirements.

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

Sincerely,

A handwritten signature in cursive script that reads "Susan Florian".

Susan Florian
Land Planner

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0198-DAF HOLDING, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and LeBaron Avenue (alignment), and between Arville Street and Decatur Boulevard within Enterprise (description on file). JJ/jor/ng (For possible action)

RELATED INFORMATION:

APN:
 177-30-103-001; 177-30-103-002

LAND USE PLAN:
 ENTERPRISE – NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

The applicant is requesting to vacate and abandon patent easements existing throughout the subject parcels. These easements are no longer needed and are not part of the future site design and development.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-20-700149	Re-designate the land use category from RS (Residential Suburban) to CN (Commercial Neighborhood) for APN 177-30-103-002	Approved by BCC	April 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment; Public Use	IP & P-F	Warehouse complex; Nevada National Guard armory
South	Public Use	P-F	Detention basin
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Undeveloped (approved for 2 retail/restaurant buildings)
West	Neighborhood Commercial	RS20	Undeveloped

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

Related Applications

Application Number	Request
ZC-24-0196	A zone change to reclassify the site to CG zoning for a commercial development on 2.5 acres is a companion item on this agenda.
DR-24-0197	A design review for a proposed commercial center 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 45 feet to the back of curb for Silverado Ranch Boulevard;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAINY DAY INVESTMENTS, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 98118

DRAFT



Department of Comprehensive Planning Application Form

6A

ASSESSOR PARCEL #(s): 177-30-103-001, -002

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch & Decatur

DETAILED SUMMARY PROJECT DESCRIPTION

3 buildings (1 retail, 2 fast food).

VACATION OF EASEMENTS

PROPERTY OWNER INFORMATION

NAME: DAF Holding, LLC
ADDRESS: 1413 Castle Crest Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Rainy Day Investments LLC
ADDRESS: 2530 Silver Beach Drive
CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # _____
TELEPHONE: 702-595-6244 CELL n/a EMAIL: mrfandlasvegas@gmail.com

CORRESPONDENT INFORMATION

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

Joseph G. Tab
Property Owner (Signature)*

Joseph G. Fabrizio
Property Owner (Print)

1-10-24
Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input checked="" type="checkbox"/> WC | <input type="checkbox"/> OTHER |

APPLICATION # (s) VS-24-0198
PC MEETING DATE 7/2/24
BCC MEETING DATE 8/7/24
TAB/CAC LOCATION Enterprise

ACCEPTED BY *JMR*
DATE 5/1/2024

DATE 6/12/24



TANEY ENGINEERING

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

March 15, 2024

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

**Re: Silverado Ranch & Decatur
APR-23-101510
APN: 177-30-103-001 & 177-30-103-002
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Rainy Day Investments, is respectfully submitting justification for the following vacations:

Patent Easement Vacation

This request is to vacate 33-foot-wide portions of an existing patent easement along the south, east, and west property boundaries of APN: 177-30-103-001.

The patent easement is no longer necessary due to the intended commercial development on the site.

Patent Easement Vacation

This request is to vacate 33-foot-wide portions of an existing patent easement along the south, east, and west property boundaries of APN: 177-30-103-002.

The patent easement is no longer necessary due to the intended commercial development on the site.

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

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

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-24-0197-DAF HOLDING, LLC:

DESIGN REVIEW for a proposed commercial center on 2.5 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Silverado Ranch Boulevard, 850 feet west of Arville Street within Enterprise. JJ/jor/ng (For possible action)

RELATED INFORMATION:

APN:
177-30-103-001; 177-30-103-002

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Proposed commercial center (restaurants and retail)
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 10,200 (proposed building 1 - retail)/3,500 (proposed building 2 and building 3 each - restaurants with drive-thru lane)
- Parking Required/Provided: 77/85
- Sustainability Required/Provided: 7/7

Site Plan

The site plan depicts a proposed commercial center (restaurants and retail) on a 2.5 total acre site with access from 1 main driveway centrally located along the north property line adjacent to Silverado Ranch Boulevard. The northwest portion of the site includes Building 2, which is a proposed restaurant building with a drive-thru lane which flows in a counter-clockwise direction. The northeast portion of the site mimics the design of the western half of the site. Building 3 is a proposed restaurant building located on the eastern portion of the site with a drive-thru lane which also flows in counter-clockwise direction. Within the southern half of the site, the plans show Building 1, which is a proposed inline retail building. Future cross access is provided on both the east and west property lines. Two trash enclosures are located south of Building 2 and Building 3. The site also includes a pedestrian walkway which will include concrete pavers

which match the color palette of the proposed buildings on site. Lastly, the applicant provided sustainable design elements which meet the 7 points required per Title 30.

Landscaping

Detached sidewalks with street landscaping are provided along Silverado Ranch Boulevard. The plans show that 12 large trees spaced every 30 feet on center will be planted within the street landscaping, where 10 large trees are required per Title 30. The east property line will include a minimum 19 foot wide landscape strip which features 15 large trees to be planted 20 feet on center. The south property line will include a 15 foot wide landscape buffer with a double row of large trees to be planted 20 feet on center, this area includes 34 large trees where 17 are required per Code. The south property line also includes an 8 foot high decorative wall as a part of the 15 foot wide buffer. The west property line includes a 14 foot wide landscape planter with 12 large trees planted 30 feet on center. Lastly, the proposed commercial center features the required amount of landscape finger islands throughout the parking lot areas.

