



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 GilesPie Street

Las Vegas, NV 89183

September 25, 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 Maffet, 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 September 11, 2024. (For possible action)
- IV. Approval of the Agenda for September 25, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Applications are available until November 14th at 5:30 pm for appointments by the Clark County Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year (2-year) term beginning January 2025. (For discussion only)
 - 2. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Silverado Ranch Community Center and Commissioner Michael Naft Present Movie Night at Silverado Ranch, 9855 Gilespe St.
 - Friday September 27, “Trolls Band Together” at 6:30pm.
 - Commissioner Michael Naft Presents, Drive-Thru Car Seat Safety Check Saturday, September 28, 8:00am – 10:00am Silverado Ranch Community Center, 9855 Gilespe St.
 - National Night Out, October 8th, 2024
Town Square Las Vegas
6605 S Las Vegas Blvd
5:00pm-9:00pm
 - Monster Mash, Music-Games-Party
Trunk or Treat/Vendors Thursday October 24, 2024, 5pm -9pm
The Crossing, 7950 W. Windmill Lane, Las Vegas 89113

VI. Planning and Zoning

- 1. **PA-24-70020-ROOHANI KHUSROW FAMILY TRUST:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/rk (For possible action) 10/15/24 PC
- 2. **ZC-24-0485-ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify the following: 1) 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and 2) 4.77 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone, within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise (description on file). JJ/rg (For possible action) 10/15/24 PC

3. **VS-24-0486-ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Mohawk Street and Decatur Boulevard; a portion of a right-of-way being Edmond Street located between Mohawk Street and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Decatur Boulevard and Edmond Street within Enterprise (description on file). JJ/rg/xx (For possible action) **10/15/24 PC**

4. **WS-24-0487-ROOHANI KHUSROW FAMILY TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; and 2) increase retaining wall height.
DESIGN REVIEW for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/xx (For possible action) **10/15/24 PC**

5. **TM-24-500101-ROOHANI KHUSROW FAMILY TRUST:**
TENTATIVE MAP consisting of 54 single-family residential lots and 5 common lots on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/xx (For possible action) **10/15/24 PC**

6. **UC-24-0463-BLUE DIAMOND RETAIL PARTNERS, LLC:**
USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce street landscaping.
DESIGN REVIEW for a commercial center consisting of a vehicle wash and a restaurant with drive-thru on 1.9 acres in a CG (Commercial General) Zone. Generally located on the southeast corner Durango Road and Blue Diamond Road within Enterprise. JJ/sd/kh (For possible action) **10/15/24 PC**

7. **VS-24-0338-GREEN ELEPHANT DEVELOPMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Haven Street, and between Wigwam Avenue and Shelbourne Avenue, and a portion of a right-of-way being Wigwam Avenue located between Giles Street and Haven Street within Enterprise (description on file). MN/rg/syp (For possible action) **10/15/24 PC**

8. **WS-24-0340-GREEN ELEPHANT DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase parking.
DESIGN REVIEW for a proposed motel and accessory building center on 1.07 acres in a CR (Commercial Resort) Zone. Generally located 168 feet west of Giles Street, north of Wigwam Avenue within Enterprise. MN/rg/syp (For possible action) **10/15/24 PC**

9. **ET-24-400091 (UC-22-0335)-NEW WEST RESIDENTIAL 1, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce net lot area for residential lots; and 2) increase wall height.
DESIGN REVIEW for finished grade in conjunction with a single-family residential subdivision on 2.4 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Placid Street and the north side of Robindale Road within Enterprise. MN/tpd/kh (For possible action) 10/16/24 BCC

10. **ZC-24-0427-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify a 4.31 acre portion of 8.60 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Windmill Lane and the west side of Warbonnet Way within Enterprise (description on file). JJ/rr (For possible action) 10/16/24 BCC

11. **VS-24-0429-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of right-of-way being Windmill Lane between Cimarron Road and Warbonnet Way, and a portion of right-of-way being Warbonnet Way between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/dd/syp (For possible action) 10/16/24 BCC

12. **WS-24-0428-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce front setback; 2) residential adjacency standards; 3) increase retaining wall height; 4) reduce street landscaping; 5) allow attached sidewalk; and 6) reduce back of curb radius.
DESIGN REVIEW for a single-family residential development on 8.60 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Windmill Lane and the west side of Warbonnet Way within Enterprise. JJ/rr/syp (For possible action) 10/16/24 BCC

13. **TM-24-500087-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 42 single-family residential lots and 4 common lots on 8.60 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Windmill Lane and the west side of Warbonnet Way within Enterprise. JJ/dd/syp (For possible action) 10/16/24 BCC

14. **ZC-24-0438-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Agate Avenue and the west side of Warbonnet Way within Enterprise (description on file). JJ/rr (For possible action) 10/16/24 BCC

15. **VS-24-0440-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Cimarron Road and Warbonnet Way within Enterprise (description on file). JJ/rr/kh (For possible action) 10/16/24 BCC

16. **WS-24-0439-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) residential adjacency standards; and 3) allow attached sidewalk.
DESIGN REVIEW for a single-family residential development on 5.0 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Agate Avenue and the west side of Warbonnet Way within Enterprise. JJ/rr/kh (For possible action) **10/16/24 BCC**
17. **TM-24-500090-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
TENTATIVE MAP consisting of 39 single-family residential lots and 4 common lots on 5.0 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Agate Avenue and the west side of Warbonnet Way within Enterprise. JJ/rr/kh (For possible action) **10/16/24 BCC**
18. **VS-24-0457-DBAC, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action) **10/16/24 BCC**
19. **WS-24-0456-DBAC, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase retaining wall height; and 3) reduce driveway setback.
DESIGN REVIEW for a single-family residential subdivision on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action) **10/16/24 BCC**
20. **TM-24-500096-DBAC, LLC:**
TENTATIVE MAP consisting of 6 single-family residential lots and 1 common lot on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm /syp (For possible action) **10/16/24 BCC**
21. **VS-24-0462-OMNI FAMILY LIMITED PARTNERSHIP:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/hw/kh (For possible action) **10/16/24 BCC**

22. **WS-24-0461-OMNI FAMILY LIMITED PARTNERSHIP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot area; 2) reduce street landscaping; 3) increase retaining wall height; 4) increase fill height; 5) alternative lot orientation; 6) off-site improvements (streetlights); and 7) reduce driveway setbacks.
DESIGN REVIEW for a single-family detached residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action) **10/16/24 BCC**
23. **TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:**
TENTATIVE MAP consisting of 13 single-family detached residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action) **10/16/24 BCC**
24. **WC-24-400100 (ZC-1289-05)-HGA HOLDINGS, LLC:**
WAIVER OF CONDITIONS of a zone change requiring incorporating a pedestrian realm consistent to Title 30.48 in conjunction with a proposed vehicle maintenance and repair facility on 5.0 acres in a Commercial General (CG) Zone. Generally located on the east side of Redwood Street and the south side of Maule Avenue within Enterprise. MN/jor/kh (For possible action) **10/16/24 BCC**
25. **VS-24-0469-HGA HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue and between Redwood Street and Torrey Pines Drive within Enterprise (description on file). MN/jor/kh (For possible action) **10/16/24 BCC**
26. **WS-24-0468-HGA HOLDINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce driveway throat depth; and 3) reduce driveway departure distance.
DESIGN REVIEW for a proposed vehicle maintenance and repair facility on 5.0 acres in a Commercial General (CG) Zone. Generally located on the east side of Redwood Street and the south side of Maule Avenue within Enterprise. MN/jor/kh (For possible action) **10/16/24 BCC**

VII. General Business

1. Review previous fiscal year budget requests, take public input and possibly finalize requests for the next fiscal year budget (for possible action)

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: October 9, 2024.

X. Adjournment.

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

Silverado Ranch Community Center – 9855 Gilespe St

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

September 11, 2024

MINUTES

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

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

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

Lorna Phegley, 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 August 28, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as amended for August 28, 2024.

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

IV. Approval of Agenda for September 11, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications to be heard together:

2. VS-24-0390-DBAC, LLC:
3. WS-24-0391-DBAC, LLC:
4. TM-24-500078-DBAC, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Silverado Ranch Community Center and Commissioner Michael Naft Present Movie Night at Silverado Ranch, 9855 Gilespe St.
 - Friday September 13, “The Garfield Movie” at 6:30 pm.
 - Friday September 20, “Kung Fu Panda 4” at 6:30 pm.
 - Friday September 27, “Trolls Band Together” at 6:30 pm.
 - Commissioner Michael Naft hosts Nevada SPCA Free Pet Vaccine & Microchip Clinic, Saturday, September 14th from 8:00 am to 12:00 pm at the Silverado Ranch Community Center, 9855 Gilespe St
 - Yappy Hour at Silverado Ranch Day Park hosted by Commissioner Michael Naft and Jim Andersen, Chief of Code Enforcement. Saturday, September 21 from 9 am to 10 am at the Silverado Ranch – Madison Petersen Dog Park, 9855 Gilespe St

VI. Planning & Zoning

1. **UC-24-0268-LEXILAND, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; 2) street landscaping; 3) buffering and screening; 4) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); 5) driveway geometrics; and 6) access gate.
DESIGN REVIEW for outdoor storage on a portion of 37.14 acres in a CG (Commercial General) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Pebble Road within Enterprise. MN/lm/syp (For possible action) **09/04/24 BC**

Motion by David Chestnut

Action: **APPROVE** Use Permit.

