



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

July 31, 2024

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>

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

Barris Kaiser, Vice Chair
Chris Caluya

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

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

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

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

- III. Approval of Minutes for July 10, 2024. (For possible action)
- IV. Approval of the Agenda for July 31, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **ET-24-400080 (UC-22-0312)-DIAMOND WINDMILL, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to increase the maximum combined area of all manager's units.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) office complex with a non-residential design; 2) balconies and clear windows above the first story; and 3) lighting on 0.92 acres in a C-P (Office and Professional) Zone and a CG (Commercial General) Zone. Generally located on the southwest corner of Windmill Lane and Gilespie Street within Enterprise. MN/rp/syp (For possible action) **08/20/24 PC**
- 2. **PA-24-700016-BDGC ANIMAL HOSPITAL, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) on 1.60 acres. Generally located on the south side of Blue Diamond Road, 350 feet east of Conquistador Street within Enterprise. JJ/gc (For possible action) **08/20/24 PC**
- 3. **ZC-24-0332-BDGC ANIMAL HOSPITAL, LLC:**
ZONE CHANGE to reclassify 1.6 acres from H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and approximately 323 feet east of Conquistador Street within Enterprise. JJ/sd (For possible action) **08/20/24 PC**
- 4. **WS-24-0333-B D G C ANIMAL HOSPITAL, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) buffering and screening; 2) street landscaping; and 3) increase parking.
DESIGN REVIEWS for the following: 1) alternative landscape plan; and 2) an animal hospital on 1.6 acres in a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and approximately 323 feet east of Conquistador Street within Enterprise. JJ/sd/syp (For possible action) **08/20/24 PC**

5. **SDR-24-0342-ZUFFA TORREY PINES LANDCO, LLC**
SIGN DESIGN REVIEW to allow super graphic signs for an existing recreational facility (UFC) on 14.77 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Rafael Rivera Way and Torrey Pines Drive within Enterprise. MN/jud/syp (For possible action) **08/20/24 PC**

6. **SDR-24-0331-LV DECATUR FRIAS, LLC**
SIGN DESIGN REVIEW for a comprehensive sign plan in conjunction with a previously approved multi-family residential development on 13.82 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the southeast corner of Decatur Boulevard and Frias Avenue within Enterprise. JJ/jor/syp (For possible action) **08/21/24 BCC**

7. **WS-24-0330-LV DECATUR FRIAS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; and 2) increased lighting brightness.
DESIGN REVIEW for proposed lighting in conjunction with a multi-family development on 13.82 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the southeast corner of Decatur Boulevard and Frias Avenue within Enterprise. JJ/jor/syp (For possible action) **08/21/24 BCC**

8. **ZC-24-0317-SARAPUCHIELLO JOHN J TRUST & SARAPUCHIELLO JOHN J TRS:**
ZONE CHANGE to reclassify 0.64 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for an existing commercial building. Generally located on the south side of Blue Diamond Road, 125 feet west of Rainbow Boulevard within Enterprise (description on file). JJ/rk (For possible action) **08/21/24 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: August 14, 2024.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Windmill Library -- 7060 W. Windmill Lane
Clark County Government Center -- 500 S. Grand Central Pkwy
<https://notice.nv.gov>



Enterprise Town Advisory Board

July 10, 2024

MINUTES

| | | |
|-----------------|---|---|
| Board Members | Justin Maffett, Chair EXCUSED David Chestnut PRESENT Kaushal Shah PRESENT | Barris Kaiser, Vice Chair EXCUSED Chris Caluya PRESENT |
| Secretary: | Carmen Hayes 702-371-7991 chaves70@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.

- None

III. Approval of Minutes for June 26, 2024 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for June 26, 2024.

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

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

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

4. PA-24-700011-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:
5. ZC-24-0265-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:
6. VS-24-0267-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:
7. WS-24-0266-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:

8. PA-24-700012-SHANEIVAR MOHAMMAD KHAZRAI, ET AL:
9. ZC-24-0281-SHANEIVAR MOHAMMAD KHAZRAI:
10. VS-24-0280-SHANEIVAR MOHAMMAD KHAZRAI:
11. WS-24-0282-SHANEIVAR MOHAMMAD KHAZRAI:
12. TM-24-500060-SHANEIVAR MOHAMMAD KHAZRAI:

17. ET-24-400058 (DR-21-0708)-AINSWORTH GAME TECHNOLOGY, INC:
18. ET-24-400059 (UC-21-0655)-HARSCH INVESTMENT PROPERTIES, LLC:

21. ZC-24-0295-COUNTY OF CLARK (AVIATION) ET. AL:
22. VS-24-0296-COUNTY OF CLARK (AVIATION) ET. AL:
23. WS-24-0297-COUNTY OF CLARK (AVIATION) ET. AL:
24. TM-24-500062-COUNTY OF CLARK (AVIATION) ET. AL:

25. ZC-24-0307-MOUNTAIN VIEW DRS, LLC:
26. VS-24-0309-MOUNTAIN VIEW DRS, LLC:
27. UC-24-0308-MOUNTAIN VIEW DRS, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **COUNTY COMMISSIONER MICHAEL NAFT at the Silverado Ranch Community Center**
Commissioner Naft will be at the center during the below days and times, to answer questions about Clark County, its departments, and agencies.
July 2024:
 - Wednesday 10, 3:00 p.m. to 4:30 p.m.
 - Monday 22, 10 a.m. to 11:30 a.m.
 - Monday 29, 10 a.m. to 11:30 a.m.**August 2024:**
 - Wednesday 14, 3:00 p.m. to 4:30 p.m.
 - Monday 29, 10 a.m. to 11:30 a.m.

- **ROCKIN' BACK TO SCHOOL**
Before the school year begins, join The Library District, Commissioner Naft, and community partners as we provide supplies, services, and resources to our local community. Attendees can also enjoy live music and food truck tacos. Live Music Provided by School of Rock. Backpacks will be given away to school-aged children, while supplies last. One backpack per child will be given, and children must be present to receive a backpack.

Free and open to the public.

For more information, call 702.507.6068.

Saturday, July 27, 2024

11:00 a.m. to 2 p.m.

Windmill Library

7060 Windmill Ln

Las Vegas, Nv 89113

- **NOTICE OF ROAD CONSTRUCTION**
Clark County Department of Public Works (CCPW) is reaching out to inform you of upcoming construction activity on Jones Boulevard from CC 215 Beltway to Tropicana Avenue.

The project is located along Jones Boulevard from Clark County 215 (CC-215) to Tropicana Avenue. Improvements include road widening and pavement rehabilitation on Jones Boulevard. Additionally, there will be raised medians with left turn lanes at designated intersections, construction of ADA ramps, traffic signal modifications at existing signalized intersections, installation of ITS conduit and/or fiber optic, and utility adjustments.

Construction Start: July 22, 2024

Expected Contract Duration: 270 Calendar Days

Construction Hours: Monday – Friday, 9:00pm-6:00am on Jones Blvd from CC215 to Ponderosa Way, & 7:00am-4:00pm on Jones Blvd from Ponderosa Way to Tropicana
CCPW (702) 455-6000

VI. Planning & Zoning

1. **TM-24-500058-NAMAZ, LLC:**
ENTATIVE MAP for a 1 lot commercial subdivision on 3.71 acres in an H-2 (General Highway Frontage) Zone. Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way within Enterprise. JJ/dd/syp (For possible action)
07/16/24 PC

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

2. **ET-24-400070 (WS-22-0291)-NEW WEST RESIDENTIAL 2, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase wall height.
DESIGN REVIEW for a single-family residential development on 2.27 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of La Cienega Street, 290 feet north of Wigwam Avenue within Enterprise. MN/tpd/syp (For possible action) **08/06/24 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions

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

3. **ET-24-400075 (WS-22-0194)-DR HORTON, INC.:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced setbacks in conjunction with a single-family residential development on 22.5 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the west side of Dean Martin Drive and the south side of Frias Avenue within Enterprise. JJ/rp/syp (For possible action) **08/06/24 PC**

Motion by Chris Caluya
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

4. **PA-24-700011-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.25 acres. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise. JJ/gc (For possible action) **08/06/24 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

5. **ZC-24-0265-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:**
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise (description on file). JJ/rr (For possible action) **08/06/24 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (2-1) /Caluya-Nay

6. **VS-24-0267-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard and between Ullom Drive and Arville Street within Enterprise (description on file). JJ/rr/syp (For possible action) **08/06/24 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

7. **WS-24-0266-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) modified driveway design standards.
DESIGN REVIEW for a restaurant with drive-thru on 1.25 acres in a CG (Commercial General) Zone in the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise. JJ/rr/syp (For possible action) **08/06/24 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

8. **PA-24-700012-SHANEIVAR MOHAMMAD KHAZRAI, ET AL:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 11.21 acres. Generally located on the northwest corner of Durango Drive and Shelbourne Avenue within Enterprise. JJ/gc (For possible action) **08/06/24 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

9. **ZC-24-0281-SHANEIVAR MOHAMMAD KHAZRAI:**
ZONE CHANGE to reclassify 11.21 acres from a CG (Commercial General) Zone, and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family) Zone. Generally located on the northwest corner of Durango Drive and Shelbourne Avenue within Enterprise (description on file). JJ/rg (For possible action) **08/06/24 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

10. **VS-24-0280-SHANEIVAR MOHAMMAD KHAZRAI:**
VACATE AND ABANDON easements of interest to Clark County located between Whitley Bay Avenue and Shelbourne Avenue, and between Durango Drive and Fynn Valley Drive; a portion of right-of-way being Durango Drive located between Whitley Bay Avenue and Shelbourne Avenue; and a portion of right-of-way being Mistral Avenue located between Durango Drive and Sinfeld Park Street (description on file). JJ/rg/syp (For possible action) **08/06/24 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions.
Motion **PASSED** (3-0) /Unanimous

11. **WS-24-0282-SHANEIVAR MOHAMMAD KHAZRAI:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase wall height; and 3) street landscaping.
DESIGN REVIEWS for the following: 1) alternative landscape plan; and 2) single-family residential development on 11.21 acres in an RS3.3 (Single-Family Residential 3.3) Zone. Generally located on the northwest corner of Durango Drive and Shelbourne Avenue within Enterprise. JJ/rg/syp (For possible action) **08/06/24 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning condition:

- Terrace retaining and decorative wall along Durango Dr.

Per staff if approved conditions

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

12. **TM-24-500060-SHANEIVAR MOHAMMAD KHAZRAI:**
TENTATIVE MAP consisting of 77 lots and common lots on 11.21 acres in an RS3.3 (Residential Single-Family) Zone. Generally located on the northwest corner of Durango Drive and Shelbourne Avenue within Enterprise. JJ/rg/syp (For possible action) **08/06/24 PC**

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions

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

13. **UC-24-0271-VANQUISH IRREVOCABLE TRUST ETAL & RICHARDS, STEVEN C. TRS:**
USE PERMIT for a home occupation (outdoor dog handling and training) in conjunction with a single-family residence on 1.01 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Siddall Avenue and the east side of Rancho Destino Road within Enterprise. MN/jm/syp (For possible action) **08/06/24 PC**

Motion by David Chestnut

Action: **DENY**

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

14. **UC-24-0286-NEVADA POWER COMPANY:**
USE PERMIT for a communication tower in conjunction with an existing public utility substation on a portion of 2.49 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Eldorado Lane (alignment) within Enterprise. MN/lm/syp (For possible action) **08/06/24 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning condition:

- Reestablish previously approved landscaping on Rainbow Blvd.