Elevations

All proposed buildings within this commercial center feature 1 story buildings with an overall height of 20 feet. The exterior finishes include painted stucco walls, 6 inch decorative metal siding in a copper color, and stone veneer.

Floor Plans

The floor plans show that the proposed retail building has an overall area of 10,200 square feet. Both proposed restaurant buildings have an overall area of 3,500 square feet each.

Applicant's Justification

The design review request is for a proposed restaurant/retail development on 2.5 acres. The proposed 1 lot commercial development will include two 3,500 square foot shell buildings with drive-thru lanes and one 10,200 square foot retail building. Tenant improvement details will be provided under a separate submittal. The site provides 85 vehicle parking spaces and 6 bicycle rack spaces. Lastly, all 7 sustainability points were achieved. The proposed complex was appropriately designed to meet code and without utilizing any waivers of development standard requests.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-20-700149	Re-designated the land use category from RS (Residential Suburban) to CN (Commercial Neighborhood) for APN 177-30-103-002	Approved by BCC	April 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment; Public Use	IP & P-F	Warehouse complex; Nevada National Guard armory
South	Public Use	P-F	Detention basin

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Undeveloped (approved for 2 retail/restaurant buildings)
West	Neighborhood Commercial	RS20	Undeveloped

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

Related Applications

Application Number	Request
ZC-24-0196	A zone change to reclassify this site to CG zoning for a commercial development on 2.5 acres is a companion item on this agenda.
VS-24-0198	A request to vacate patent easements on this site is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 proposed commercial center supports Policy 1.3.3 (Neighborhood Services) 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. The proposed design for the commercial center meets Code in terms of setbacks, overall site design, required landscaping, 4 sided architecture, sustainability measures, and pedestrian/vehicular connectivity. For these reasons, staff supports this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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 a Certificate of Compliance.
- 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 45 feet to the back of curb for Silverado Ranch Boulevard;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0228-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAINY DAY INVESTMENTS, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 98118



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 177-30-103-001, -002

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch & Decatur

DETAILED SUMMARY PROJECT DESCRIPTION

3 buildings (1 retail, 2 fast food).

DR FOR SHOPPING CENTER

PROPERTY OWNER INFORMATION

NAME: DAF Holding, LLC
ADDRESS: 1413 Castle Crest Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Rainy Day Investments LLC
ADDRESS: 2530 Silver Beach Drive
CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # _____
TELEPHONE: 702-595-6244 CELL n/a EMAIL: mrlandlasvegas@gmail.com

CORRESPONDENT INFORMATION

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

*Correspondent will receive all project communication

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

Joseph G. Fabrizio
Property Owner (Signature)*

Joseph G. Fabrizio
Property Owner (Print)

1-10-24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) DR-24-0197
PC MEETING DATE 7/2/24
BCC MEETING DATE 8/17/24
TAB/CAC LOCATION Entrance DATE 6/12/24

ACCEPTED BY *[Signature]*
DATE 5/1/24



TANEY ENGINEERING

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

February 16, 2024

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

**Re: Silverado Ranch & Decatur
APR-23-101510
APN: 177-30-103-001 & 177-30-103-002
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Rainy Day Investments, is respectfully submitting justification for a Design Review for a proposed commercial development.

Project Information

The subject parcels are 2.50 gross-acres and located south of Silverado Ranch Boulevard and approximately 1,200 feet east of Decatur Boulevard. A 1-lot commercial development with three shell buildings is proposed with tenant improvement details to be provided under a separate submittal. Two of the proposed structures are 3,500 square feet and one is 10,200 square feet.

The site is currently zoned RS20 (Residential Single-Family 20), with a planned land use of NC (Neighborhood Commercial) and MN (Mid-Intensity Suburban Neighborhood). A separate Master Plan Amendment and Zone Boundary Amendment are requested in support of this development.

Silverado Ranch Boulevard will receive full off-site improvements that include curb, gutter, detached sidewalks, and streetlights. The property will be accessed via one driveway, measuring 38 feet from lip-of-gutter to lip-of-gutter, located on Silverado Ranch Boulevard.

Sustainability Points

- Storefront and windows to have anodized aluminum frames and Solarban low-e glass (1/2)
- Roofing material to be single-ply membrane cool roofing material (1)
- Floor to ceiling height to be 12-foot minimum (1/2)
- Awnings provided over all windows, storefront, and doors (2)
- All landscaping to be low-water needs (1)
- 10% more trees are provided above required amount (1)
- Landscape buffer along the eastern property line was increased from 15 feet to 19 feet (more than 20% increase) (1)

Total sustainability points achieved: 7 points

Design Review – Restaurant/Commercial Development

This request is for a design review of a restaurant/commercial development on 2.50 gross acres. The proposed 1-lot commercial development will include two 3,500 square foot shell buildings with drive-thrus and one



10,200 square foot retail structure. Tenant improvement details will be provided under a separate submittal. The site provides 85 vehicle parking spaces and 6 bicycle rack spaces.

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

Sincerely,

A handwritten signature in cursive script that reads "Susan Florian".

Susan Florian
Land Planner