APPROVE: Waivers of Development Standards # 1

DENY: Waivers of Development Standards #s 2, 3, 4, 5, and 6

DENY: Design Review

Per staff if approved conditions

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

2. **VS-24-0390-DBAC, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/jor/syp (For possible action) **10/02/24 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

3. **WS-24-0391-DBAC, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce front setback; 3) reduce net lot size; and 4) off-site improvements (streetlights).
DESIGN REVIEW for a proposed single family residential subdivision on 10.06 acres in an RS20 (Residential Single Family) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the east side of Valley View Boulevard and the south side of Eldorado Lane within Enterprise. MN/jor/syp (For possible action) 10/02/24 BCC

Motion by David Chestnut

Action: **WITHDRAWN** Waivers of Development Standards # 1 by the applicant

APPROVE: Waivers of Development Standards # 2

DENY: Waivers of Development Standards #s 3 and 4

DENY: Design Review

ADD Public Works - Development Review conditions:

- Install non-urban road standards on Maulding Ave, Procyon St and Eldorado Ln.
- Install streetlights only at the intersections of intersections for Maulding Ave/Procyon and Eldorado Ln/Procyon St.
- Install a five-foot asphalt path along Maulding Ave, Procyon St and Eldorado Ln

CHANGE Public Works - Development Review bullet # 2 to read

- Full off-site improvements on Valley View Blvd only

Per staff if approved conditions

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

4. **TM-24-500078-DBAC, LLC:**
TENTATIVE MAP consisting of 18 single-family residential lots on 10.06 acres in an RS20 (Residential Single Family) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the east side of Valley View Boulevard and the south side of Eldorado Lane within Enterprise. MN/jor/syp (For possible action) 10/02/24 BCC

Motion by David Chestnut

Action: **DENY**

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

5. **WS-24-0362-WIGWAM-PARVIN LIMITED PARTNERSHIP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; 2) reduce street landscaping; and 3) reduce parking lot landscaping.
DESIGN REVIEW for modifications to a previously approved senior housing project on 5.0 acres in an RM32 (Residential Multi-family 32) Zone. Generally located on the north side of Arby Avenue and the west side of Torrey Pines Drive within Enterprise. MN/bb/syp (For possible action) 10/02/24 BCC

Motion by Justin Maffett

Action: **WITHDRAWN** Waivers of Development Standards #s 2 and 3 by the applicant

APPROVE: Waivers of Development Standards # 1

APPROVE: Design Review

Per staff if approved conditions

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

6. **WS-24-0437-MFE, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** alternative parking lot landscaping; **3)** reduce buffering landscaping; **4)** residential adjacency standards; and **5)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** lighting; and **2)** modifications and additions to a previously approved shopping center on a 2.75 acre portion of 3.79 acres in a CG (Commercial General) Zone. Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. JJ/hw/syp (For possible action) **10/02/24 BCC**

Motion by Barris Kaiser

Action: **APPROVE** Waivers of Development Standards #s1, 3, 4a, 4b and 5.

DENY: Waivers of Development Standards #s 2 and 4c.

APPROVE: Design Reviews

Per staff if approved conditions

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

VII. General Business:

1. Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget (for discussion only)

The TAB considered:

- The staff updates to the 2024-2025 budget item were discussed and revisions suggested.
- New items were solicited.
- Final action on the 2025-2026 budget is required at one of the next two TAB meetings.

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 September 25, 2024 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:32 p.m.

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700020-ROOHANI KHUSROW FAMILY TRUST:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres.

Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-13-701-003; 176-13-701-026 ptn.

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates that the justification for the planned land amendment to Low-Intensity Suburban Neighborhood is based the project's compatibility with the area in that it provides a more gradual transition of density from the Mid-Intensity Suburban Neighborhood to the east to the Ranch Estate Neighborhood to the west. Furthermore, to mitigate any adverse impact to the lower density Ranch Estate Neighborhood developments to the west and south, the proposed subdivision features larger lots adjacent to the existing ranch estate properties.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0823	Zone change to reclassify 5 acres of a 7.5 acre site from R-E (RNP-I) to R-1 for a future single family residential development - withdrawn without prejudice	Withdrawn at BCC	June 2024

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700045	Redesignate 5.0 acres form Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) - withdrawn without prejudice	Withdrawn at BCC	June 2024
ZC-1026-05	Reclassified approximately 3,800 parcels of land from an R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
UC-0480-99	Overhead electrical power transmission line with 110 foot high transmission line poles	Approved by PC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS20	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8du/ac)	RS20 & H-2	Single-family residential development & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8du/ac)	RS2	Single-family residential development
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential development

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

Related Applications

Application Number	Request
ZC-24-0485	A zone change to reclassify the site from RS20 and H-2 to RS3.3 zoning is a companion item on this agenda.
VS-24-0486	A vacation and abandonment for patent easements and portions of right-of-way is a companion item on this agenda.
WS-24-0487	A waiver of development standards to increase fill height and retaining wall height with a design review for a single-family residential subdivision is a companion item on this agenda.
TM-24-500101	A tentative map for a 54 lot single-family detached residential subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent

properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed LN land use category include single-family detached homes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request to redesignate the site to Low-Intensity Suburban Neighborhood (LN) to not be compatible with the surrounding area. Edmond Street currently acts as a clear line of demarcation between the Mid-Intensity Suburban Neighborhood (MN) to the east and the Ranch Estate Neighborhood (RN) to the west. The RN area west of the site and south of Cougar Avenue is zoned R-E (RNP-I) and is developed; and therefore, is still a viable RNP area. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278, and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for the LN land use category not appropriate for this location.

Staff Recommendation

Denial. If approved adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 20, 2024 at 9:00 a.m., unless otherwise announced.

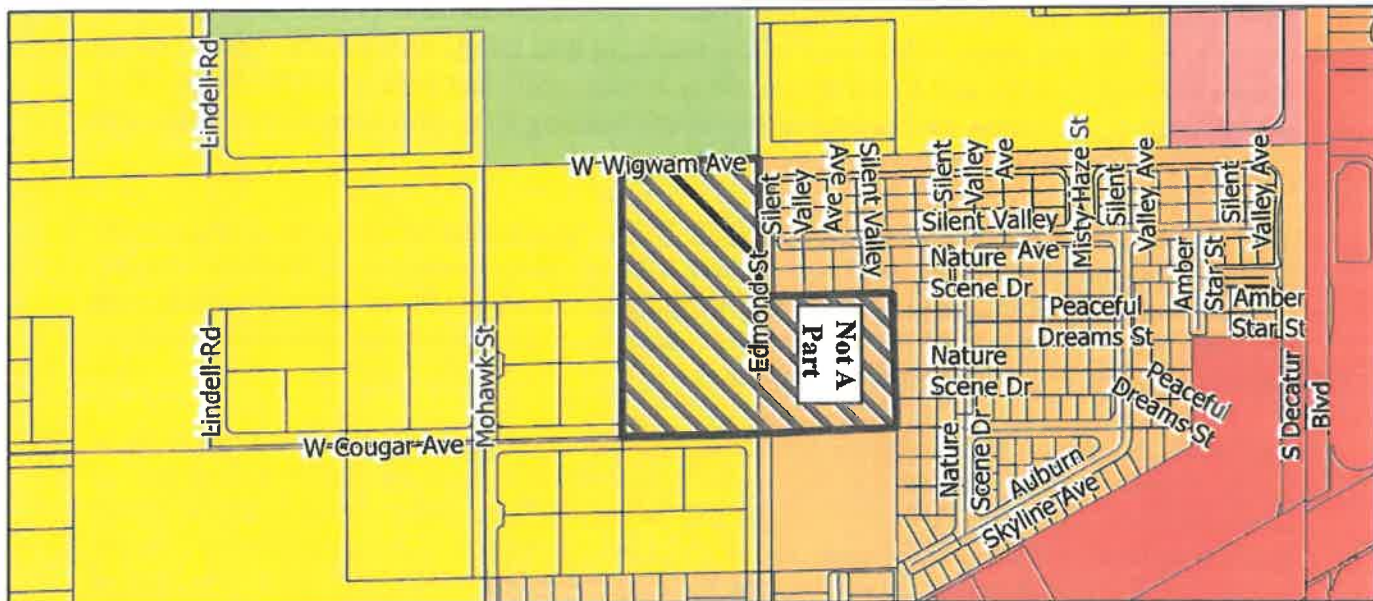
If this request is adopted, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

TAB/CAC:
APPROVALS:
PROTEST:

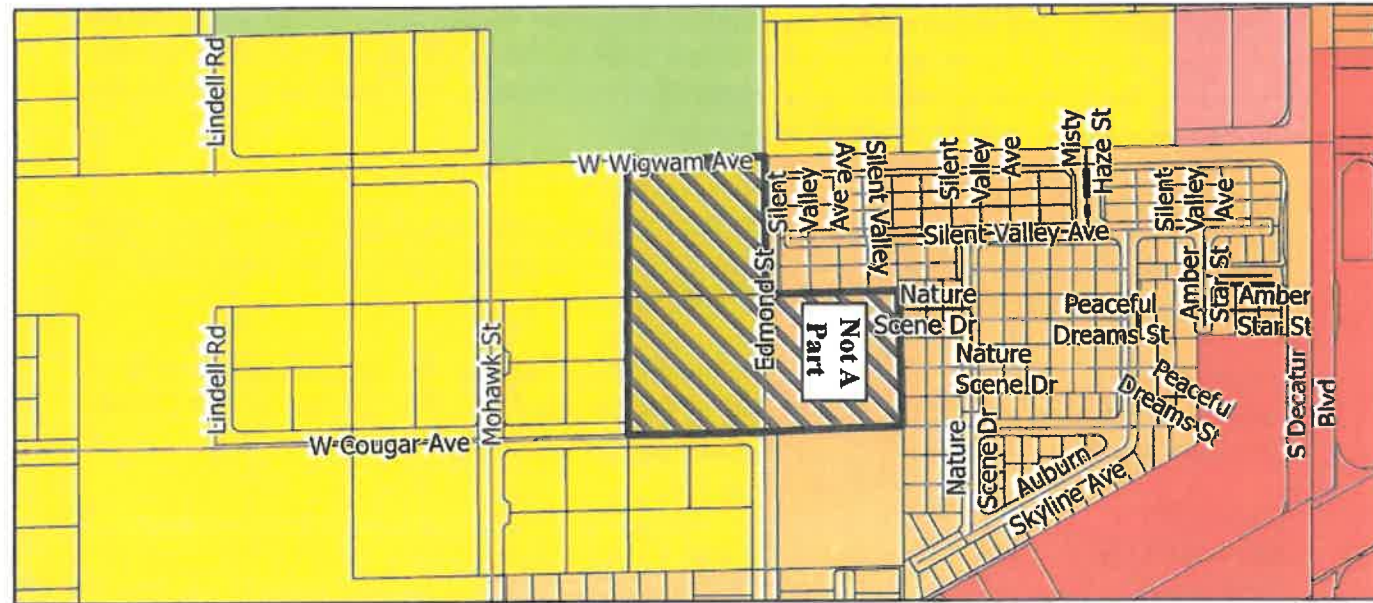
APPLICANT: RICHMOND AMERICAN HOMES NEVADA, INC.
CONTACT: KIMLEY HORN, 6671 LAS VEGAS BLVD SOUTH, SUITE 320, LAS VEGAS, NV 89119

Planned Land Use Amendment PA-24-700020

DRAFT



Current



Requested

- | | |
|---|--|
| <p>Neighborhoods</p> <ul style="list-style-type: none"> Outlying Neighborhood (ON) Edge Neighborhood (EN) Ranch Estate Neighborhood (RN) Low-Intensity Suburban Neighborhood (LN) Mid-Intensity Suburban Neighborhood (MN) Compact Neighborhood (CN) Urban Neighborhood (UN) <p>Employment</p> <ul style="list-style-type: none"> Business Employment (BE) Industrial Employment (IE) | <p>Commercial and Mixed Use</p> <ul style="list-style-type: none"> Neighborhood Commercial (NC) Corridor Mixed-Use (CM) Entertainment Mixed-Use (EM) <p>Other</p> <ul style="list-style-type: none"> Agriculture (AG) Open Lands (OL) Public Use (PU) Major Projects (MP) Planning Areas <p> Requested Area To Change</p> |
|---|--|

Enterprise Clark County, Nevada

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





Department of Comprehensive Planning Application Form

PA-24-700020 **1A**

**PLANNER
COPY**

ASSESSOR PARCEL #(s): 176-13-701-003

PROPERTY ADDRESS/ CROSS STREETS: SWC of Wigwam Avenue and Edmond Street

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment to amend the planned land use from Ranch Estate Neighborhood to Low-Intensity Suburban Neighborhood.

PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani Family Trust
ADDRESS: 9500 Hillwood Drive, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: (702) 823-2300 CELL (702) 249-0777 EMAIL: kroohani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702) 240-5605 CELL (661) 220-0587 EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn
ADDRESS: 6671 Las Vegas Boulevard South, Suite 320
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702) 623-7233 CELL (480) 710-4993 EMAIL: eric.hopkins@kimley-horn.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]
Property Owner (Signature)*

KHUSROW ROOHANI
Property Owner (Print)

05/28/24
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) PA-24-700020
PC MEETING DATE 10/15/24
BCC MEETING DATE 11/20/24
TAB/CAC LOCATION Enterprise

ACCEPTED BY Romeo
DATE 8/29/24
FEES \$2,700

DATE 9/25/24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-13-701-016 and -026

PROPERTY ADDRESS/ CROSS STREETS: SWC of Wigwam Avenue and Edmond Street

DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment to amend the planned land use from Ranch Estate Neighborhood to Low-Intensity Suburban Neighborhood.

PROPERTY OWNER INFORMATION

NAME: Ramak Roohani
ADDRESS: 9500 Hillwood Drive, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: (702) 823-2300 CELL (702) 249-0777 EMAIL: kroohani@gmail.com

APPLICANT INFORMATION (must match online record)


NAME: Richmond American Homes of Nevada
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702) 240-5605 CELL (661) 220-0587 EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn
ADDRESS: 6671 Las Vegas Boulevard South, Suite 320
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702) 623-7233 CELL (480) 710-4993 EMAIL: eric.hopkins@kimley-horn.com

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(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)*

Ramak Roohani
Property Owner (Print)

5/28/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



May 25, 2024

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

**PLANNER
COPY**
PA-24-700020

**RE: Wigwam & Edmond
Justification Letter for Master Plan Amendment
APNs: 176-13-701-003 and -026**

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the application for a Master Plan Amendment (PA). The subject project is a proposed residential subdivision located at the SWC of Wigwam Avenue and Edmond Street (APNs: 176-13-701-003 and -026) herein referred to as the "Site."

The Site currently has a planned land use of Ranch Estate Neighborhood (up to 2 du/ac) and falls within the Enterprise Land Use Plan Area, Community District 2. The Site is bound by Wigwam Avenue to the north, Edmond Street to the east, Cougar Avenue to the south and the existing subdivision PM 95-62 and a private residence to the west. The following land uses are immediately adjacent to the Site.

- North: Open Lands (OL)
- East: Mid-Intensity Suburban Neighborhood (up to 8 du/ac)
- South: Ranch Estate Neighborhood (up to 2 du/ac)
- West: Ranch Estate Neighborhood (up to 2 du/ac)

A Master Plan Amendment is being requested to amend the planned land use from Ranch Estate Neighborhood (up to 2 du/ac) to Low-Intensity Suburban Neighborhood (up to 5 du/ac). The requested planned land use of Low-Intensity Suburban Neighborhood is compatible with the area in that it provides a more gradual transition of density from the Mid-Intensity Suburban Neighborhood to the east to the Ranch Estate Neighborhood to the west. To mitigate any adverse impact to the lower density Ranch Estate Neighborhood developments to the west and south, the proposed subdivision features 10,000 square foot minimum lots adjacent to these properties. In addition to the larger buffer lots, the proposed subdivision has a density of 3.20 density units per acre (du/ac), which is significantly lower than the 5 du/ac maximum allowed with the land use and closer to the 2 du/ac character of the Ranch Estate Neighborhood. Moreover, when developed, the Site will consist only of single-story homes, favoring the lower intensity character of the surrounding area.

The proposed land use will not have any substantial adverse effect on the surrounding public facilities and services. Research of the existing infrastructure and correspondence with the agencies having jurisdiction have indicated that there is available water and wastewater facilities adjacent to the Site with capacity to service the proposed development. Any potential impacts to the traffic or drainage patterns will be evaluated and addressed by technical studies prepared during the Development Review process with Clark County Public Works.

Furthermore, the proposed amendment aligns with several of the Countywide Goals and Policies detailed in the Clark County Master Plan, outlined as follows.

PA-24-700020

Pursuant to Goal 1.1 of providing opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities, this amendment introduces a new housing type (Policy 1.1.1). The Low-Intensity Suburban Neighborhood designation will provide a "middle" housing option between the smaller-lot, higher-density and the larger-lot, lower-density uses. Being less than 1,000 feet from the Blue Diamond Road corridor, this will also provide a unique housing density in close proximity to the major transportation route and commercial services within the corridor (Policy 1.1.2).

Pursuant to Goal 1.3 of encouraging the development of new neighborhoods that embody Clark County's core values, this amendment allows for the Applicant to develop housing models that have been particularly successful in other neighborhoods throughout Clark County. The housing models bring desired architectural styles, welcoming streetscapes and new landscaping (Policy 1.3.1) that may not otherwise be possible under the current planned land use. With the existing neighborhood services a short distance away along Blue Diamond Road, the new neighborhood resulting from this amendment would promote connectivity to the existing businesses and the overall integration of the surrounding community (Policy 1.3.3).