Per staff conditions

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

15. **WS-24-0273-TEGLIA, SEAN:**
WAIVER OF DEVELOPMENT STANDARDS to reduce building separation for a proposed detached accessory building (garage) in conjunction with an existing single-family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located on the south side of Mardon Avenue, 115 feet west of Bonk Boulevard within Enterprise. MN/hw/syp (For possible action) **08/06/24 PC**
- Motion by David Chestnut
Action: **APPROVE** per staff if approved conditions
Motion **PASSED** (3-0) /Unanimous
16. **WS-24-0275-KRSHUL, REBECCA & JAMES:**
WAIVER OF DEVELOPMENT STANDARDS for alternative street landscaping in conjunction with an existing single-family residence and proposed accessory structure on 0.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Rush Avenue and the east side of Fairfield Avenue within Enterprise. MN/nai/syp (For possible action) **08/06/24 PC**
- Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning condition:
 - Add 2 medium trees along the north elevation of accessory structure
Per staff conditions
Motion **PASSED** (3-0) /Unanimous
17. **ET-24-400058 (DR-21-0708)-AINSWORTH GAME TECHNOLOGY, INC:**
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) parking lot modifications; and 2) alternative parking lot landscaping in conjunction with an existing office/warehouse building on 16.5 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/rp/ng (For possible action) **08/07/24 BCC**
- Motion by Chris Caluya
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous
18. **ET-24-400059 (UC-21-0655)-HARSCH INVESTMENT PROPERTIES, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to allow unscreened loading spaces.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow unscreened loading and service areas with roll-up, overhead doors; 2) allow less than 10% of the building to be located within 100 feet of the front property line; 3) alternative driveway geometrics; and 4) allow a pan driveway.
DESIGN REVIEWS for the following: 1) distribution center and office/warehouse buildings; and 2) finished grade on 19.40 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east and west sides of Westwind Road and the south side of Sunset Road within Enterprise. MN/rp/ng (For possible action) **08/07/24 BCC**
- Motion by Chris Caluya
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

19. **ET-24-400074 (NZN-21-0209)-LEXILAND LLC ETAL:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 13.61 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; and 2) parking.
DESIGN REVIEWS for the following: 1) multi-family residential development; and 2) finished grade. Generally located on the north side of Warm Springs Road, the west side of Redwood Street, and the south side of Capovilla Avenue within Enterprise. MN/mh/syp (For possible action) **08/07/24 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

20. **ZC-24-0270-DANESH RAD D & A FAMILY TRUST & DANESH RAD DAN & AFSANEH TRS:**
ZONE CHANGE to reclassify 1.06 acres from an RS20 (Residential Single-Family 20) Zone to a Commercial General (CG) Zone for a future commercial development. Generally located on the west side of Decatur Boulevard, 150 feet north Richmar Avenue within Enterprise (description on file). JJ/rk (For possible action) **08/07/24 BCC**

Motion by David Chestnut
Action: **APPROVE with zone change reduced to CN**
Per staff conditions
Motion **PASSED** (3-0) /Unanimous

21. **ZC-24-0295-COUNTY OF CLARK (AVIATION) ET. AL.:**
ZONE CHANGE to reclassify 7.11 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Pebble Road, 290 feet east of Durango Drive within Enterprise (description on file). JJ/md (For possible action) **08/07/24 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

22. **VS-24-0296-COUNTY OF CLARK (AVIATION) ET. AL.:**
VACATE AND ABANDON easements of interest to Clark County located between Lisa Lane (alignment) and Durango Drive, and between Pebble Road and Ford Avenue; and a portion of a right-of-way being Pebble Road located between Durango Drive and Lisa Lane (alignment) within Enterprise (description on file). JJ/md/syp (For possible action) **08/07/24 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

23. **WS-24-0297-COUNTY OF CLARK (AVIATION) ET. AL.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) increase wall height; and 3) street landscaping.
DESIGN REVIEWS for the following: 1) alternative landscape plan; and 2) single-family residential development on 7.11 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Pebble Road, 290 feet east of Durango Drive within Enterprise. JJ/md/syp (For possible action) **08/07/24 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning conditions:

- Add entry/exit on Pebble Rd
- Pebble Drive and Lisa Ln to be developed to Rural Road Standard
- Terrace retaining and decorative wall along Lisa Lane
- Provide a 4-foot-wide asphalt path along Pebble Rd and Lisa Ln for pedestrian safety

Per staff if approved condition

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

24. **TM-24-500062-COUNTY OF CLARK (AVIATION) ET. AL.:**
TENTATIVE MAP consisting of 30 lots and common lots on 7.11 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Pebble Road, 290 feet east of Durango Drive within Enterprise. JJ/md/syp (For possible action) **08/07/24 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning conditions:

- Add entry/exit on Pebble Rd

Per staff if approved conditions

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

25. **ZC-24-0307-MOUNTAIN VIEW DRS, LLC:**
ZONE CHANGE to reclassify 2.06 acres from an RS20 (Residential Single-Family) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the west side of Ullom Drive within Enterprise (description on file). MN/bb (For possible action) **08/07/24 BC**

Motion by Chris Caluya

Action: **APPROVE** per staff conditions

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

26. **VS-24-0309-MOUNTAIN VIEW DRS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive, and between Sunset Road and CC 215 within Enterprise (description on file). MN/bb/syp (For possible action) **08/07/24 BCC**

Motion by Chris Caluya

Action: **APPROVE** per staff conditions

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

27. **UC-24-0308-MOUNTAIN VIEW DRS, LLC:**
USE PERMITS for the following: 1) hotel; and 2) transient and non-transient hotel with kitchens.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate loading spaces; 3) buffering and screening standards; and 4) modified driveway geometrics.
DESIGN REVIEWS for the following: 1) hotel; and 2) parking lot landscaping on 2.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Sunset Road and the west side of Ullom Drive within Enterprise. MN/bb/syp (For possible action) **08/07/24 BCC**

Motion by Chris Caluya

Action: **APPROVE** per staff if approved conditions

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

VII. General Business:

1. None

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be July 31, 2024 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 9:11 p.m.

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400080 (UC-22-0312)-DIAMOND WINDMILL, LLC:

USE PERMIT FIRST EXTENSION OF TIME to increase the maximum combined area of all manager's units.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) office complex with a non-residential design; 2) balconies and clear windows above the first story; and 3) lighting on 0.92 acres in a C-P (Office and Professional) Zone and a CG (Commercial General) Zone.

Generally located on the southwest corner of Windmill Lane and Gillespie Street within Enterprise. MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:

177-16-102-043

USE PERMIT:

Increase the combined area of all manager's units to 6,400 square feet where 2,400 square feet (25% of the total square footage of the development) is the maximum per Table 30.44-1 (a 167% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the interior side setback to 10 feet where 15 feet is the minimum per Table 30.40-4 (a 34% reduction).
 - b. Reduce the rear setback to 8 feet where 10 feet is the minimum per Table 30.40-4 (a 20% reduction).
 - c. Reduce the setback from a residential use to the south to 10 feet where 81 feet is required per Figure 30.56-10 (an 88% reduction).
 - d. Reduce the setback from a residential use to the west to 8 feet where 81 feet is required per Figure 30.56-10 (a 90% reduction).
3.
 - a. Reduce the driveway departure distance to 92 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 52% reduction).
 - b. Reduce throat depth to 6 feet where 75 feet is the minimum per Uniform Standard Drawing 222.1 (a 92% reduction).

DESIGN REVIEWS:

1. Office complex with a non-residential design.
2. Balconies (decks) and clear windows above the first story adjacent to residential uses per Table 30.40-4.
3. Lighting.

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1
- Number of Manager's Units: 8
- Project Type: Office complex with manager's units
- Number of Stories: 2
- Building Height (feet): 33
- Square Feet: 6,400 living/16,000 total
- Parking Required/Provided: 47/51

History & Site Plan

In November 2023, a zone change was approved to reclassify the northern half (0.60 acres) from a C-P to C-1 (currently CG) Zone. The southern portion of the parcel remains a C-P Zone.

The approved site plan depicts a 1 acre lot with access from Giles pie Street to the east and 2 buildings, each with a footprint of 4,800 square feet. The lower floor of each building will be commercial lease space with the second floor being used as manager unit's. Parking is provided on the north and east sides of the building with a total of 51 parking spaces provided where 47 parking spaces are required. The southern building is proposed 10 feet from the south property line (15 feet required) and is adjacent to a 20 foot wide drainage easement on the adjacent property. The southern building will be approximately 85 feet from the nearest residential home to the south. Both buildings are proposed 8 feet from the rear property line on the west (10 feet required). Both buildings will have manager unit's on the second floor with sliding glass doors leading to 200 square foot decks at the front and back of each unit.

Landscaping

The approved plan depicts a detached sidewalk is proposed along Giles pie Street with an existing attached sidewalk along Windmill Lane; both are collector/arterial streets. Fifteen feet of landscaping is proposed behind the attached sidewalk along Windmill Lane. Giles pie Street landscaping will include 5 foot landscape strips on either side of the detached sidewalk. A decorative concrete courtyard with landscape planters and a steel tube trellis is proposed between the 2 buildings. The parking lot landscaping will include landscape fingers and median areas.

Elevations

The approved elevations depict 2 modern flat roof facades with stone veneer, metal cladding, and a specialty exterior finish insulation system (EFIS) with up to 5 colors. Metal clad trellis and awnings, decorative deck railings, and aluminum storefronts and windows will be included. Roof access is provided by a controlled access fixed ladder on each building, facing the courtyard area.

Floor Plans

The approved floor plans depict commercial lease space on the lower level of each building with up to 4 potential units in each building. Four manager units are shown on the second level of each building, each with a separate glass front door entrance at the ground level within an enclosed entry that also provides access by separate door to the commercial space. The second floor residential manager units include a deck on each side of the building, 1 bedroom, full kitchen, living room, bathroom, and closet spaces. Bedrooms are located on the front side of each building, while living rooms are shown at the back side of each building.

Lighting

The approved plan depicts light poles near the northeast corner of each building, adjacent to the parking area. A third light pole is shown on the northern side of the parking lot, on the north side of the north building.

Signage

Signage was not a part of the original request. Space for wall signs is included above each commercial unit on the east and north facing walls. The applicant will be expected to meet Code for proposed signs.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0312:

Current Planning

- Per revised plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Deck lights shall be designed, shielded, and oriented to keep illumination on the decks;
- Light poles shall not exceed 20 feet in height.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; landscape planting shall comply with the Southern Nevada Regional Planning Coalition and SNWA water smart plant list; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 54 foot property line radius;
- Reconstruct unused driveways;
- Vacate any unnecessary rights-of-way and easements;
- 30 days to coordinate with Public Works - Traffic Division and to dedicate any necessary right-of-way and easements for the Windmill Lane/Gilespie Street traffic signal improvement project;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Duck Creek/Bermuda Road to Las Vegas Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; that landscaping is not permitted in the right-of-way; and that nothing over 24 inches in height is permitted in sight visibility zones.

Department of Aviation

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

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 #0209-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting a 2 year extension for the application since they have experienced delays due to additional Land Use Entitlements required by the County (VS-24-0122).

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| VS-24-0122 | Vacated and abandoned a portion of right-of-way | Approved by PC | May 2024 |
| ZC-23-0625 | Reclassified a 0.60 acre portion (northern half) of 1.0 acre from C-P to C-1 zoning | Approved by BCC | November 2023 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|------------------|--------------|
| UC-22-0312 | Increased the maximum combined area of all manager’s units; waiver of development standards to reduced setbacks, reduced landscaping, and alternative driveway geometrics; design review for an office complex with a non-residential design, balconies and clear windows above the first story, and lighting | Approved by PC | August 2022 |
| WS-19-0314 | Reduced driveway separation, throat depth, setbacks, and parking for an office facility - expired | Approved by PC | August 2019 |
| WS-0229-09 | Alternative design standards for an office building on a portion of the site | Withdrawn by BCC | May 2009 |
| ZC-1662-05 | Reclassified the site from R-E to C-P zoning with a design review for an office building and waivers to reduce setbacks and parking | Approved by BCC | January 2006 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|-----------------|---------------------------|
| North | Neighborhood Commercial | RS20 | Undeveloped |
| South | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (RNP-NPO) | Single-family residential |
| East | Neighborhood Commercial | C-P | Undeveloped |
| West | Neighborhood Commercial | RS20 | Single-family residential |

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 currently working with Public Works and Comprehensive Planning Department. The off-site permit (PW-23-14377) was accepted in June of 2023 and is currently in the review process. The geo-soils study (PW-24-13084) was accepted in April of 2024 and is currently in the review process. The vacation and abandon (VS-24-0122) a portion of right-of-way was approved in May of 2024. Since the applicant has made progress, staff can support the applicant’s request for a 2 year extension.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until August 2, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

**APPLICANT: PETERSEN MANAGEMENT, LLC
CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118**



Department of Comprehensive Planning Application Form

1A

ASSESSOR PARCEL #(s): 177-16-102-043

PROPERTY ADDRESS/ CROSS STREETS: 8125 Gillespie St Las Vegas NV 89123

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time for UC 22-0312

PROPERTY OWNER INFORMATION

NAME: Diamond Windmill LLC c/o Petersen Management LLC
ADDRESS: 5052 S. Jones Blvd Ste 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861 EMAIL: dpetersen@visiconlv.com

APPLICANT INFORMATION

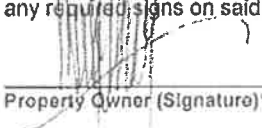
NAME: Petersen Management LLC c/o Darren Petersen
ADDRESS: 5052 S. Jones Blvd, Ste 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 168247
TELEPHONE: 702-734-9393 CELL 702-768-1861 EMAIL: dpetersen@visiconlv.com

CORRESPONDENT INFORMATION

NAME: DC Petersen Professional Consultants
ADDRESS: 5052 S. Jones Blvd Ste 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 168799
TELEPHONE: 702-734-9393 CELL 702-524-0054 EMAIL: rgallegos@visiconlv.com

*Correspondent will receive all project communication

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


Property Owner (Signature)*

Darren C. Petersen
Property Owner (Print)

June 24th 2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET-24-400080
PC MEETING DATE 8/20/24
BCC MEETING DATE _____
TAB/CAC LOCATION Enterprise

ACCEPTED BY RP
DATE 6/26/24

DATE 7/31/24

ET-24-4000 80

DC Petersen Professional Consultants

5052 S. Jones Boulevard, Suite 165 Las Vegas, Nevada 89118 ph: (702)734-9393



June 24, 2024

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89101

ATTN: Principal Planner

**RE: Windmill Corporate Park
UC-22-0312
APN: 177-16-102-043
First Extension of Time
Justification Letter**

PROJECT NO.: 19-07

Dear Staff:

We respectfully request favorable consideration for the **first** extension of time for the above referenced project for a period of two (2) years to commence.