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates



Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Adel Ziade, Kimley-Horn

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-24-0485-ROOHANI KHUSROW FAMILY TRUST:

ZONE CHANGE to reclassify the following: **1)** 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and **2)** 4.77 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone, within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise (description on file). JJ/rg (For possible action)

RELATED INFORMATION:

APN:

176-13-701-003; 176-13-701-016; 176-13-701-026

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

CURRENT LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.00 (west half/proposed RS5.2)/4.77 (east half/ proposed RS3.3)
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates that the request is for the zone change to Residential Single-Family 5.2 and Residential Single-Family 3.3, for the west and east sides of Edmond Street; respectively. The west half is being requested to change the zoning district from RS20 to RS5.2. The east half is being requested to change the zoning district from RS20 and H-2 to RS3.3. The requested zone change will serve to establish standards for lot area, lot dimensions and setbacks that accommodate the densities associated with the land use categories. The applicant further states the proposed zoning districts offer a more appropriate transition correlating with the surrounding zoning. The proposed zoning districts will not have any substantial adverse effect on the surrounding public facilities and services. Research of the infrastructure and correspondence with the agencies having jurisdiction have indicated that there is available water and wastewater facilities adjacent to the

Site with capacity to service the proposed development. Any potential impacts to the traffic or drainage patterns will be evaluated and addressed by technical studies prepared during the development review process with Clark County Public Works.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700045	Redesignate 5.0 acres form Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) - withdrawn without prejudice	Withdrawn at BCC	June 2024
ZC-23-0826	Zone change to reclassify 5 acres of a 7.5 acre site from R-E (RNP-1) to R-1 for a future single family residential development - withdrawn without prejudice	Withdrawn at BCC	June 2024
ZC-1026-05	Reclassified approximately 3,800 parcels of land from an R-E to R-E (RNP-1) zoning	Approved by BCC	October 2005
UC-0480-99	Overhead electrical power transmission line with 110 foot high transmission line poles	Approved by PC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8du/ac)	RS20 (NPO-RNP) & RS2	Undeveloped & single-family residential development
South	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8du/ac)	RS20 (NPO-RNP) & RS3.3	Single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8du/ac)	RS2	Single-family residential development
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) & H-2	Single-family residential development

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

Related Applications

Application Number	Request
PA-24-700020	A plan amendment to redesignate the land use category of the western 5.00 acres (APNs 176-13-701-026 and 176-13-701-003) from RN to LN is a companion item on this agenda.
VS-24-0486	A vacation and abandonment for patent easements and portions of right-of-way is a companion item on this agenda.
WS-24-0487	A waiver of development standards to increase fill height and retaining wall height with a design review for a single-family residential subdivision is a companion item on this agenda.

Related Applications

Application Number	Request
TM-24-500101	A tentative map for a 54 lot single-family detached residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The subject parcels are divided into 2 parts by Edmond Street. The west half is being requested to change the zone district from RS20 to RS5.2. The east half is being requested to change the zone district from RS20 and H-2 to RS3.3. The companion Plan Amendment request is for the west half that is for Low-Intensity Suburban Neighborhood (LN). The land use of the east half is Mid-Intensity Suburban Neighborhood (MN), which is compatible with proposed zone change to RS3.3. Staff finds that there are single-family developments in the area that are currently zoned as RS20 to the west and south of the site located on the west side of Edmond Street. While the east half located on the east of Edmond Street is adjacent to an RS2 zoning to the north and east; and an RS3.3 to the south. Edmond Street currently acts as a clear line of demarcation less intense zoning to the west and more intense development to east. The request for the western portion does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimum future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for the RS5.2 Zone is not appropriate for the western half.

The proposed zone change on the east half is compatible and support the Master Plan Policy EN-1.1 that encourages compatible infill development and standards for transitioning from higher intensity uses. Since approval of this request is contingent upon approval of PA-24-700020 which staff is not supporting, staff cannot support this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval of the zone change #2; denial of zone change #1. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 20, 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:

Department of Aviation

If approved:

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was

constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES NEVADA, INC.
CONTACT: KIMLEY HORN, 6671 LAS VEGAS BLVD SOUTH, SUITE 320, LAS VEGAS,
NV 89119

DRAFT



Department of Comprehensive Planning Application Form

ZC-24-0485
2A
PLANNER
COPY

ASSESSOR PARCEL #(s): 176-13-701-003

PROPERTY ADDRESS/ CROSS STREETS: SWC of Wigwam Avenue and Edmond Street

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone to change the zoning districts from Ranch Estate Neighborhood to Low-Intensity Suburban Neighborhood.

PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani Family Trust
ADDRESS: 9500 Hillwood Drive, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: (702) 823-2300 CELL (702) 249-0777 EMAIL: kroohani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702) 240-5605 CELL (661) 220-0587 EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn
ADDRESS: 6671 Las Vegas Boulevard South, Suite 320
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702) 623-7233 CELL (480) 710-4993 EMAIL: eric.hopkins@kimley-horn.com

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[Signature]
Property Owner (Signature)*

KHUSROW ROOHANI
Property Owner (Print)

05/28/24
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) ZC-24-0485
PC MEETING DATE 10/16/24
BCC MEETING DATE 11/20/24
TAB/CAC LOCATION Enterprise

ACCEPTED BY Romeo
DATE 8/29/24
FEES \$1,200

DATE 9/25/24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-13-701-016 and -026

PROPERTY ADDRESS/ CROSS STREETS: SWC of Wigwam Avenue and Edmond Street

DETAILED SUMMARY PROJECT DESCRIPTION

Rezone to change the zoning districts from Ranch Estate Neighborhood to Low-Intensity Suburban Neighborhood.

PROPERTY OWNER INFORMATION

NAME: Ramak Roohani
ADDRESS: 9500 Hillwood Drive, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: (702) 823-2300 CELL (702) 249-0777 EMAIL: kroohani@gmail.com

APPLICANT INFORMATION (must match online record)

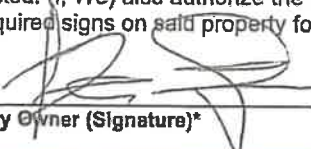
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Property Owner (Signature)*

Ramak Roohani
Property Owner (Print)

5/28/24
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 checked="" type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) _____
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____

ACCEPTED BY _____
DATE _____
FEES _____

DATE _____



June 18, 2024

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

**RE: Wigwam & Edmond
Justification Letter for Rezone
APNs: 176-13-701-003, -016 and -026**

**PLANNER
COPY**
2C-24-0485

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the application(s) for a Rezone. The subject project is a proposed residential subdivision located at the SWC of Wigwam Avenue and Edmond Street (APNs: 176-13-701-003, -016 and -026) herein referred to as the "Site."

The approximate 9.77-acre Site is currently vacant, undeveloped land. The Site is bisected by Edmond Street with APN 176-13-701-003 and the western half of APN 176-13-701-026 being located west of Edmond Street. This portion of the Site will be herein referred to as the "West Half." APN 176-13-701-016 and the eastern half of APN 176-13-701-026 are located east of Edmond Street, this portion of the Site will be herein referred to as the "East Half."

The West Half of the Site is currently zoned Residential Single-Family 20 (RS20) with a planned land use of Ranch Estate Neighborhood (up to 2 du/ac). The site falls within the Enterprise Land Use Plan Area, Community District 2. The West Half is bound by Wigwam Avenue to the north, Edmond Street to the east, Cougar Avenue to the south and the existing subdivision PM 95-62 and a private residence to the west. The following zoning districts are immediately adjacent to the East Half

- North: RS20
- East: Residential Single-Family 2 (RS2)
- South: RS20
- West: RS20

The East Half of the Site is currently zoned Residential Single-Family 20 (RS20) and General Highway Frontage (H-2) with a planned land use of Mid-Intensity Suburban Neighborhood (up to 8 du/ac). The site falls within the Enterprise Land Use Plan Area, Community District 2. The East Half is bound by the Sunset Pass Unit 2 subdivision to the north and east, the Edmond Cougar subdivision to the south and Edmond Street to the west. The following land uses and zoning districts, respectively, are immediately adjacent to the East Half

- North: Residential Single-Family 2 (RS2)
- East: Residential Single-Family 2 (RS2)
- South: Residential Single-Family 3.3 (RS3.3)
- West: RS20

A Master Plan Amendment is being requested for the West Half to amend the planned land use from Ranch Estate Neighborhood (up to 2 du/ac) to Low-Intensity Suburban Neighborhood (up to 5 du/ac). The East Half will be developed according to the current planned land use. A Zone Change is being requested for both West Half and East Half. The West Half is being requested to change the zoning

district from RS20 to RS5.2, which is compatible with the requested land use amendment. The East Half is being requested to change the zoning district from RS20 and H-2 to RS3.3, which is compatible with the current planned land use. The requested Zone Change will serve to establish standards for lot area, lot dimensions and setbacks that accommodate the densities associated with the land use categories. Furthermore, the proposed zoning districts offer a more appropriate transition correlating with the surrounding zoning.