We have experienced delays due to additional Land Use Entitlements required by the County (VS-24-0122).

Should you have any questions or require additional information, please contact me at 702.524.0054.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Gallegos". The signature is fluid and cursive, written over a light blue horizontal line.

Richard Gallegos
Project Director

CC: UC EOT justification-062424

08/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700016-BDGC ANIMAL HOSPITAL, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) on 1.60 acres.

Generally located on the south side of Blue Diamond Road, 350 feet east of Conquistador Street within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-19-201-021

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.60
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed Neighborhood Commercial (NC) land use category is appropriate at this location since the property is only accessible from Blue Diamond Road and not accessible from the adjacent residential uses. The proposed commercial use is compatible with other commercial uses along Blue Diamond Road. There will be no negative impacts to the surrounding area as a result of this request.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|----------------|---------------|
| VS-23-0728 | Vacated and abandoned a 30 foot wide government patent easement along the east property line | Approved by PC | December 2023 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|----------------------------------|---------------------------|
| North & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | H-2 | Undeveloped |
| South & East | 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.

Related Applications

| Application Number | Request |
|---------------------------|--|
| ZC-24-0332 | A zone change to reclassify the site from H-2 to CG zoning is a companion item on this agenda. |
| WS-24-0333 | A waiver of development standards and design review for an animal hospital is a companion item on this agenda. |

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

Plan Amendment

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

The applicant requests a change from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC). Intended primary land uses in the proposed NC land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for Neighborhood Commercial (NC) is compatible with the surrounding area. The site would be more suitable for commercial uses, since the site only has access from Blue Diamond Road (a state highway). Similar properties in the area along Blue Diamond Road are currently designated as Neighborhood Commercial (NC) in the Master Plan, including a property approximately 400 feet to the west and a property approximately 400 feet to the east. With several new residential developments in the area, the request complies with Policy 1.3.3 of the

Master Plan which encourages the integration of restaurants, medical offices, and other daily needs services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips. For these reasons, staff finds the request for the NC land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 18, 2024 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BDGC ANIMAL HOSPITAL, LLC

CONTACT: CURT CARLSON, 7250 PEAK DRIVE, SUITE 216, LAS VEGAS, NV 89128



Department of Comprehensive Planning Application Form

2A

ASSESSOR PARCEL #(s): 176-19-201-021

PROPERTY ADDRESS/ CROSS STREETS: South side of Blue Diamond Road, 700ft west of S. Grand Canyon Drive

DETAILED SUMMARY PROJECT DESCRIPTION

The application is for a Master Plan Amendment to permit the project described. The Master Plan Amendment to Neighborhood Commercial is needed due to the recent Title 30 changes. The applicant is requesting approval of a single story, stucco clad building of 9,175 SF on 1the subject property. The proposed building will consist of two waiting areas, 9 exam rooms, pharmacy, surgery room, treatment room, dental area, storage rooms, mechanical rooms, dr 's offices and work areas, employee break room, public and staff restrooms and 1,795 SF of boarding area in 5 separate enclosed rooms. The building will be constructed of stucco clad wood and concrete masonry units with a combination of flat roofs and sloped tiled roofs. The overall height of the proposed building is 33' including raised parapet areas for mechanical screening. Boarding area comprises 1,795 SF of the building area - 19.8% of the floor area (less than 25% of floor area). Two outside shaded and enclosed exercise yards - one on the north side and one on the east side - are monitored by staff when pets are in the area. The areas are covered by a shade trellis and enclosed with a stucco finished 6' high security screening wall. These areas are located away from the adjacent residential areas.

PROPERTY OWNER INFORMATION

NAME: BDGC Animal Hospital LLC
 ADDRESS: 6032 S. Durango Dr., Suite 100
 CITY: Las Vegas STATE: NV ZIP CODE: 89113
 TELEPHONE: _____ CELL (702) 823-6679 EMAIL: jlrussman23@gmail.com

APPLICANT INFORMATION (must match online record)

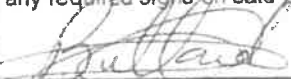
NAME: BDGC Animal Hospital LLC
 ADDRESS: 6032 S. Durango Dr., Suite 100
 CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
 TELEPHONE: _____ CELL (702) 823-6679 EMAIL: jlrussman23@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Curt Carlson, AIA c/o KNIT
 ADDRESS: 7250 Peak Drive, Suite 216
 CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____
 TELEPHONE: (702) 363-2222 CELL (702) 592-9551 EMAIL: curtc@knitstudios.com

*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.



 Property Owner (Signature)*

Cyril Bullard

 Property Owner (Print)


6/7/2024

 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 type="checkbox"/> WC | <input type="checkbox"/> OTHER |

APPLICATION # (s) DA-24-700016
 PC MEETING DATE 8/20/24
 BCC MEETING DATE 9/18/24
 TAB/CAC LOCATION enterprise

ACCEPTED BY 
 DATE 6/25/24
 FEES \$3,200

DATE 7/31/24



KNIT

7250 Peak Drive.
Suite 216
Las Vegas, NV 89128
P 702 363 2222
F 702 363 6060

Las Vegas
Seattle
Salt Lake City

KnitStudios.com

June 10, 2024

Clark County Comprehensive Planning

500 S. Grand Central Parkway
Las Vegas, NV 89155

Attention: Advanced Planning Department

**Subject: Justification Letter for APN 23-100654, APN 176-19-201-121:
1. Master Plan Amendment from Mid-Intensity Suburban
Residential Neighborhood to Neighborhood Commercial.**

To Whom It May Concern,

On behalf of our client, BDGC Animal Hospital, LLC, we are requesting the approval of a Master Plan Amendment. The project is located on the south side of Blue Diamond Road, approximately 700ft west of Grand Canyon, on an irregular (flag) shaped lot which only has access to Blue Diamond Road. BDGC is proposing to develop the subject parcel of land as an approximately 9,175 SF animal hospital with boarding in an H-2 (General Highway Frontage) zone within the Enterprise Land Use planning area. Under the new Title 30, H-2 is no longer a zoning category so a Zone Change and Master Plan Amendment are required for the proposed project.

The proposed property is located on the south side of Blue Diamond Road, 700 ft west of S. Grand Canyon Drive, specifically APN 176-19-201-021. The site is currently zoned H-2 (General Highway Frontage) within the Enterprise Land Use Plan area.

The project site is bounded by properties with planned zoning and land use as follows:

- South: RS3.3 (Residential Single-Family 3.3) zoning and Mid-Intensity Suburban Residential (up to 8du/acre) master plan – there is existing residential on this property;
- West: H-2 (General Highway Frontage) zoning and Mid-Intensity Suburban Residential (up to 8du/acre) master plan – this is currently vacant land;
- North: H-2 (General Highway Frontage) zoning – 200' NDOT/Blue Diamond Right-of-Way with H-2 (General Highway Frontage) zoning and Mid-Intensity

John Anderson, RD
Curt Carlson, AIA
Mark McGinty, RD
Dennis Panars, AIA
Eric Roberts, AIA
John Sawdon, AIA



KNIT

Suburban Residential (up to 8du/acre) master plan – this is currently vacant land; and

- East RS3.3 (Residential Single-Family 3.3) zoning and Mid-Intensity Suburban Residential (up to 8du/acre) master plan – there is existing residential on this property.

BDGC Animal Hospital LLC is requesting the approval of the following land use cases:

Master Plan Amendment from Mid-Intensity Suburban Residential Neighborhood to Neighborhood Commercial

The proposed project was originally submitted through an application prereview in June of 2023 and was in an existing H-2. The 2024 Title 30 eliminates the H-2 designation. Therefore, the property will need to be re-zoned to C-G. The rezoning requires a Master Plan Amendment from Mid-intensity Residential neighborhood to Neighborhood Commercial.

1. The property is only accessible from Blue Diamond Road and is not accessible from the residential areas to the east, south and west.
2. The commercial use for an animal hospital along Blue Diamond is compatible with the other commercial developments along Blue Diamond Road in the area.
3. There is no negative impact to the surrounding areas by the proposed request.

Conclusion:

1. The property is only accessible from Blue Diamond Road and is not accessible from the residential areas to the east, south and west.
2. The commercial use for an animal hospital along Blue Diamond is compatible with the other commercial developments along Blue Diamond Road in the area.
3. There is existing Neighborhood Commercial 715’ to the west and 350’ to the east along Blue Diamond Road.
4. There is no negative impact to the surrounding areas by the proposed request.

Site Data Summary

| | |
|---------------------------|---|
| Project Site: | 1.6 acres (gross) |
| Building area: | 9,175 SF |
| Parking Required: | 1/250SF = (9,175 / 400)= 22.9 (23 Spaces) |
| Parking Provided: | 60 Spaces |
| Handicap Required: | 3 Spaces (51-75 Spaces) (Title 30.60-5) |
| Handicap Provided: | 2 HC, 1 Van space |
| Bicycle Parking Required: | 1 per 20,000 SF Table 30.60-2 |
| Bicycle Parking Provided: | 4 |
| Loading Spaces Required: | none (project under 15,000 SF) |



KNIT

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-341-2230.

Sincerely,

KNIT

Curt John Carlson, AIA, LEED AP

Principal

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-24-0332-BDGC ANIMAL HOSPITAL, LLC:

ZONE CHANGE to reclassify 1.6 acres from H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone.