The proposed zoning districts will not have any substantial adverse effect on the surrounding public facilities and services. Research of the existing infrastructure and correspondence with the agencies having jurisdiction have indicated that there is available water and wastewater facilities adjacent to the Site with capacity to service the proposed development. Any potential impacts to the traffic or drainage patterns will be evaluated and addressed by technical studies prepared during the Development Review process with Clark County Public Works.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,

Kimley-Horn and Associates



Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Adel Ziade, Kimley-Horn

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0486-ROOHANI KHUSROW FAMILY TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Mohawk Street and Decatur Boulevard; a portion of a right-of-way being Edmond Street located between Mohawk Street and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Decatur Boulevard and Edmond Street within Enterprise (description on file). JJ/rg/xx (For possible action)

RELATED INFORMATION:

APN:

176-13-701-003; 176-13-701-016; 176-13-701-026

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

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

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of the following: 1) 8 foot portion of the patent easement along the east property line and the 33 foot wide patent easements located along the west and south property lines of parcel 176-13-701-003; 2) 5 foot portions of the right of way on the west and east sides of Edmond Street; and the north side Cougar Avenue of parcel 176-13-701-026; 3) 33 foot wide patent easements on the north, east and south sides and 3 foot side patent easement along the east property line of parcel 176-13-701-016; and 4) 5 foot of right-of-way along Edmond Street, west of parcel 176-13-701-016. The portions of the patent easements that remain will be dedicated as public right-of-way. The applicant states the easements are being vacated because they are no longer needed for roadway access or utility installation, and the right-of-way vacations are to provide the detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700045	Redesignate 5.0 acres form Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) - withdrawn without prejudice	Withdrawn at BCC	June 2024
ZC-23-0823	Zone change to reclassify 5 acres of a 7.5 acre site from R-E (RNP-1) to R-1 for a future single family residential development - withdrawn without prejudice	Withdrawn at BCC	June 2024

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified approximately 3,800 parcels of land from an R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
UC-0480-99	Overhead electrical power transmission line with 110 foot high transmission line poles	Approved by PC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8du/ac)	RS20 (NPO-RNP) & RS2	Undeveloped & single-family residential development
South	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8du/ac)	RS20 (NPO-RNP) & RS3.3	Single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8du/ac)	RS2	Single-family residential development
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) & H-2	Single-family residential development

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

Related Applications

Application Number	Request
PA-24-700020	A plan amendment to redesignate the land use category of the western 5.00 acres (APNs 176-13-701-026 and 176-13-701-003) from RN to LN is a companion item on this agenda.
ZC-24-0485	A zone change to reclassify the west portion of APN 176-13-701-026 and APN 176-13-701-003 from RS20 to RS5.2 and reclassify the east portion of APN 176-13-701-026 and APN 176-13-701-016 from RS20 and H-2 to RS3.3 is a companion item on this agenda.
WS-24-0487	A waiver of development standards to increase fill height and retaining wall height with a design review for a single-family residential subdivision is a companion item on this agenda.
TM-24-500101	A tentative map for a 54 lot single-family detached residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
PW pending

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 20, 2024 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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

Comments pending

Building Department - Addressing

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES NEVADA, INC.

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BLVD SOUTH, SUITE 320, LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

VS-24-0486
3A
PLANNER
COPY

ASSESSOR PARCEL #(s): 176-13-701-003

PROPERTY ADDRESS/ CROSS STREETS: SWC of Wigwam Avenue and Edmond Street

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Patent Easements

PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani Family Trust
ADDRESS: 9500 Hillwood Drive, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: (702) 823-2300 CELL (702) 249-0777 EMAIL: kroohani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702) 240-5605 CELL (661) 220-0587 EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn
ADDRESS: 6671 Las Vegas Boulevard South, Suite 320
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702) 623-7233 CELL (480) 710-4993 EMAIL: eric.hopkins@kimley-horn.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.

[Signature]
Property Owner (Signature)*

KHUSROW ROOHANI
Property Owner (Print)

05/28/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-24-0486
PC MEETING DATE 10/15/24
BCC MEETING DATE 11/20/24
TAB/CAC LOCATION Enterprise

ACCEPTED BY Pomeo
DATE 8/29/24
FEES \$1,200

DATL 9/25/24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-13-701-016 and -026

PROPERTY ADDRESS/ CROSS STREETS: SWC of Wigwam Avenue and Edmond Street

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Patent Easements

PROPERTY OWNER INFORMATION

NAME: Ramak Roohani
ADDRESS: 9500 Hillwood Drive, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: (702) 823-2300 CELL (702) 249-0777 EMAIL: kroohani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702) 240-5605 CELL (661) 220-0587 EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn
ADDRESS: 6671 Las Vegas Boulevard South, Suite 320
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702) 623-7233 CELL (480) 710-4993 EMAIL: eric.hopkins@kimley-horn.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]
Property Owner (Signature)*

Ramak Roohani
Property Owner (Print)

5/28/24
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 |
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APPLICATION # (s) _____
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____

ACCEPTED BY _____
DATE _____
FEES _____

DATE _____



July 8, 2024

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

**PLANNER
COPY**
VS-24-0486

**RE: Wigwam & Edmond
Justification Letter for Vacation of Patent Easement (VAPE)
APNs: 176-13-701-003, -016 and -026**

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the application(s) for a Vacation of Patent Easement (VAPE). The subject project is a proposed residential subdivision located at the SWC of Wigwam Avenue and Edmond Street (APNs: 176-13-701-003, -016 and -026) herein referred to as the "Site."

A Vacation of Patent Easement is being requested and processed for this project to vacate the following easements:

- Portion of patent easement granted by patent number 1208566, issued May 12, 1960.
- Portion of patent easement granted by patent number 1205289, recorded May 2, 1962 in Book 0358, as Instrument number 289049.
- Portion of patent easement granted by patent number 27-2015-0029, issued July 1, 2015
- Portion of bureau of land management right-of-way easement grant N-63015, recorded in book 990222, as instrument number 02445
- Portion of bureau of land management right-of-way-easement grant N-75019, recorded in book 20021140, as instrument number 00977
- Portion of the lands described in that grant, bargain, sale deed to Clark County, recorded February 7, 1973 in book 00300, as instrument number 259264

The portion of patent easements are being vacated because they are no longer needed for roadway access or utility installation and will now be utilized for the proposed single-family residences. The 8-foot portions of the patent easements adjacent to Edmond Street on parcel with APN 176-13-701-003, with the 5-foot portions of patent easements and right-of-ways adjacent to Edmond Street on parcel with APN 176-13-701-026 are no longer needed as Edmond Street is designated as a 25-foot public right-of-way. The 5-foot portion adjacent to Cougar Avenue is no longer needed as Cougar Avenue is designated as a 25-foot public right-of-way. The portions of the patent easements that remain, less the vacated portions, will become 25-foot of Clark County right-of-way, aligned at the proposed back of curb, upon recordation of the Final Map for the project. These easement vacations are justified by providing the required landscaping along the public street frontages per Clark County Title 30 development standards.

The vacation application and corresponding documents are included with this submittal for your review. We look forward to working with Public Works for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates

VS-24-0486



Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Adel Ziade, Kimley-Horn

landscape strip immediately behind the curb, resulting in no reduction of the required quantity of trees. The email correspondence with Nevada Energy is attached herein for reference.

Waiver of Development Standards

A Waiver of Development Standards is being requested for more than 3 feet of fill within 5 feet from a shared property line. The existing terrain of the project site features an existing wash traversing the East Half from west to east to an existing drainage easement along the western perimeter of the Sunset Pass Unit 2 subdivision. The discharge location for the offsite and onsite stormwater occurs at this location. To maintain existing drainage patterns the proposed development needs to be graded to slope toward the midsection of the property. This causes the onsite streets to be sloped upward from the midsection of the property toward the north and south boundaries of the property, resulting in a portion of the lot pads to be elevated more than 3 feet above the existing grade where there is residential agency. In addition, the only viable sewer connection available is shallow relative to the site, and after meeting with CCWRD to discuss this issue, it was determined that the only option was to raise the eastern parcel to be able to meet minimum cover requirements. A maximum height of 6 feet of fill will be required to satisfy the design criteria for this site. A maximum height of 6 feet of fill, therefore, is requested for the Waiver of Development Standards to account for the highest proposed pad elevation relative to existing grade where adjacent to the Sunset Pass Unit 2 subdivision.