Generally located on the south side of Blue Diamond Road and approximately 323 feet east of Conquistador Street within Enterprise. JJ/sd (For possible action)

RELATED INFORMATION:

APN:
176-19-201-021

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

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.6
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the proposed zone change from H-2 zoning to CG zoning will allow for a commercial use such as the proposed animal hospital, which is a companion item with this application. The request for a zone change is a result of the County's effort to re-zone many of the H-2 zoned properties. Due to the recently adopted and updated Title 30, the H-2 zoning district is no longer a zoning category.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|----------------|---------------|
| VS-23-0728 | Vacated and abandoned a 30 foot wide government patent easement along the east property line | Approved by PC | December 2023 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|---------------------------|---------------------------|
| North & West | Mid-Intensity Suburban Neighborhood (8 du/ac) | H-2 | Undeveloped |
| South & East | Mid-Intensity Suburban Neighborhood (8 du/ac) | RS3.3 | Single-family residential |

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

Related Applications

| Application Number | Request |
|--------------------|---|
| PA-24-700016 | A plan amendment to change the Planned Land Use from Mid-Intensity Neighborhood Suburban (8 du/ac) to Neighborhood Commercial Planned Land Use category is a companion item on this agenda. |
| WS-24-0333 | A waiver of development standards and design review for an animal hospital is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the request to rezone the subject parcel to CG (Commercial General) zoning is compatible to the commercial zoning district emerging along Blue Diamond Road (a state highway). For example, the nearest CG zoned parcel is 684 feet to the east, north of Blue Diamond Road along with more than a dozen CG zoned parcels further east. This request complies with the Master Plan - Policy 5.5.3: which encourages the expansion of small businesses in unincorporated Clark County. Furthermore, this request also supports Policy 6.1.2: which promotes plans for a mix of residential and non-residential uses in unincorporated Clark County to support a balance of jobs and housing within the Las Vegas Valley, as well as in outlying communities. Since staff supports the companion Master Plan Amendment request, staff can support this zone change.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 18, 2024 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0278-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BDGC ANIMAL HOSPITAL, LLC

CONTACT: CURT CARLSON, LAS VEGAS, 7250 PEAK DRIVE, SUITE 216, LAS VEGAS, NV 89128



Department of Comprehensive Planning Application Form

3A

ASSESSOR PARCEL #(s): 176-19-201-021

PROPERTY ADDRESS/ CROSS STREETS: South side of Blue Diamond Road, 700ft west of S. Grand Canyon Drive

The applications request a zone change, design review and waiver of development standards. The zone change to C-G is needed due to the Title 30 updates. The applicant is requesting approval of a single story, stucco clad building of 9,175 SF on 11th the subject property. The proposed building will consist of two waiting areas, 9 exam rooms, pharmacy, surgery room, treatment room, dental area, storage rooms, mechanical rooms, dr.'s offices and work areas, employee break room, public and staff restrooms and 1,795 SF of boarding area in 5 separate enclosed rooms. The building will be constructed of stucco clad wood and concrete masonry units with a combination of flat roofs and sloped tiled roofs. The overall height of the proposed building is 33' including raised parapet areas for mechanical screening. Boarding area comprises 1,795 SF of the building area - 19.8% of the floor area (less than 25% of floor area). Two outside shaded and enclosed exercise yards - one on the north side and one on the east side - are monitored by staff when pets are in the area. The areas are covered by a shade trellis and enclosed with a stucco finished 6' high security screening wall. These areas are located away from the adjacent residential areas.

NAME: BDGC Animal Hospital LLC
 ADDRESS: 6032 S. Durango Dr., Suite 100
 CITY: Las Vegas STATE: NV ZIP CODE: 89113
 TELEPHONE: _____ CELL (702) 823-6679 EMAIL: jirussman23@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: BDGC Animal Hospital LLC
 ADDRESS: 6032 S. Durango Dr., Suite 100
 CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
 TELEPHONE: _____ CELL (702) 823-6679 EMAIL: jirussman23@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Curt Carlson, AIA c/o KNIT
 ADDRESS: 7250 Peak Drive, Suite 216
 CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____
 TELEPHONE: (702) 363-2222 CELL (702) 592-9551 EMAIL: curtc@kni studios.com

*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 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)*


Cyril John Bullard
 Property Owner (Print)

6/7/2024
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 2C-24-0332
 PC MEETING DATE 8/20/24
 BCC MEETING DATE 9/18/24
 TAB/CAC LOCATION enterprise

ACCEPTED BY 
 DATE 6/25/24
 FEES \$ 1,700

DATE 7/31/24



KNIT

7250 Peak Drive,
Suite 216
Las Vegas, NV 89128
P 702.363.2222
F 702.363.6060

Las Vegas
Seattle
Salt Lake City

KnitStudios.com

June 10, 2024

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

Subject: Justification Letter for APN 23-100654, APN 176-19-201-121:

- 1. Design Review and use permit for animal hospital with boarding.**
- 2. Zone Change from existing H-2 to C-G.**
- 3. Waiver of Development Standards for:**
 - a. To reduce intense landscape buffer from 15' to 7' on west property line**
 - b. To allow a trash enclosure within 50' of a residential parcel**

Applications 1-3 accompany a Master Plan Amendment application for the Property

To Whom It May Concern,

On behalf of our client, BDGC Animal Hospital, LLC, we are requesting the approval of a Design Review, Zone Change, and Waiver of Development Standards for the items listed above. The project is located on the south side of Blue Diamond Road, approximately 700ft west of Grand Canyon, on an irregular (flag) shaped lot which only has access to Blue Diamond Road. BDGC is proposing to develop the subject parcel of land as an approximately 9,175 SF animal hospital with boarding in an H-2 (General Highway Frontage) zone within the Enterprise Land Use planning area. Under the new Title 30, H-2 is no longer a zoning category so a Zone Change and Master Plan Amendment are required for the proposed project. The accompanying Master Plan Amendment application is a request for a change from Mid-Intensity Suburban Residential Neighborhood to Neighborhood Commercial.

John Anderson, RD
Curt Carlson, AIA
Mark McGinty, RD
Dennis Panars, AIA
Eric Roberts, AIA
John Sawdon, AIA



KNIT

The proposed property is located on the south side of Blue Diamond Road, 700 ft west of S. Grand Canyon Drive, specifically APN 176-19-201-021. The site is currently zoned H-2 (General Highway Frontage) within the Enterprise Land Use Plan area.

The project site is bounded by properties with planned zoning and land use as follows:

- South: RS3.3 (Residential Single-Family 3.3) zoning and Mid-Intensity Suburban Residential (up to 8du/acre) master plan – there is existing residential on this property;
- West: H-2 (General Highway Frontage) zoning and Mid-Intensity Suburban Residential (up to 8du/acre) master plan – this is currently vacant land;
- North: H-2 (General Highway Frontage) zoning – 200' NDOT/Blue Diamond Right-of-Way with H-2 (General Highway Frontage) zoning and Mid-Intensity Suburban Residential (up to 8du/acre) master plan – this is currently vacant land; and
- East RS3.3 (Residential Single-Family 3.3) zoning and Mid-Intensity Suburban Residential (up to 8du/acre) master plan – there is existing residential on this property.

BDGC Animal Hospital LLC is requesting the approval of the following requests:

Design Review

Request: The applicant is requesting approval of a single story, stucco clad building of 9,175 SF on 1.6 acres of land. The parcel is currently vacant and undeveloped. The proposed building will consist of two waiting areas, 9 exam rooms, pharmacy, surgery room, treatment room, dental area, storage rooms, mechanical rooms, dr.'s offices and work areas, employee break room, public and staff restrooms and 1,795 SF of boarding area in 5 separate enclosed rooms. The building will be constructed of stucco clad wood and concrete masonry units with a combination of flat roofs and sloped tiled roofs. The overall height of the proposed building is 33' including raised parapet areas for mechanical screening (Permitted building height is 35'-0). Boarding area comprises 1,795 SF of area within the 9,175 SF building - 19.8% of the floor area (less than 25% of floor area). Two outside shaded and enclosed exercise yards – one on the north side and one on the east side - are monitored by staff when pets are in the area. The areas are covered by a shade trellis and enclosed with a stucco finished 6' high security screening wall. These areas are located away from the adjacent residential areas. The proposed improvements will include new entry drive from Blue Diamond Road, onsite parking area, sidewalks and landscaping. The Design Review includes a request for a use permit for interior boarding in the facility. Boarding comprises 1,795SF (19.5%) of the total floor area. The majority of the boarding is for medical boarding (pre and post procedures).



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The project achieves 7.5 points of the required 7 points for the Clark County Sustainability Provision for Non-Residential projects. The projects provides:

Water Efficient Planting (1 Point),
Energy Conservation/Solar Gain (South and West Planting)(1/2 point),
Cool Roofs (1 Point),
Building Orientation (east/West axis) (1 point),
Shade Structures (50% of south west shaded)(1 point)
Additional 25% shaded (1 point).
Shaded Walkways (60% of building façade along drive aisles, and parking)(1 point).
Low-E glass (1 point).
Building entrances shaded with portico (1/2 point).

1. Setbacks:
 - a. North (Front): Building +29'-8" (10'-0" required), Landscape +12'-0" min (10'-0" required)
 - a. East (Side): Building +20'-4" (20'-0" required), Landscape 20'-4" (20'-0" required)
 - b. South (Rear): Building +28'-5" (15'-0" required), Landscape 10'-0" min. (10'-0" required)
 - c. West (Side): Building +192'-0" (10'-0" required), Landscape 7'-0" (7'-0" required)
1. Parking:
 - a. Required 1/400 SF = 23 stalls
 - b. Provided = 60 stalls (Including on HC van and 2 HC stalls)
NOTE: The increased parking count is to accommodate shift changes and guest parking at the facility.
2. Access: the site is only access from Blue Diamond Road. No access is available to the residential areas to the east, south or west.
3. All signs are shown for reference. Signs will be processed under separate submittal and review.
 - a. Proposed signs are located on the west and north elevations – away from adjacent residential.
 - b. Proposed free standing sign on the north side is in excess of 200' from adjacent residential.
4. Parking lot landscaping islands/trees per Title 30.

Conclusion:

1. The proposed development is compatible with adjacent development and development in the area, including buildings and structures;
2. The proposed development is consistent with the proposed Land Use Plan Amendment.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
4. Building and landscape materials are appropriate for the area and for the County;
5. Elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.
6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare.



KNIT

Zone Change from existing H-2 to C-G.

The proposed project was originally submitted through an application prereview in June of 2023 and was in an existing H-2. The 2024 Title 30 eliminates the H-2 designation. Therefore, the property will need to be re-zoned to C-G.

1. The property is only accessible from Blue Diamond Road and is not accessible from the residential areas to the east, south and west.
2. The commercial use for an animal hospital along Blue Diamond is compatible with the other commercial developments along Blue Diamond Road in the area.
3. There is no negative impact to the surrounding areas by the proposed request.

Waiver of Development Standards

The project was originally submitted under the previous Title 30 and required no Waivers of Development Standards. The requirements for the 2024 Title 30 require the following Waiver of Development Standards:

1. To reduce intense landscape buffer from 15' to 7' on west property line.
 2. To allow a trash enclosure within 50' of a residential parcel.
-
1. **Reduce intense landscape buffer:** The project has the required intense landscape buffer (15' minimum with double row of offset trees with (existing property line wall)) along the south property line and the east property line. The original submittal for the (subject) H-2 to (vacant) H-2 adjacency to the west did not require a landscape buffer, however a 7' buffer was provided. For the required Zone Change, the west property line is proposed as a 7' landscape buffer with large trees at 18' on center. This provides buffering to the west along the vacant H-2 parcel.

Conclusion:

The reduction of the intense landscape buffer at the west would not have a negative impact on the surrounding areas.

2. **To allow a trash enclosure within 50' of a residential parcel:** The original submittal for the (subject) H-2 to (vacant) H-2 adjacency allowed the placement of the trash enclosure along the west property line. This waiver requests a 7' setback and landscape buffer with large trees at 18' on center. This provides buffering to the west along the vacant H-2 parcel. The proposed trash enclosure is covered.

Conclusion:

The reduction of the intense landscape buffer at the west would not have a negative impact on the surrounding areas.

Site Data Summary

Project Site: 1.6 acres (gross)
Building area: 9,175 SF



KNIT

| | |
|---------------------------|--|
| Parking Required: | $1/250SF = (9,175 / 400) = 22.9$ (23 Spaces) |
| Parking Provided: | 60 Spaces |
| Handicap Required: | 3 Spaces (51-75 Spaces) (Title 30.60-5) |
| Handicap Provided: | 2 HC, 1 Van space |
| Bicycle Parking Required: | 1 per 20,000 SF Table 30.60-2 |
| Bicycle Parking Provided: | 4 |
| Loading Spaces Required: | none (project under 15,000 SF) |

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-341-2230.

Sincerely,

KNIT

Curt John Carlson, AIA, LEED AP

Principal

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0333-B D G C ANIMAL HOSPITAL, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** buffering and screening; **2)** street landscaping; and **3)** increase parking.
DESIGN REVIEWS for the following: **1)** alternative landscape plan; and **2)** an animal hospital on 1.6 acres in a CG (Commercial General) Zone.

Generally located on the south side of Blue Diamond Road and approximately 323 feet east of Conquistador Street within Enterprise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:
176-19-201-021

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the required landscape buffer along a portion of the west property line to 7 feet where 15 feet is required per Section 30.04.02C (a 53.3% reduction).
 - b. Allow a single row of Evergreen trees along the west property line where buffers require a double row of Evergreen trees with each row planted off-set from one another where required per Section 30.04.02C.
 - c. Allow an existing 6 foot CMU block wall along the south property line with a 15 foot landscape buffer where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot decorative screen wall per Section 30.04.02B.
2. Allow alternative street landscaping along Blue Diamond Road where a minimum 15 foot wide area, measured from the back-of-curb, consisting of 2 landscape strips, 5 feet wide on each side of a 5 foot wide sidewalk shall be provided per Section 30.04.01D.
3. Allow 57 parking spaces where 23 parking spaces are required for a non-residential development and shall not exceed the minimum parking requirements of Table 30.04.02 by more than 15% per Section 30.04D (a 147.9% increase).

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 1.6
- Project Type: Proposed animal hospital
- Number of Stories: 1

- Building Height (feet): 33
- Square Feet: 9,175
- Parking Required/Provided: 23/60
- Sustainability Required/Provided: 7.5/7

Site Plans

The applicant states the project is located on the south side of Blue Diamond Road on an irregular shaped lot, which only has access to Blue Diamond Road. The applicant is proposing to develop the subject parcel of land as an approximately 9,175 square foot animal hospital with boarding. The proposed development will also include improvements including a new entry drive from Blue Diamond Road, onsite parking area, sidewalks, and landscaping. The building is located in the eastern portion of the parcel with parking spaces along the south and west property lines and along the west exterior of the building. No access is available to the residential areas to the east, south, or west. The trash enclosure is located along the west property line, set back 7 feet from the undeveloped H-2 zoned parcel to the west. The animal hospital requires 23 parking spaces where 60 parking spaces are provided, necessitating a waiver of development standards to increase parking.

Landscaping

The plans depict a new animal hospital with a 15 foot wide buffer of double row of trees along the south and east property lines. An existing CMU block wall is located along the south property line, adjacent to the existing single-family residential development. A waiver of development standards is required as an 8 foot high decorative block wall is required along the south property line. Along the west property line is a single row of Evergreen trees with a 7 foot wide landscape area. The applicant is proposing 1 medium tree and 3 shrubs for every 20 linear feet of street frontage, in lieu of 1 large tree and 3 shrubs for every 30 linear feet of street frontage. Furthermore, a 5 foot wide detached sidewalk is proposed along the north property line of the project site along Blue Diamond Road. The detached sidewalk meanders at the northeast corner of the site with portions of the landscape strip, located north of the sidewalk, ranging between 2 feet to 5 feet in width. The meandering sidewalk eventually transitions into a straight detached sidewalk at the north west portion of the site, with the landscape strip north of the sidewalk measuring between 12 feet to 30 feet in width. Portions of the landscape strip, located immediately north of the meandering sidewalk, range between 2 feet to 5 feet in width. Immediately south of the straight, detached sidewalk, are 8 parking spaces equitably separated by 3 landscape finger islands. Waivers of development standards are required for the landscape buffer along the west property line, in addition to the alternative street landscaping proposed along Blue Diamond Road. The required number of landscape finger islands are provided within the interior of the parking lot.

Elevations

The plans depict a single story, stucco clad building and concrete masonry units with a combination of flat roofs and sloped tiled roofs. The overall height of the proposed building is 33 feet, including a raised parapet for mechanical screening. The exterior is stucco with 3 different colors of brown, a concrete tile roof, and ceramic tile. Architecture elements are shown on the elevation for all 4 sides.

Floor Plans

The proposed building will consist of 2 waiting areas, 9 exam rooms, pharmacy, surgery room, treatment room, dental area, storage rooms, mechanical rooms, doctor offices/work areas, employee break room, public and staff restrooms and 1,795 square feet of boarding area in 5 separate enclosed rooms.

Applicant’s Justification

The applicant states the proposed improvements will include new entry drive from Blue Diamond Road, on-site parking area, sidewalks, and landscaping. The requested waiver of development standards for the reduction of the required landscape buffer for the west property line is reduced to 7 feet with single row of trees due to the fact the zoning for the parcel to the west is still H-2. Should the zoning stay the same, no buffer would be required, and with the zone change landscaping is now required. Likewise, the requested encroachment of the trash enclosure will have no real impacts as the proposed location along the south property line is buffered by intense landscaping.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|----------------|---------------|
| VS-23-0728 | Vacated and abandoned a 30 foot wide government patent easement along the east property line | Approved by PC | December 2023 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|---------------------------|---------------------------|
| North & West | Mid-Intensity Suburban Neighborhood (8 du/ac) | H-2 | Undeveloped |
| South & East | Mid-Intensity Suburban Neighborhood (8 du/ac) | RS3.3 | Single-family residential |

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

Related Applications

| Application Number | Request |
|--------------------|---|
| PA-24-700016 | A plan amendment to change the Planned Land Use from Mid-Intensity Neighborhood Suburban to Neighborhood Commercial Planned Land Use category is a companion item on this agenda. |
| ZC-24-0332 | A zone change to reclassify the site from H-2 to CG zoning is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1a & #1b

Staff cannot support the reduction in the landscape buffer and evergreen trees along the west property line. The Code stipulates that when an existing parcel is vacant the buffering and screening requirements shall be based on the Master Plan planned land use. In this instance the Master Plan planned land use is for residential uses, in particular, Mid-Intensity Suburban Neighborhood. While the applicant has provided for landscaping it is per the plan no wider than 7 feet along a portion of the west property line where 15 feet width is required with double row of trees planted off set. The plans do show additional room to expand the landscape area to the required 15 feet with trees planted offset from each other. While the vacant parcel is currently zoned H-2 the Master Plan planned land use still supports residential zoning and could be developed into future residential uses. Staff finds the requested waiver is a self-imposed hardship as such staff cannot support these requests.

Waiver of Development Standards #1c

The intent of requiring an 8 foot high decorative block wall adjacent to a less intensive use is to mitigate any potential impact a non-residential development may have on the neighboring use. In this particular case, the single-family residential development immediately south of the animal hospital was constructed with a CMU block wall along the north boundary of the subdivision, for screening and security purposes. Staff finds this request is a self-imposed burden; therefore, staff cannot support this request.

Waiver of Development Standards #2

Staff recognizes the proposed street landscaping configuration is unique and provides an alternative to the required landscape standards. However, staff finds the site can be redesigned to meet the required street landscaping by eliminating some of the excess parking spaces. Therefore, staff cannot support this request.

Waiver of Development Standards #3

Staff finds that the proposed waiver is a self-imposed burden as the site has been over-parked for the proposed use. If the provided parking along the west property line was eliminated, the site could be designed to provide the required landscape buffer width that is adjacent to the vacant parcel with a planned land use of Mid-Intensity Suburban Neighborhood. Therefore, staff cannot support this request.

Design Review

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

Design Review#1

An alternative landscape plan may be approved when the proposed landscape design does not meet Code requirements, but proposes high-quality alternatives that enhance the physical environment of the site and the surrounding area. The applicant is proposing 1 medium tree and 3 shrubs for every 20 linear feet of street frontage, in lieu of 1 large tree and 3 shrubs for every 30 linear feet of street frontage. Staff has no objection to the proposed alternative landscape plan as it should not impact the surrounding land uses or properties. However, since staff is not supporting the waivers of development standards and design review, staff cannot support this request.

Design Review #2

The proposed improvements for this project includes new entry drive from Blue Diamond Road, onsite parking area, sidewalks, and landscaping. The overall design of the building incorporates architectural elements through horizontal articulation with variation in roof line, columns, changes in texture, materials and surface colors and window arrangement. The colors scheme represents a desert subdue hue and sustainability has been incorporated into the overall design. Staff recommends a condition to relocate the proposed trash enclosure along the west property line to the center of the parking lot. Overall, building and landscape materials are appropriate for the immediate area, however, since staff is not supporting the requested waivers staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 18, 2024 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Relocate trash enclosure along the west property line to the center of the parking lot;
- 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;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0278-2023 to obtain your POC exhibit; and that Flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BDGC ANIMAL HOSPITAL, LLC

CONTACT: CURT CARLSON, LAS VEGAS, 7250 PEAK DRIVE, SUITE 216, LAS VEGAS, NV 89128



Department of Comprehensive Planning

Application Form

4A

ASSESSOR PARCEL #(s): 176-19-201-021

PROPERTY ADDRESS/ CROSS STREETS: South side of Blue Diamond Road, 700ft west of S. Grand Canyon Drive

DETAILED SUMMARY PROJECT DESCRIPTION

The applications request a zone change, design review and waiver of development standards. The zone change to C-G is needed due to the Title 30 updates. The applicant is requesting approval of a single story, stucco clad building of 9,175 SF on 1the subject property. The proposed building will consist of two waiting areas, 9 exam rooms, pharmacy, surgery room, treatment room, dental area, storage rooms, mechanical rooms, dr.'s offices and work areas, employee break room, public and staff restrooms and 1,795 SF of boarding area in 5 separate enclosed rooms. The building will be constructed of stucco clad wood and concrete masonry units with a combination of flat roofs and sloped tiled roofs. The overall height of the proposed building is 33' including raised parapet areas for mechanical screening. Boarding area comprises 1,795 SF of the building area - 19.8% of the floor area (less than 25% of floor area). Two outside shaded and enclosed exercise yards - one on the north side and one on the east side - are monitored by staff when pets are in the area. The areas are covered by a shade trellis and enclosed with a stucco finished 6' high security screening wall. These areas are located away from the adjacent residential areas.

PROPERTY OWNER INFORMATION

NAME: BDGC Animal Hospital LLC
 ADDRESS: 6032 S. Durango Dr., Suite 100
 CITY: Las Vegas STATE: NV ZIP CODE: 89113
 TELEPHONE: _____ CELL (702) 823-6679 EMAIL: jlrussman23@gmail.com

APPLICANT INFORMATION (must match online record)

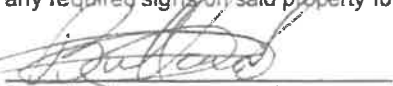
NAME: BDGC Animal Hospital LLC
 ADDRESS: 6032 S. Durango Dr., Suite 100
 CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
 TELEPHONE: _____ CELL (702) 823-6679 EMAIL: jlrussman23@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Curt Carlson, AIA c/o KNIT
 ADDRESS: 7250 Peak Drive, Suite 216
 CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____
 TELEPHONE: (702) 363-2222 CELL (702) 592-9551 EMAIL: curtc@knitstudios.com

*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 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)*


Cyril John Bullard
 Property Owner (Print)

6/7/2024
 Date

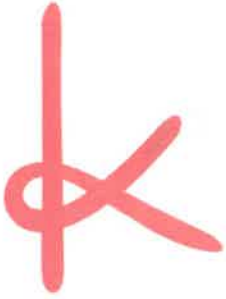
DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0333
 PC MEETING DATE 8/20/24
 BCC MEETING DATE 9/18/24
 TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY 
 DATE 6/25/24
 FEES \$1,800

DATE 7/31/24



KNIT

7250 Peak Drive
Suite 216
Las Vegas NV 89128
P 702 363 2222
F 702 363 6060

Las Vegas
Seattle
Salt Lake City

KnitStudios.com

June 10, 2024

Clark County Comprehensive Planning

500 S. Grand Central Parkway
Las Vegas, NV 89155

Attention: Planning Department

Subject: Justification Letter for APN 23-100654, APN 176-19-201-121:

- 1. Design Review and use permit for animal hospital with boarding.**
- 2. Zone Change from existing H-2 to C-G.**
- 3. Waiver of Development Standards for:**
 - a. To reduce intense landscape buffer from 15' to 7' on west property line**
 - b. To allow a trash enclosure within 50' of a residential parcel**

Applications 1-3 accompany a Master Plan Amendment application for the Property

To Whom It May Concern,

On behalf of our client, BDGC Animal Hospital, LLC, we are requesting the approval of a Design Review, Zone Change, and Waiver of Development Standards for the items listed above. The project is located on the south side of Blue Diamond Road, approximately 700ft west of Grand Canyon, on an irregular (flag) shaped lot which only has access to Blue Diamond Road. BDGC is proposing to develop the subject parcel of land as an approximately 9,175 SF animal hospital with boarding in an H-2 (General Highway Frontage) zone within the Enterprise Land Use planning area. Under the new Title 30, H-2 is no longer a zoning category so a Zone Change and Master Plan Amendment are required for the proposed project. The accompanying Master Plan Amendment application is a request for a chance from Mid-Intensity Suburban Residential Neighborhood to Neighborhood Commercial.

John Anderson, RD
Curt Carlson, AIA
Mark McGinty, RD
Dennis Panars, AIA
Eric Roberts, AIA
John Sawdan, AIA



KNIT

The proposed property is located on the south side of Blue Diamond Road, 700 ft west of S. Grand Canyon Drive, specifically APN 176-19-201-021. The site is currently zoned H-2 (General Highway Frontage) within the Enterprise Land Use Plan area.