A Waiver of Development Standards is also being requested for retaining wall height greater than 3 feet in height. Due to the existing terrain of the project site and the grading challenges to maintain existing drainage patterns previously described, retaining wall greater than 3 feet in height will be required. A maximum retaining wall height of 6 feet, therefore, is requested for the Waiver of Development Standards to support the maximum of height of 6 feet of fill at the perimeter of the site where there is residential agency.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates



Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Adel Ziade, Kimley-Horn

Attachments: Nevada Energy Email Correspondence



May 25, 2024

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

RE: Wigwam & Edmond
APN: 176-13-701-013, -016 and -026

**PLANNER
COPY**

VS-24-0486

Legal Description

The land referred to herein below is situated in Las Vegas, in the County of Clark, State of Nevada, and is described as follows:

APN 176-13-701-013

THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE OF SOUTHEAST QUARTER (SE ¼) OF SECTION 13, TOWNSHIP 22 SOUTH, RANCH 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

APN 176-13-701-016

THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE OF SOUTHEAST QUARTER (SE ¼) OF SECTION 13, TOWNSHIP 22 SOUTH, RANCH 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTH 30 FEET AND WEST 30 FEET AS CONVEYED TO CLARK COUNTY BY DEED RECORDED FEBRUARY 7, 1973 IN BOOK 300 AS INSTRUMENT NO. 259264, OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF LAND AS VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED JUNE 15, 2004 AS INSTRUMENT NO. 20040615-01737, OF OFFICIAL RECORDS, CLARK COUNTY NEVADA, TITLE TO WHICH WOULD PASS THROUGH BY OPERATION OF LAW.

APN 176-13-701-026

THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) AND THE SOUTHWEST

QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0487-ROOHANI KHUSROW FAMILY TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; and 2) increase retaining wall height.

DESIGN REVIEW for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/xx (For possible action)

RELATED INFORMATION:

APN:

176-13-701-003; 176-13-701-016; 176-13-701-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase fill height to 6 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 100% increase).
2. Increase the height of a retaining wall to 6 feet where the maximum of 3 feet is permitted per Section 30.04.03C (a 100% increase).

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.00 (west half/proposed RS5.2)/4.77 (east half/ proposed RS3.3)
- Project Type: Single-family detached residential
- Number of Lots: 16 (west half/RS5.2)/38 (east half/RS3.3)/54 (overall)
- Density (du/ac): 3.20 (west half/RS5.2)/4.77 (east half/RS3.3)
- Minimum/Maximum Lot Size (square feet): 7,015 to 15,234 (west half/RS5.2)/3,300 to 4,459 (east half/RS3.3)
- Number of Stories: 1 (Lots 1-6) & 2 (Lots 7-16) (west half/RS5.2)/2 (east half/RS3.3)
- Building Height (feet): 22 (Lots 1-6) & 28 (Lots 7-16) (west half/RS5.2)/28 (east half/RS3.3)
- Square Feet: 1,988 to 2,606 (Lots 1-6) & 1,632 to 2,011 (Lots 7-16)/1,632 to 2,011 (east half/RS3.3)

Site Plans

The plans depict a proposed single-family residential subdivision that is divided into 2 parts by Edmond Street, consisting of 54 lots on 9.77 acres total. There are 16 lots shown for the proposed project on the west side of Edmond Street (west half), which is requested to be rezoned to RS5.2 and 38 lots are shown for the project on the east side of Edmond Street (east half) which is requested to be rezoned to RS3.3.

The access to the west half of the development is from a 43 foot wide private north/south street; Street A via Wigwam Avenue, which terminates as a stub street with a hammerhead. Sixteen lots will take direct access from Street A. A 4 foot wide attached sidewalk is located along the east side of Street A, with detached sidewalks provided on the public streets, Wigwam Avenue, Edmond Street, and Cougar Avenue. The lot sizes in this part of the residential development ranges from 7,015 square foot to 15,234 square foot lots.

The access to the eastern half of the development is from a private east/west street; Street B via Edmond Street. This half of the subdivision then terminates at stub streets. A 4 foot wide attached sidewalk is provided on one side of the internal streets. A 5 foot wide detached sidewalk is shown on Edmond Street.

The increase in-fill and retaining wall height of 6 feet are located along the northern, southern and eastern boundaries of the eastern half of the residential development. A maximum of 4.5 foot high retaining wall are being proposed along the perimeter of the western half of the residential development.

Landscaping

A 15 foot wide landscape area, including a 5 foot wide detached sidewalks is provided along Cougar Avenue, Edmond Street and Wigwam Avenue. The planting material consists of medium trees, shrubs, and groundcover. The applicant is requesting medium trees and shrubs provided for every 20 linear feet of street frontage (Cougar Avenue, east side of Edmond Street and Wigwam Avenue). There is a 30 foot wide NV Energy easement along the west side of Edmond Street and landscaping over 8 feet in height is prohibited within that easement. Therefore, only shrubs have been provided along the west side of Edmond Street.

Elevations

The plans depict 5, 1 and 2 story detached dwellings, with 3 to 4 elevation types. Single story houses (up to 22 feet high) will be built on Lots 1 through 6 and 2 story houses (up to 28 feet high) will be built on Lots 7 through 16 within the RS5.2 development. Within the RS3.3 development, 2 story homes (up to 28 feet high) are proposed. All 4 sides have a combination of textures, paints, stone veneer, accent colors, coach lighting, soffit elements, fascia returns, overhangs, faux shutters, off-set roof lines, garage door pattern variety, window casings, lap siding elements and other architectural features including an optional patio cover. All garages are front loaded access and face private streets.

Floor Plans

The plans depict detached dwellings with 3 to 6 bedrooms, 2.5 to 4.5 bathrooms, and a variety of living spaces. Each home will have a 2 car garage. The floor area of the proposed detached dwellings ranges from 1,632 square feet to 3,004 square feet.

Applicant’s Justification

The applicant states the increase in-fill and retaining wall heights are necessary due to the existing terrain of the site features an existing wash traversing the east half from west to east to an existing drainage easement along the western perimeter of the Sunset Pass Unit 2 subdivision. The discharge location for the off-site and on-site storm water occurs at this location. To maintain existing drainage patterns the proposed development needs to be graded to slope toward the midsection of the property. This causes the on-site streets to be sloped upward from the midsection of the property toward the north and south boundaries of the property, resulting in a portion of the lot pads to be elevated more than 3 feet above the existing grade where there is residential adjacency. In addition, the only viable sewer connection available is shallow relative to the site, and after meeting the CCWRD to discuss this issue, it was determined that the only option was to raise the eastern parcel to be able to meet minimum cover requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700045	Redesignate 5.0 acres from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) - withdrawn without prejudice	Withdrawn at BCC	June 2024
ZC-23-0823	Zone change to reclassify 5 acres of a 7.5 acre site from R-E (RNP-1) to R-1 for a future single family residential development - withdrawn without prejudice	Withdrawn at BCC	June 2024
ZC-05-1026	Reclassified approximately 3,800 parcels of land from an R-E to R-E (RNP-1) zoning	Approved by BCC	October 2005
UC-0480-99	Overhead electrical power transmission line with 110 foot high transmission line poles	Approved by PC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (NPO-RNP) & RS2	Undeveloped & single-family residential development
South	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8du/ac)	RS20 (NPO-RNP) & RS3.3	Single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential development

Surrounding Land Use

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

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

Related Applications

Application Number	Request
PA-24-700020	A plan amendment to redesignate the land use category of the western 5.00 acres (APNs 176-13-701-026 and 176-13-701-003) from RN to LN is a companion item on this agenda.
ZC-24-0485	A zone change to reclassify the west portion of APN 176-13-701-026 and APN 176-13-701-003 from RS20 to RS5.2 and reclassify the east portion of APN 176-13-701-026 and APN 176-13-701-016 from RS20 and H-2 to RS3.3 is a companion item on this agenda.
VS-24-0486	A vacation and abandonment for patent easements and portions of right-of-way is a companion item on this agenda.
TM-24-500101	A tentative map for a 54 lot single-family detached residential subdivision 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 uses of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The intent of limiting the amount of fill in proximity to residential development is to minimize and mitigate the impact of an increased grade on the adjacent property owners. The applicant indicates the increase fill height is necessary due to the terrain on portion of APN 176-13-701-026 and APN 176-13-701-016; and are surrounded 2 sides by an existing adjacent neighborhood to the north and east boundaries. Staff recognizes there may be design constraints for the project site; however, increasing the fill height up to 6 feet with 6 foot retaining wall height within 5 feet from the shared residential property line to the south, may potentially impact the existing single-family residences. In addition, the west half of the development has a maximum retaining wall height of 4.5 feet along Wigwam Avenue, Edmond Street and Cougar Avenue. In accordance

with Title 30, only tiered retaining walls may be used with a landscaped 3 foot horizontal offset provided between each 3 feet of vertical height. Retaining walls may be increased to 6 feet if the fence located on top of the retaining wall is 85% open. Subdivision retaining walls along a residential local or private street shall provide a minimum of 6 foot landscape strip between the wall and any sidewalk or street. This request is a self-imposed hardship that can be rectified with a redesign of the subdivision. Also, staff does not support the plan amendment and zone change of the west part. For these reasons, staff recommends denial of these requests.