The project site is bounded by properties with planned zoning and land use as follows:

- South: RS3.3 (Residential Single-Family 3.3) zoning and Mid-Intensity Suburban Residential (up to 8du/acre) master plan – there is existing residential on this property;
- West: H-2 (General Highway Frontage) zoning and Mid-Intensity Suburban Residential (up to 8du/acre) master plan – this is currently vacant land;
- North: H-2 (General Highway Frontage) zoning – 200' NDOT/Blue Diamond Right-of-Way with H-2 (General Highway Frontage) zoning and Mid-Intensity Suburban Residential (up to 8du/acre) master plan – this is currently vacant land; and
- East RS3.3 (Residential Single-Family 3.3) zoning and Mid-Intensity Suburban Residential (up to 8du/acre) master plan – there is existing residential on this property.

BDGC Animal Hospital LLC is requesting the approval of the following requests:

Design Review

Request: The applicant is requesting approval of a single story, stucco clad building of 9,175 SF on 1.6 acres of land. The parcel is currently vacant and undeveloped. The proposed building will consist of two waiting areas, 9 exam rooms, pharmacy, surgery room, treatment room, dental area, storage rooms, mechanical rooms, dr.'s offices and work areas, employee break room, public and staff restrooms and 1,795 SF of boarding area in 5 separate enclosed rooms. The building will be constructed of stucco clad wood and concrete masonry units with a combination of flat roofs and sloped tiled roofs. The overall height of the proposed building is 33' including raised parapet areas for mechanical screening (Permitted building height is 35'-0). Boarding area comprises 1,795 SF of area within the 9,175 SF building - 19.8% of the floor area (less than 25% of floor area). Two outside shaded and enclosed exercise yards – one on the north side and one on the east side - are monitored by staff when pets are in the area. The areas are covered by a shade trellis and enclosed with a stucco finished 6' high security screening wall. These areas are located away from the adjacent residential areas. The proposed improvements will include new entry drive from Blue Diamond Road, onsite parking area, sidewalks and landscaping. The Design Review includes a request for a use permit for interior boarding in the facility. Boarding comprises 1,795SF (19.5%) of the total floor area. The majority of the boarding is for medical boarding (pre and post procedures).



KNIT

The project achieves 7.5 points of the required 7 points for the Clark County Sustainability Provision for Non-Residential projects. The projects provides:

Water Efficient Planting (1 Point),
Energy Conservation/Solar Gain (South and West Planting)(1/2 point),
Cool Roofs (1 Point),
Building Orientation (east/West axis) (1 point),
Shade Structures (50% of south west shaded)(1 point)
Additional 25% shaded (1 point),
Shaded Walkways (60% of building façade along drive aisles, and parking)(1 point),
Low-E glass (1 point),
Building entrances shaded with portico (1/2 point).

1. Setbacks:

- a. North (Front): Building +29'-8" (10'-0" required), Landscape +12'-0" min (10'-0" required)
- a. East (Side): Building +20'-4" (20'-0" required), Landscape 20'-4" (20'-0" required)
- b. South (Rear): Building +28'-5" (15'-0" required), Landscape 10'-0" min. (10'-0" required)
- c. West (Side): Building +192'-0" (10'-0" required), Landscape 7'-0" (7'-0" required)

1. Parking:

- a. Required 1/400 SF = 23 stalls
- b. Provided = 60 stalls (Including on HC van and 2 HC stalls)

NOTE: The increased parking count is to accommodate shift changes and guest parking at the facility.

2. Access: the site is only access from Blue Diamond Road. No access is available to the residential areas to the east, south or west.
3. All signs are shown for reference. Signs will be processed under separate submittal and review.
 - a. Proposed signs are located on the west and north elevations – away from adjacent residential.
 - b. Proposed free standing sign on the north side is in excess of 200' from adjacent residential.
4. Parking lot landscaping islands/trees per Title 30.

Conclusion:

1. The proposed development is compatible with adjacent development and development in the area, including buildings and structures;
2. The proposed development is consistent with the proposed Land Use Plan Amendment.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
4. Building and landscape materials are appropriate for the area and for the County;
5. Elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.
6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare.



KNIT

Zone Change from existing H-2 to C-G.

The proposed project was originally submitted through an application prereview in June of 2023 and was in an existing H-2. The 2024 Title 30 eliminates the H-2 designation. Therefore, the property will need to be re-zoned to C-G.

1. The property is only accessible from Blue Diamond Road and is not accessible from the residential areas to the east, south and west.
2. The commercial use for an animal hospital along Blue Diamond is compatible with the other commercial developments along Blue Diamond Road in the area.
3. There is no negative impact to the surrounding areas by the proposed request.

Waiver of Development Standards

The project was originally submitted under the previous Title 30 and required no Waivers of Development Standards. The requirements for the 2024 Title 30 require the following Waiver of Development Standards:

1. To reduce intense landscape buffer from 15' to 7' on west property line.
 2. To allow a trash enclosure within 50' of a residential parcel.
-
1. **Reduce intense landscape buffer:** The project has the required intense landscape buffer (15' minimum with double row of offset trees with (existing property line wall)) along the south property line and the east property line. The original submittal for the (subject) H-2 to (vacant) H-2 adjacency to the west did not require a landscape buffer, however a 7' buffer was provided. For the required Zone Change, the west property line is proposed as a 7' landscape buffer with large trees at 18' on center. This provides buffering to the west along the vacant H-2 parcel.

Conclusion:

The reduction of the intense landscape buffer at the west would not have a negative impact on the surrounding areas.

2. **To allow a trash enclosure within 50' of a residential parcel:** The original submittal for the (subject) H-2 to (vacant) H-2 adjacency allowed the placement of the trash enclosure along the west property line. This waiver requests a 7' setback and landscape buffer with large trees at 18' on center. This provides buffering to the west along the vacant H-2 parcel. The proposed trash enclosure is covered.

Conclusion:

The reduction of the intense landscape buffer at the west would not have a negative impact on the surrounding areas.

Site Data Summary

Project Site: 1.6 acres (gross)
Building area: 9,175 SF



KNIT

| | |
|---------------------------|---|
| Parking Required: | $1/250\text{SF} = (9,175 / 400) = 22.9$ (23 Spaces) |
| Parking Provided: | 60 Spaces |
| Handicap Required: | 3 Spaces (51-75 Spaces) (Title 30.60-5) |
| Handicap Provided: | 2 HC, 1 Van space |
| Bicycle Parking Required: | 1 per 20,000 SF Table 30.60-2 |
| Bicycle Parking Provided: | 4 |
| Loading Spaces Required: | none (project under 15,000 SF) |

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-341-2230.

Sincerely,

KNIT

Curt John Carlson, AIA, LEED AP

Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SDR-24-0342-ZUFFA TORREY PINES LANDCO, LLC

SIGN DESIGN REVIEW to allow super graphic signs for an existing recreational facility (UFC) on 14.77 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the northeast corner of Rafael Rivera Way and Torrey Pines Drive within Enterprise. MN/jud/syp (For possible action)

RELATED INFORMATION:

APN:

176-02-501-022

SIGN DESIGN REVIEW:

Allow a supergraphic sign where not permitted per Section 30.05.04L.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6650 S Torrey Pines Drive
- Site Acreage: 14.77
- Project Type: Signs (supergraphic)
- Sign Height (feet): 22
- Square Feet: 2,550.47

Site Plans

The plans depict the Ultimate Fighting Championship (UFC) Headquarters located north of Rafael Rivera Way. It consists of a 128,900 square foot inverted u-shape building with a central courtyard facing Rafael Rivera Way. Access to the site is provided via 1 driveway along Rafael Rivera Way and another driveway located on Torrey Pines Drive.

Sign Plans

In the past, these signs were approved as temporary signs for special events (self-adhesive window signs). However, the current Code no longer allows for this type of signage to be permitted with temporary applications. Three supergraphic signs are located along the south building facades and are made from vinyl. The portions of the second floor of the building that host the signs are not perpendicular or parallel to a frontage road (Rafael Rivera Way) but do face Rafael Rivera Way at

an angle. The vinyl film displays are attached directly onto the building with no projections. The signs measurements are as follow (from left to right):

- 21 feet 2 inches high by 26 feet 4 inches wide (557.16 square feet)
- 13 feet 9 inches high by 61 feet 5 inches wide (844.48 square feet)
- 20 feet 4 inches high by 56 feet 6 inches wide (1,148.83 square feet)

The overall square footage of all 3 sections is proposed to be approximately 2,550.47 square feet.

Applicant's Justification

The applicant states that in the past they have applied for and obtained building permits for temporary special event signage. However, with the update to Title 30, a sign design review is necessary to allow this type of temporary supergraphic on the site. The supergraphics are used to promote UFC events and will not be used for any off-premises advertising, all messages will be related to upcoming UFC events. The applicant anticipates that the sign will change monthly. The portion of the building where the super graphic signs are located is approximately 15 feet 4 inches above grade pursuant to the plans approved for the building with ZC-0286-15.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------------------|---|-----------------|---------------|
| ADET-24-900158 (UC-21-0725) | Administrative extension of time for a recreational facility and accessory commercial uses | Approved by ZA | April 2024 |
| UC-21-0725 | Recreational facility and accessory commercial uses | Approved by BCC | February 2022 |
| DR-16-0894 | Comprehensive sign package for freestanding and wall signs | Approved by BCC | February 2017 |
| VS-15-0287 | Vacated and abandoned patent easements | Approved by BCC | June 2015 |
| ZC-15-0286 | Reclassified 15 acres from R-E (AE-60) and C-2 (AE-60) zoning to M-D zoning for an office warehouse complex | Approved by BCC | June 2015 |
| UC-0280-07 | Increased the height of a proposed office building on 10 acres in the C-2 zone | Approved by PC | June 2007 |
| UC-0953-02 | Allowed an off-premises advertising sign on 5 acres in a C-2 zone | Denied by BCC | February 2003 |
| ZC-0511-01 | Reclassified 54 acres to C-2 zoning for an automobile sales complex with related uses | Approved by BCC | July 2001 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---------------------------|---------------------------|--------------------------------|
| North | Business Employment | IP & CG (AE-60) | Office warehouse & undeveloped |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------|----------------------------------|----------------------------------|--|
| South* | Business Employment | IP & CG (AE-60) | Vehicle sales facilities |
| East | Business Employment | CG (AE-60) | Approved phase 2 for the UFC recreational facility |
| West | Business Employment | IP (AE-60) | Undeveloped |

*Immediately to the south is the CC 215 right-of-way.

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Sign Design Review

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

Staff finds that the proposed signs are made of vinyl and do not depict any illumination. However, super graphic signs are only permitted in the CR zoning district and one of the conditions states that when adjacent to a freeway or frontage road, no sign shall face parallel, perpendicular, or otherwise be displayed at an angle that is oriented toward the freeway or frontage road. The proposed signs will face at an angle toward Rafael Rivera Way (a frontage road) and could have potential adverse impacts, such as serving as a distraction to passing drivers; therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to review;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ZUFFA TORREY PINES LANDCO, LLC

CONTACT: DAVID BROWN, DAVID BROWN ESQ., 520 S. FOURTH STREET, 2ND FLOOR, LAS VEGAS, NV 89101



Department of Comprehensive Planning Application Form

5A

ASSESSOR PARCEL #(s): 176-02-501-022

PROPERTY ADDRESS/ CROSS STREETS: 6650 S Torrey Pines Drive, Las Vegas 89118

DETAILED SUMMARY PROJECT DESCRIPTION

Sign Design Review to allow a supergraphic in the IP Zoning District.

PROPERTY OWNER INFORMATION

NAME: Zuffa Torrey Pines Landco, LLC

ADDRESS: 6650 S. Torrey Pines Dr.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-221-4780

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Zuffa Torrey Pines Landco, LLC

ADDRESS: 6650 S. Torrey Pines Dr.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-221-4780

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: David Brown, ESQ

ADDRESS: 520 South Fourth Street, Second Floor

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

REF CONTACT ID # _____

TELEPHONE: _____

CELL 702-580-7725

EMAIL: dbrown@brownlawlv.com

*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 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)

F. Ke Laurence Epstein
Property Owner (Print)

5/30/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: dbrown@brownlawlv.com

June 26, 2024

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

RE: Justification letter – Sign Design Review Pursuant to 30.06.07(A)
APN: 176-02-501-022 – 6650 S. Torrey Pines Drive

To Whom It May Concern:

This office represents the “Applicant” in the above referenced matter. The project is located on the northeast corner of S. Torrey Pines Drive and Rafael Rivera Way within the Enterprise area of unincorporated Clark County. The property contains the UFC Complex. The applicant is requesting a Sign Design Review pursuant to 30.05.03(L) to allow a Supergraphic in the IP (Industrial Park) zoning district where this sign type is not permitted.