Design Review

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

The development is divided into 2 parts by Edmond Street. The layout and internal street of the proposed subdivision is functional. A minimum of 2 architectural features are included on each façade of the single-family residences that include varying rooflines, varying building materials, and optional patios and balconies on the rear elevations. The applicant has proposed an alternative landscape plan due to the presence of a Nevada Energy easement for an overhead power line along a portion of Edmond Street with the provided concurrence letter from Nevada Energy. Therefore, the applicant proposes a modified planting plan to ensure compliance and avoid any conflicts with the existing overhead transmission lines within the easement. Staff does not have any issue with the proposed landscape plan. However, since staff is not supporting the waiver requests, plan amendment, and zone change of the west part, staff recommends denial of this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 20, 2024 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft

operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES NEVADA, INC.
CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT



Department of Comprehensive Planning Application Form

PLANNER COPY 4A

ASSESSOR PARCEL #(s): 176-13-701-003

PROPERTY ADDRESS/ CROSS STREETS: SWC of Wigwam Avenue and Edmond Street

DETAILED SUMMARY PROJECT DESCRIPTION

Land Use Application for Design Review (DR) and Waiver of Development Standards (WS). Design Review is for use of hammerhead for street termination. Waiver of Development Standards is fill height of 4.5 feet within 5 feet of adjacent residential land use where 3 feet is maximum.

PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani Family Trust
ADDRESS: 9500 Hillwood Drive, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: (702) 823-2300 CELL (702) 249-0777 EMAIL: kroohani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702) 240-5605 CELL (661) 220-0587 EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn
ADDRESS: 6671 Las Vegas Boulevard South, Suite 320
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702) 623-7233 CELL (480) 710-4993 EMAIL: eric.hopkins@kimley-horn.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.

[Signature] Property Owner (Signature)* [Print Name] Property Owner (Print) 05/28/24 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) WS/DR-24-0487 ACCEPTED BY Romeo
PC MEETING DATE 10/15/24 DATE 8/29/24
BCC MEETING DATE 11/20/24 FEES \$1,300
TAB/CAC LOCATION Enterprise DATE 9/25/24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-13-701-016 and -026

PROPERTY ADDRESS/ CROSS STREETS: SWC of Wigwam Avenue and Edmond Street

DETAILED SUMMARY PROJECT DESCRIPTION

Land Use Application for Design Review (DR) and Waiver of Development Standards (WS). Design Review is for use of hammerhead for street termination. Waiver of Development Standards is fill height of 4.5 feet within 5 feet of adjacent residential land use where 3 feet is maximum.

PROPERTY OWNER INFORMATION

NAME: Ramak Roohani

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: (702) 823-2300 CELL (702) 249-0777 EMAIL: kroohani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: (702) 240-5605 CELL (661) 220-0587 EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn

ADDRESS: 6671 Las Vegas Boulevard South, Suite 320

CITY: Las Vegas

STATE: NV

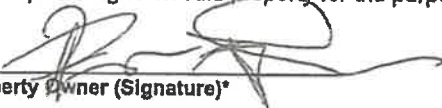
ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: (702) 623-7233 CELL (480) 710-4993 EMAIL: eric.hopkins@kimley-horn.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)*

Ramak Roohani
Property Owner (Print)

5/28/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



August 20, 2024

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

**PLANNER
COPY**
WSADL-24-0487

**RE: Wigwam & Edmond
Justification Letter for Land Use Application: Design Review (DR) and Waiver of
Development Standards (WS)
APNs: 176-13-701-003, -016 and -026**

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the application(s) for a Land Use Application, which consists of a Design Review (DR) and two (2) Waivers of Development Standards (WS). The subject project is a proposed residential subdivision located at the SWC of Wigwam Avenue and Edmond Street (APNs: 176-13-701-003, -016 and -026) herein referred to as the "Site."

The approximate 9.77-acre Site is currently vacant, undeveloped land. The Site is bisected by Edmond Street with APN 176-13-701-003 and the western half of APN 176-13-701-026 being located west of Edmond Street. This portion of the Site will be herein referred to as the "West Half." APN 176-13-701-016 and the eastern half of APN 176-13-701-026 are located east of Edmond Street, this portion of the Site will be herein referred to as the "East Half."

The West Half of the Site is currently zoned Residential Single-Family 20 (RS20) with a planned land use of Ranch Estate Neighborhood (up to 2 du/ac). The site falls within the Enterprise Land Use Plan Area, Community District 2. The West Half is bound by Wigwam Avenue to the north, Edmond Street to the east, Cougar Avenue to the south and the existing subdivision PM 95-62 and a private residence to the west. The following land uses and zoning districts, respectively, are immediately adjacent to the East Half

- North: Open Lands (OL) and RS20
- East: Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and Residential Single-Family 2 (RS2)
- South: Ranch Estate Neighborhood (up to 2 du/ac) and RS20
- West: Ranch Estate Neighborhood (up to 2 du/ac) and RS20

The East Half of the Site is currently zoned Residential Single-Family 20 (RS20) with a planned land use of Mid-Intensity Suburban Neighborhood (up to 8 du/ac). The site falls within the Enterprise Land Use Plan Area, Community District 2. The East Half is bound by the Sunset Pass Unit 2 subdivision to the north and east, the Edmond Cougar subdivision to the south and Edmond Street to the west. The following land uses and zoning districts, respectively, are immediately adjacent to the East Half

- North: Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and Residential Single-Family 2 (RS2)
- East: Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and Residential Single-Family 2 (RS2)
- South: Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and Residential Single-Family 3.3 (RS3.3)

- West: Ranch Estate Neighborhood (up to 2 du/ac) and RS20

The proposed project consists of fifty-four (54) single-family, detached residential units. The West Half consists of 16 units with a minimum gross lot area of 7,015 square feet, a maximum of 15,234 square feet and an average of 8,882 square feet. The proposed lots measure a minimum of 50-feet by 104-feet. The resulting density for the West Half is 3.2± du/ac (gross). Access to the West Half will be provided by one (1) proposed driveway off Wigwam Avenue. The East Half consists of 38 units with a minimum gross lot area of 3,300 square feet, a maximum of 4,459 square feet and an average of 3,716 square feet. The proposed lots measure a minimum of 35-feet by 94-feet. The resulting density for the East Half is 4.77±du/ac (gross). Access to the East Half will be provided by one (1) proposed driveway off Edmond Street at the intersection of Cougar Avenue.

The proposed architecture for the project includes six (6) floorplans. The West Half will feature two (2) unique single-story floorplans that range in size from 2,161 square feet to 2,606 square feet, and one two-story floorplan with 3,004 square feet. The East Half will feature three (3) unique two-story floorplans that range in size from 1,600 square feet to 2,011 square feet. Each home will feature a two (2) car garage, two (2) to four (4) bedrooms, and a twenty (20) foot driveway. The proposed floor plans and elevations are included in the submittal package.

Site improvements will comply with Clark County Title 30 Unified Development Code (Title 30) standards, except those pertaining to the requested Waiver of Development Standards detailed in a latter section. Half street improvements along the Wigwam Avenue, Edmond Street and Cougar Avenue will be provided and include pavement widening, curb and gutter, sidewalk, streetlights, landscaping, underground utilities, accessibility and positive drainage. A portion of Edmond Street will provide full street improvements where project frontage occurs on both sides of the roadway centerline.

Perimeter landscaping will be maintained per Title 30 development standards. The frontage along Wigwam Avenue will provide 10 feet of landscaping separated by a 5-foot detached, concrete sidewalk. The frontages along Edmond Street and Cougar Avenue will provide a 5-foot attached, concrete sidewalk with a 6-foot landscaping strip behind the sidewalk. The proposed landscaping design will be consistent with the surrounding area and will conform with Title 30 development standards. All planting material will also comply with the approved Southern Nevada Regional Plant List.

Design Review

A Design Review is requested to utilize a "hammerhead" street termination for the onsite street, Street "A," per section 30.04.09(D). The neighbors have specifically requested that street access only be provided off Wigwam Avenue and no street access be constructed from Cougar Avenue. Due to the width of the subject parcels (APNs: 176-13-701-003 and -026) and the existing 50-foot Nevada Energy easement encumbering the east portion of the parcels, proposed lots 1 and 16 cannot properly fit the proposed floorplans within the setbacks if a cul-de-sac were to be used. This condition generates the need for a hammerhead to provide access and emergency vehicle maneuverability to the lots fronting Street "A." Therefore, the request is for the use of a private hammerhead with an approximate length of 520 feet from the intersection of Wigwam Avenue.

A Design Review is requested to utilize medium trees planted every 20 feet on center, respectively, in the landscape areas adjacent to public streets as an Alternative Landscape Plan per section 30.04.01E. Per correspondence with Nevada Energy, landscaping over 8 feet in height is prohibited within their power transmission easements. Therefore, the area that falls within the existing 100-foot NPCo Easement per OR:019:01486 will be limited to planting material shorter than 8 feet in height and will not feature medium or small trees. The trees, however, can be planted at the required offset within the

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500101-ROOHANI KHUSROW FAMILY TRUST:

TENTATIVE MAP consisting of 54 single-family residential lots and 5 common lots on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/xx (For possible action)

RELATED INFORMATION:

APN:
176-13-701-003; 176-13-701-016; 176-13-701-026

PROPOSED LAND USE PLAN:
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.00 (west half/proposed RS5.2)/4.77 (east half/ proposed RS3.3)
- Project Type: Single-family detached residential
- Number of Lots: 16 (west half/RS5.2)/38 (east half/RS3.3)/54 (overall)
- Density (du/ac): 3.20 (west half) & 4.77 (east project)
- Minimum/Maximum Lot Size (square feet): 7,015 to 15,234 (west half/RS5.2)/3,300 to 4,459 (east half/RS3.3)

Project Description

The plans depict a proposed single-family residential subdivision that is divided into 2 parts by Edmond Street, consisting of 54 lots on 9.77 acres total. There are 16 lots shown for the proposed project on the west side of Edmond Street (west half), which is requested to be rezoned to RS5.2 and 38 lots are shown for the project on the east side of Edmond Street (east half) which is requested to be rezoned to RS3.3.