Applicant has, in the past, applied for and obtained building permits for Temporary Special Event signage. With the update to Title 30, a sign design review is necessary to allow this type of temporary supergraphic on the site. These supergraphics are used to promote UFC events and will not be used for any off-premise advertising. Applicant requests approval of this design review to allow this signage to be utilized for these events.

The vinyl film displays will be attached directly onto the building and are in three sections. Therefore, it meets the requirements as it does not project from the façade of the building more than one foot (the sign will be directly on the facade with no projection.) The sections are measured (from left to right) 254” h by 315.87 w; 165” h by 737” w; and 244” h x 678” w. The overall square footage of all three sections is proposed to be approximately 2,854.82 square feet. The supergraphic will be located on the southwest facing portion of the second floor of the building not directed perpendicular or parallel to a frontage road or a freeway. It will consist of one overall message which will be related to an upcoming UFC event. It is anticipated that the sign will be changed monthly, therefore the request is for a timeframe of 3 to 4 weeks every month. The portion of the building where the supergraphic will be located is approximately 15-feet, 4-inches above grade pursuant to the plans approved for the building with ZC-0286-15.

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Thank you in advance for your time and consideration of this application. Please feel free to contact me should you need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT



David Brown

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-24-0331-LV DECATUR FRIAS, LLC

SIGN DESIGN REVIEW for a comprehensive sign plan in conjunction with a previously approved multi-family residential development on 13.82 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located on the southeast corner of Decatur Boulevard and Frias Avenue within Enterprise. JJ/jor/syp (For possible action)

RELATED INFORMATION:

APN:

177-30-401-033

SIGN DESIGN REVIEW:

Increase the proposed project entrance sign area to 58.5 feet where 35 feet is the maximum allowed per Section 30.05.02 (a 67% increase).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

ENTERPRISE – COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 10340 Decatur Boulevard
- Site Acreage: 13.82
- Project Type: Proposed signage for a previously approved multi-family residential development
- Number of Units: 332
- Number of Stories: 1 to 3
- Building Height (feet): 35
- Open Space Required/Provided (square feet): 33,200/52,590
- Parking Required/Provided: 607/607

History and Site Plans

The site was previously approved for a multi-family residential development consisting of 332 units via NZC-21-0199. The approved non-conforming zone change reclassified the site from RS20 zoning (formerly R-E zoning) to RM32 zoning (formerly R-4 zoning).

The approved plans depict 332 units divided between 18 buildings that are distributed throughout the site. The site has frontage along Frias Avenue, Decatur Boulevard, Rush Avenue, and Cameron Street. The development will be a gated community with access from Decatur Boulevard and an emergency access gate from Cameron Street is depicted on the plan.

This multi-family residential development has active permits and construction is nearly complete. A condition of approval for NZC-21-0199 stated the applicant is to complete a design review for proposed lighting and signage.

Sign Plan

The proposed sign plan depicts 6 proposed signs, as follows:

- Sign A1 is a project entrance sign with an overall area of 58.5 square feet and is located on the northwest corner of the site. This sign is set back 3 feet from the north property line adjacent to Frias Avenue. The plans depict a single sided sign with halo lit channel letters, and the sign has an overall height of 4 feet, 6 inches.
- Sign A2 and Sign A3 are additional project entrance signs also with an overall area of 58.5 square feet and are located at the main entrance of the multi-family development. These signs are adjacent to Decatur Boulevard and are set back 7 feet from the west property line. The plans depict a single sided sign with halo lit channel letters, and the sign has an overall height of 4 feet, 6 inches.
- Sign A4 is the fourth proposed project entrance sign located on the southwest corner of the site and set back 6 feet from the south property line adjacent to Rush Avenue. This sign also has an overall area of 58.5 feet. The plans depict a single sided sign with halo lit channel letters, and the sign has an overall height of 4 feet, 6 inches.
- Sign B is a reverse lit address number sign with an overall area of 4.1 square feet. This sign is located on the west facing elevation of the clubhouse.
- Sign C is a wall sign comprised of channel letters with an overall area of 41.25 square feet. These channel letters are illuminated with LED reverse-lighting. This sign will be installed above the main entrance of the club house next to the address number sign.

The applicant is requesting to increase the proposed project entrance sign area to 58.5 feet where 35 feet is the maximum allowed per Title 30.

Applicant's Justification

The applicant is proposing signage for the site which includes 4 single sided project entrance signs, each with dimmable backlit channel letters, and a single wall sign located on the west facing elevation of the clubhouse. The applicant is requesting a sign design review to allow 58.5 square feet for each of the entrance signs where a maximum of 35 square feet is permitted (an overage of only 23.5 square feet for each sign). The proposed development is allowed 2 primary signs per primary subdivision or project entrance(s) per street frontage, and one (1) per corner. The project

entrance signs are located along Decatur Boulevard, which is an arterial street. A similar request was recently recommended for approval by staff via application SDR-24-0060.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|--------------|
| AV-24-900371 | Minor Deviation – Revised plans for NZC-21-0199 for elevation changes and color palette change | Approved by ZA | June 2024 |
| NZC-21-0199 | Reclassified the site from R-E zoning to R-4 zoning, with a waiver to increase wall height, and design reviews for a multi-family residential development, alternative parking lot landscaping, and increased finished grade | Approved by BCC | July 2021 |
| VS-21-0093 | Vacated a portion of right-of-way being Decatur Boulevard - recorded | Approved by BCC | July 2021 |
| WS-1067-01 | Water connection & minor subdivision map | Approved by PC | October 2001 |
| VC-0491-00 | Power substation | Approved by PC | May 2000 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------------|---|---------------------------|--|
| North | Corridor Mixed-Use, Compact Neighborhood (up to 18 du/ac) & Public Use | CG, RS2, & RS20 | NV Energy substation, single family residences, & commercial center |
| South | Corridor Mixed-Use | CG | Shopping center & mini-warehouse facility |
| East & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single family residential |
| North | Corridor Mixed-Use, Compact Neighborhood (up to 18 du/ac), & Public Use | CG, RS2, & RS20 | NV Energy substation, single family residential, & commercial center |

Related Applications

| Application Number | Request |
|--------------------|---|
| WS-24-0330 | A waiver of development standards and design review for proposed on site lighting is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area. Additionally, comprehensive sign plans shall demonstrate the proposal will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property.

The proposed signage complies with Section 30.05.01 which promotes a balanced system of regulations which promote aesthetically pleasing and compatible signage. The proposed comprehensive sign plan is consistent in design which provides signage continuity for the development. Although the applicant is requesting to increase the proposed project entrance sign area to 58.5 feet where 35 feet is the maximum allowed per Section 30.05.02, staff finds that the proposed signs are over 130 feet east from any single family residences to the west. The plans show that the proposed project entrance signs are only 4 feet, 6 inches high and the address and channel letters for the clubhouse are internal to the site; therefore, offering a very minimal impact to the surrounding neighborhood. For these reasons, staff can support these requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NEVADA WEST PARTNERS V, LLC
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT



Department of Comprehensive Planning Application Form

6A

ASSESSOR PARCEL #(s): 177-30-401-033

PROPERTY ADDRESS/ CROSS STREETS: 10340 Decatur Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Lighting plan for previously approved project (NZC-21-0199) at Decatur Boulevard and Frias Avenue.

PROPERTY OWNER INFORMATION

NAME: LV Decatur Frias, LLC
ADDRESS: 6655 Eastern Avenue, Suite 250
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: NV West Partners V, LLC
ADDRESS: 6655 Eastern Avenue, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Chris Kaempfer / Liz Olson - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-792-7043 CELL _____ EMAIL: lkaempfer@kcwlaw.com

*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.

Martin Folbert Property Owner (Signature) Martin Folbert Property Owner (Print) May 17, 2024 Date

DEPARTMENT USE ONLY:
 AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) SDR-24-0331 ACCEPTED BY WLD
PC MEETING DATE _____ DATE 6/25/24
BCC MEETING DATE 8/21/24 FEES \$1,000
TAB/CAC LOCATION Enterprise DATE 7/31/24

June 25, 2024

VIA HAND DELIVERY

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

**PLANNER
COPY**
SD2-24-033/

**Re: Justification Letter – Design Review for Signage
Nevada West Partners V, LLC
Decatur and Frias
APN: 177-30-401-033**

To Whom It May Concern:

Please be advised this office represents Nevada West Partners V, LLC (the "Applicant") in the above referenced matter. In August of 2021, a multi-family residential development was approved via NZC-21-0199 located on the southeast corner of Decatur Boulevard and West Frias Avenue. The property is more particularly described as Assessor's Parcel Number 177-30-401-033 (the "Site"). As a condition of approval, a design review as a public hearing for signage was required. The Applicant respectfully submits the required design review for signage to comply with the prior conditions of approval.

The Applicant is requesting minimal signage for the Site, including four (4) single-sided project entrance signs, each with dimmable backlit channel letters, and a single wall sign located on the clubhouse internal to the Site. The entrance signs are each 58.5 square feet and located along Decatur Boulevard. Two are located on the northwest and southwest corners of the Site and two are located at the entry driveway of the Site. Below is a signage table:

| SIGNAGE TABLE | | | |
|---------------|-----------------------------|-----|--------|
| SIGN | DESCRIPTION | QTY | SQ FT |
| A1 | SINGLE SIDED MONUMENT SIGN | 1 | 58.5 |
| A2 | SINGLE SIDED MONUMENT SIGN | 1 | 58.5 |
| A3 | SINGLE SIDED MONUMENT SIGN | 1 | 58.5 |
| A4 | SINGLE SIDED MONUMENT SIGN | 1 | 58.5 |
| B | ILLUMINATED ADDRESS NUMBERS | 1 | 4.1 |
| C | ILLUMINATED CHANNEL LETTERS | 1 | 41.25 |
| | | 6 | 279.35 |

As part of this signage request, the Applicant is requesting a waiver to allow 58.5 square feet for each of the entrance signs where a maximum of 35 square feet is permitted (an overage of only 23.5 square feet for each sign). The proposed development is allowed two (2) primary signs per primary subdivision or project entrance(s) per street frontage, and one (1) per corner. The project entrance signs are located along Decatur Boulevard, a major arterial. This waiver will allow Nevada West to provide signage that is a critical part of their developments. A similar request was recently recommended for approval by staff via application SDR-24-0060. Therefore, the Applicant requests consideration of this waiver.

Lastly, the Applicant is requesting review of the internally illuminated signs facing residential districts. Here, the project entrance signs face the existing residential on the opposite side of Decatur Boulevard. As noted above, Decatur is a major arterial, so any light from the project entrance signs will be less intense than the existing streetlights along Decatur, as well as car lights travelling along the right-of-way. Therefore, the proposed signage lighting will not negatively impact the residential to the west.

Thank you in advance for your consideration. If you have any questions, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/lak

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0330-LV DECATUR FRIAS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; and 2) increased lighting brightness.

DESIGN REVIEW for proposed lighting in conjunction with a multi-family development on 13.82 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located on the southeast corner of Decatur Boulevard and Frias Avenue within Enterprise. JJ/jor/syp (For possible action)

RELATED INFORMATION:

APN:

177-30-401-033

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of proposed exterior lighting (light poles) to 20 feet where 18 feet is the maximum allowed per Section 30.04.06 J (an 11% increase).
2. Increase the brightness of proposed exterior lighting to 2.1 footcandles where 0.2 footcandles is the maximum allowed per Section 30.04.07 (a 950% increase).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

ENTERPRISE – COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 10340 Decatur Boulevard
- Site Acreage: 13.82
- Project Type: Proposed lighting for a previously approved multi-family residential development
- Number of Units: 332
- Number of Stories: 1 to 3
- Building Height (feet): 35

History and Site Plans

The site was previously approved for a multi-family residential development consisting of 332 units via NZC-21-0199. The approved non-conforming zone change reclassified the site from RS20 zoning (formerly R-E zoning) to RM32 zoning (formerly R-4 zoning).

The approved plans depict 332 units divided between 18 buildings that are distributed throughout the site. The site has frontage along Frias Avenue, Decatur Boulevard, Rush Avenue, and Cameron Street. The development will be a gated community with access from Decatur Boulevard and an emergency access gate from Cameron Street is depicted on the plan.

This multi-family residential development has active permits and construction is nearly complete. A condition of approval for NZC-21-0199 stated the applicant is to complete a design review for proposed lighting and signage.

Lighting

The applicant is requesting a waiver of development standards to allow the brightness of the spillover lighting to 2.1 footcandles along the shared property lines adjacent to the NV Energy substation (APN 177-30-401-021) centrally located, yet adjacent to the subject parcel. The development surrounds the NV Energy site on 3 sides (the north side is Frias Avenue). The increase in footcandle is a result of a proposed light pole installation within the multi-family residential parking lot area. An additional waiver request is required to allow proposed light poles to be 20 feet high where 18 feet is the maximum allowed for property subject to residential adjacency per Section 30.04.06.I. The design review request is for proposed lighting on the site.

The applicant provided a light fixture schedule which proposes the following lighting:

- Pool area pole lighting (14 foot high)
- Carport lights
- Bollard lights
- Cabana lights
- Tree lights for landscaping
- Clubhouse exterior lights
- Single head pole lights (20 feet high within parking lot) – located around the perimeter of the complex
- Double head pole lights (20 feet high within parking lot) – located at the main entrance within the drive aisle median
- Pickleball court lights (20 feet high)
- Pool area wall mounted lights (14 feet high)
- Wall mounted exterior lights within the units (shielded)
- Wall mounted sconces

Applicant's Justification

As a condition of approval from NZC-21-0199, a design review as a public hearing for lighting is required. The applicant is requesting standard lighting provided in multi-family developments including bollard lighting, carport lights, tree up lights, pole lighting (at a maximum height of 20 feet), and wall mounted exterior lights and sconces. As shown on sheet ES 4.0 of the photometric plans, light spillage does not extend more than 25 feet past the north, west, and east property

lines, ensuring the residential development to the west (along Decatur Boulevard) is not affected. A waiver is requested to allow 2.1 footcandles along the shared property lines adjacent to the NV Energy substation (APN 177-30-401-021). As shown by the provided photo, NV Energy Substation's 14 foot high perimeter walls are set back significantly from the shared property line. Therefore, the proposed lighting does not touch the existing walls.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|--------------|
| AV-24-900371 | Minor Deviation – Revised plans for NZC-21-0199 for elevation changes and color palette change | Approved by ZA | June 2024 |
| NZC-21-0199 | Reclassified the site from R-E zoning to R-4 zoning, with a waiver to increase wall height, and design reviews for a multi-family residential development, alternative parking lot landscaping, and increased finished grade | Approved by BCC | July 2021 |
| VS-21-0093 | Vacated a portion of right-of-way being Decatur Boulevard - recorded | Approved by BCC | July 2021 |
| WS-1067-01 | Water connection and minor subdivision map | Approved by PC | October 2001 |
| VC-0491-00 | Power substation | Approved by PC | May 2000 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------------|---|---------------------------|--|
| North | Corridor Mixed-Use, Compact Neighborhood (up to 18 du/ac), & Public Use | CG, RS2, & RS20 | NV Energy substation, single family residential, & commercial center |
| South | Corridor Mixed-Use | CG | Shopping center & mini-warehouse facility |
| East & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single family residential |

Related Applications

| Application Number | Request |
|--------------------|---|
| SDR-24-0331 | Sign design review for proposed signage within a previously approved multi-family residential development is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards and Design Review

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.

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 lighting design is typical for multi-family residential developments such as this. Lighting should not only highlight common areas, parking lots, and architectural details, but also enhance safety measures within a site. Staff supports the waivers of development standards to increase the proposed footcandle and increase the overall height of the light poles for the following reasons: the plans show that the highest footcandle within a shared property line is between an unoccupied NV Energy substation and the subject parcel due to a proposed light pole within the multi-family development parking area; and the lighting plan shows that the single headed light poles are located around the perimeter of the entire site and the double headed light poles are at the main entrance (within the drive aisle median).

This area is centrally located on the site and 380 feet south of the residential area to the north. Also, there is an existing 14 foot high CMU block perimeter wall that encompasses the substation. A portion of the perimeter wall is set back 15 feet north of the substation's southern property line which provides a physical barrier to help mitigate the increase in footcandles. In addition, the applicant will install an 8 foot wide landscape strip comprised of trees and shrubs south of the existing 14 foot high CMU block wall which will add an additional buffer (approved via NZC-21-0199). A photo provided by the applicant shows that the potential view of the increase in footcandle is minimal from Frias Avenue due to the perimeter block wall and the existing equipment within the substation.

Lastly, the site was approved to incorporate 2 story (28 foot high) and 3 story (35 foot high) multi-family residential buildings via NZC-21-0199. The request to increase the proposed light poles to 20 feet where 18 feet is the maximum allowed is reasonable since 20 foot high light poles would match the height and scale of the buildings. Overall, the design review request for the proposed on-site lighting can be supported and does not negatively impact the residential development to the east and west. Staff recommends approval.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA WEST PARTNERS V, LLC

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



Department of Comprehensive Planning Application Form

7A

ASSESSOR PARCEL #(s): 177-30-401-033

PROPERTY ADDRESS/ CROSS STREETS: 10340 Decatur Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Lighting plan for previously approved project (NZN-21-0199) at Decatur Boulevard and Frias Avenue.

PROPERTY OWNER INFORMATION

NAME: LV Decatur Frias, LLC
 ADDRESS: 6655 Eastern Avenue, Suite 250
 CITY: Las Vegas STATE: NV ZIP CODE: 89119
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: NV West Partners V, LLC
 ADDRESS: 6655 Eastern Avenue, Suite 200
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Chris Kaempfer / Liz Olson - Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 702-792-7043 CELL _____ EMAIL: lkaempfer@kcrwlaw.com

***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 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.

Martin Egbert Property Owner (Signature) Martin Egbert Property Owner (Print) May 17, 2024 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" 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 | <input type="checkbox"/> OTHER _____ |

APPLICATION # (s) WS-24-0330

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 6/25/26

BCC MEETING DATE 8/21/24

FEES \$1,300

TAB/CAC LOCATION Enterprise

DATE 7/31/24

June 25, 2024

VIA ELECTRONIC UPLOAD

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

**PLANNER
COPY**

WS-24-0330

**Re: *Justification Letter – Design Review Lighting
Nevada West Partners V, LLC
Decatur and Frias
APN: 177-30-401-033***

To Whom It May Concern:

Please be advised this office represents Nevada West Partners V, LLC (the "Applicant") in the above referenced matter. In August of 2021, a multi-family residential development was approved via NZC-21-0199 located on the southeast corner of Decatur Boulevard and West Frias Avenue. The property is more particularly described as Assessor's Parcel Number 177-30-401-033 (the "Site"). As a condition of approval, a design review as a public hearing for lighting was required. The Applicant respectfully submits the required design review for lighting to comply with the prior approval.

The Applicant is also requesting standard lighting provided in multi-family developments throughout Clark County, including bollard lighting, carport lights, tree uplights, pole lighting (at a maximum height of 20-feet), and wall mounted exterior lights and sconces. As shown on sheet ES-4.0 of the photometric plans, light spillage does not extend more than 25-feet past the north, west, and east property lines, ensuring the residential across Decatur are not affected.

A waiver is requested to allow 0.2 footcandles along the shared southern property line with NVE. As shown by the provided photo, NVE's 14-foot perimeter walls are setback significantly from the shared property line. Therefore, the proposed lighting does not touch the existing walls.

Lastly, the Applicant is requesting a waiver for lights to be over 18-feet adjacent to APN 177-30-401-021. While this parcel is an NVE substation, the parcel is zoned for residential. Therefore, the residential adjacency requirements apply. However, since the parcel is no, and will not be developed as residential, we believe this waiver request is appropriate.

Thank you in advance for your consideration. If you have any questions, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read "Elisabeth E. Olson".

Elisabeth E. Olson

EEO/lak

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0317-SARAPUCHIELLO JOHN J TRUST & SARAPUCHIELLO JOHN J TRS:

ZONE CHANGE to reclassify 0.64 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone for an existing commercial building.

Generally located on the south side of Blue Diamond Road, 125 feet west of Rainbow Boulevard within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-22-601-022

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6935 Blue Diamond Road
- Site Acreage: 0.64
- Existing Land Use: Tavern

Request

This is a zone change request to CG zoning with no plans submitted. The site is currently developed with a commercial building that has continuously been operating as a tavern since the late 1990's. No changes are proposed to the site. The site is 0.64 acres in size with access from Blue Diamond Road and Rainbow Boulevard.

Applicant's Justification

The applicant indicates the rezoning of this site would open the opportunity for the property to be used in more ways than those listed under the current H-2 defunct zoning which has been eliminated from Code. The site has been operating with a commercial use and the request for CG zoning would be in-line with, and consistent with, the business use on the property.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|----------------|---------------|
| WS-1486-02 | Waived an additional sign in conjunction with an approved convenience store/restaurant immediately adjacent to this site | Approved by PC | November 2002 |
| UC-0182-95 | Convenience store with gasoline pumps and retail establishment in conjunction with an existing restaurant and bar | Approved by PC | March 1995 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---------------------------|---------------------------|---------------------------------|
| North | Corridor Mixed-Use | CG | Convenience store & gas station |
| South & West | Corridor Mixed-Use | CG | Super Walmart center |
| East | Corridor Mixed-Use | H-2 | Convenience store & gas station |

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

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

The request to CG zoning conforms to the Enterprise Land Use Plan and complies with the goals and policies of the Master Plan. As of January 2024, H-2 zoning is no longer addressed in Code and the conversion to an appropriate zoning district is encouraged by the County. The zoning will be compatible with the commercial development along the north, south, and west sides of this site and staff does not anticipate any adverse impacts with this proposal. Lastly, the site is located along Blue Diamond Road and Rainbow Boulevard where commercial zoning is appropriate. As a result, 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:

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOHN J SARAPUCHIELLO TRUST

CONTACT: JACK CARR, MAXIM HOTEL BROKERAGE, INC., 1303 AVOCADO AVENUE, SUITE 225, NEWPORT BEACH, CA 92660



Department of Comprehensive Planning Application Form

8A

ASSESSOR PARCEL #(s): 17622601022

PROPERTY ADDRESS/CROSS STREETS: 6935 BLUE DIAMOND RD, LAS VEGAS, NV 89178

DETAILED SUMMARY PROJECT DESCRIPTION

REQUEST TO REZONE APP# 17622601022 FROM H-2 TO CG.

PROPERTY OWNER INFORMATION

NAME: JOHN J SARAPUCHIELLO TRUST
 ADDRESS: 3111 Bel Air Drive - 9B
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89109
 TELEPHONE: 702-496-4432 CELL: same EMAIL: JJSARAJT@aol.com

APPLICANT INFORMATION (must match online record)

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

CORRESPONDENT INFORMATION (must match online record)

NAME: JACK CARR
 ADDRESS: 1303 AVOCADO Avenue #225
 CITY: NEWPORT BEACH STATE: CA ZIP CODE: 92660 REF CONTACT ID # _____
 TELEPHONE: 702-592-0808 CELL: same EMAIL: JACK@MAXIM-HB.COM

*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.

[Signature] JOHN SARAPUCHIELLO 6/12/2024
 Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:

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

APPLICATION # ZC-24-0317 ACCEPTED BY RK
 PG MEETING DATE _____ DATE 6-20-24
 BCC MEETING DATE 8-21-24 FEES Waived - H-2
 TAE/CAC LOCATION Enterprise DATE 7-31-24 WS-1480-02
Planned Land Use: CM

02/05/2024

June 4, 2024

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

Re: Justification Letter for Zone Request Change for APN 17622601022 – 6935 Blue Diamond Road, Las Vegas, NV 89178

To Whom It May Concern:

I am the owner of the above parcel, and I have it leased to a third party who operates as the Blue Diamond Saloon, a 15-slot machine tavern. The tavern has continuously been in business since the late 1990's.

I now understand as of January 2024 that our current zoning, (H-2), is no longer a zoning class recognized by Clark County. Accordingly, we request a zone change from H-2 to CG, which is the zoning that was suggested to us by a member of the Planning Department.

I am enclosing a completed and signed Application Form along with a copy of the Deed and Legal Description, along with a Disclosure Form.

My understanding is there is no fee to effect this change in Zoning so long as this is accomplished by January 2026.

Please contact me if you have any questions, my phone number is 702.496.4432, and my email is jjzarajr@aol.com. My Correspondent working with the Planning Department and located in Las Vegas is Jack Carr, his phone number is 702.592.0808, and his email is jack@maxim-hb.com.

Thank you very much.


John J. Sarapuchello