The access to the west half of the development is from a 43 foot wide private north/south street; Street A via Wigwam Avenue, which terminates as a stub street with a hammerhead cul-de-sac. Sixteen lots will take direct access from Street A. A 4 foot wide attached sidewalk is located along the east side of Street A, with detached sidewalks provided on the public streets, Wigwam Avenue, Edmond Street, and Cougar Avenue. The lot sizes in this part of the residential development ranges from 7,015 square foot to 15,234 square foot lots.

The access to the eastern half of the development is from a private east/west street; Street B via Edmond Street. This half of the subdivision then terminates at stub streets. A 4 foot wide attached sidewalk is provided on 1 side of the internal streets. A 5 foot wide detached sidewalk is shown on Edmond Street.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700045	Redesignate 5.0 acres form Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) - withdrawn without prejudice	Withdrawn at BCC	June 2024
ZC-23-0823	Zone change to reclassify 5 acres of a 7.5 acre site from R-E (RNP-1) to R-1 for a future single family residential development - withdrawn without prejudice	Withdrawn at BCC	June 2024
ZC-1026-05	Reclassified approximately 3,800 parcels of land from an R-E to R-E (RNP-1) zoning	Approved by BCC	October 2005
UC-0480-99	Overhead electrical power transmission line with 110 foot high transmission line poles	Approved by PC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8du/ac)	RS20 (NPO-RNP) & RS2	Undeveloped & single-family residential development
South	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8du/ac)	RS20 (NPO-RNP) & RS3.3	Single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8du/ac)	RS2	Single-family residential development
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) & H-2	Single-family residential development

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

Related Applications

Application Number	Request
PA-24-700020	A plan amendment to redesignate the land use category of the western 5.00 acres (APNs 176-13-701-026 and 176-13-701-003) from RN to LN is a companion item on this agenda.
ZC-24-0485	A zone change to reclassify the west portion of APN 176-13-701-026 and APN 176-13-701-003 from RS20 to RS5.2 and reclassify the east portion of APN 176-13-701-026 and APN 176-13-701-016 from RS20 and H-2 to RS3.3 is a companion item on this agenda.

Related Applications

Application Number	Request
VS-24-0486	A vacation and abandonment for patent easements and portions of right-of-way is a companion item on this agenda.
WS-24-0487	A waiver of development standards to increase fill height and retaining wall height with a design review for a single-family residential subdivision 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 development is divided into 2 parts by Edmond Street. Therefore, the layout and internal street network of the proposed subdivision is functional. A minimum of 2 architectural features are included on each façade of the single-family residences that include varying rooflines, varying building materials, and optional patios and balconies on the rear elevations. The applicant has not provided compelling justification for the proposed hammerhead turnarounds. As this is a self-imposed hardship, staff cannot support this request. However, approval is contingent upon approval of the companion plan amendment, zone change, waiver and design review for the entire project; which staff are not supporting; therefore, staff cannot support this request.

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 20, 2024 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances

or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Building Department - Addressing

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

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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

APPLICANT: RICHMOND AMERICAN HOMES NEVADA, INC.
CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119



Department of Comprehensive Planning

Application Form

TM-24-50010 **5A**
PLANNER COPY

ASSESSOR PARCEL #(s): 176-13-701-003

PROPERTY ADDRESS/ CROSS STREETS: SWC of Wigwam Avenue and Edmond Street

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map for proposed subdivision consisting of 54 single-family, detached residential units.

PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani Family Trust

ADDRESS: 9500 Hillwood Drive, Suite 201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: (702) 823-2300 CELL (702) 249-0777 EMAIL: kroohani@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: (702) 240-5605 CELL (661) 220-0587 EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn

ADDRESS: 6671 Las Vegas Boulevard South, Suite 320

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: (702) 623-7233 CELL (480) 710-4993 EMAIL: eric.hopkins@kimley-horn.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.

[Handwritten Signature]

KHUSROW ROOHANI

05/28/24

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 |
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APPLICATION # (s) TM-24-500101

PC MEETING DATE 10/15/24

BCC MEETING DATE 11/20/24

TAB/CAC LOCATION Enterprise

DATE 9/25/24

ACCEPTED BY Romeo

DATE 8/29/24

FEES 9750



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-13-701-016 and -026

PROPERTY ADDRESS/ CROSS STREETS: SWC of Wigwam Avenue and Edmond Street

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map for proposed subdivision consisting of 54 single-family, detached residential units.

PROPERTY OWNER INFORMATION

NAME: Ramak Roohani
ADDRESS: 9500 Hillwood Drive, Suite 201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: (702) 823-2300 CELL (702) 249-0777 EMAIL: kroohani@gmail.com

APPLICANT INFORMATION (must match online record)

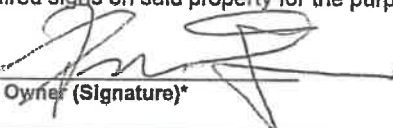
NAME: Richmond American Homes of Nevada
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702) 240-5605 CELL (661) 220-0587 EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kimley-Horn
ADDRESS: 6671 Las Vegas Boulevard South, Suite 320
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: (702) 623-7233 CELL (480) 710-4993 EMAIL: eric.hopkins@kimley-horn.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)*

Ramak Roohani
Property Owner (Print)

5/28/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____

ACCEPTED BY _____
DATE _____
FEES _____

DATE _____

TM-24-500101

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0463-BLUE DIAMOND RETAIL PARTNERS, LLC:

USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce street landscaping.

DESIGN REVIEW for a commercial center consisting of a vehicle wash and a restaurant with drive-thru on 1.9 acres in a CG (Commercial General) Zone.

Generally located on the southeast corner Durango Road and Blue Diamond Road within Enterprise. JJ/sd/kh (For possible action)

RELATED INFORMATION:

APN:

176-21-201-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow a drive-thru lane 130 feet from a residential zoning district where 200 feet is required per Section 30.04.06E (a 35% reduction).
- b. Allow roll-up doors to face a residential zoning district where not permitted per Section 30.04.06N.
2. Reduce street landscaping along Durango Drive where 1 large tree every 30 feet is required per Section 30.04.01D.

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8575 Blue Diamond Road
- Site Acreage: 1.9
- Project Type: Commercial center consisting of a vehicle wash and a restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 31 (vehicle wash)/20 (restaurant with drive-thru)
- Square Feet: 4,814 (vehicle wash)/ 690 (restaurant with drive-thru)
- Parking Required/Provided: 10/20
- Sustainability Required/Provided: 7/8.5

Site Plan & History

The site was approved for a vehicle wash, retail building, restaurant with a drive-thru, and water vending structure by the Board of County Commissioners in October of 2018. That application was extended in March of 2021, followed by a second extension of time approved in December of 2022. These applications have since expired, and the proposed project differs from what was previously approved.

The plans depict a new commercial center with a proposed vehicle wash and restaurant with drive-thru services. The parcel is currently undeveloped and located at the southeast corner of Blue Diamond Road and Durango Drive. Access to the site is from Durango Drive, and also from Blue Diamond Road through a cross access to the existing commercial property to the east. There is a 20 foot wide utility easement located along the eastern portion of the parcel, as well as a 15 foot wide utility easement along the southern portion. A vehicle wash is proposed in the western portion of the parcel with a restaurant and drive-thru lane in the northeast portion of the parcel. The vehicle wash building and associated amenities is divided into 3 sections: an ingress lane where customers pay for vehicle wash services, a lane dedicated to self-service vacuum stations centrally located within the site, and a vehicle wash tunnel within a building located adjacent to Durango Drive that shields the facility from view from the street. The vehicle wash tunnel, ingress/egress lane, and vacuum station lane run in a north to south direction with the tunnel exit with roll-up doors facing south towards the residential development, from which it is set back 86 feet.

The restaurant drive-thru establishment is 690 square feet, located to the east of the vehicle wash and vacuum area, with the drive-thru lane set back 130 feet from the residential properties to the south. The queuing starts at the northeast corner of the site and continues to the west and south of the restaurant. The speaker box and menu board are oriented towards the west, facing the vehicle wash facility, and set back 205 feet from the residential properties to the south.

The plans depict a pedestrian pathway from Durango Drive which crosses the vacuum station and leads to the drive-thru restaurant. The vehicle wash facility will provide 4 parking spaces, including employee parking spaces, as well as 20 covered vacuum spaces, while the drive-thru restaurant will provide 16 total parking spaces.

Landscaping

The plans depict landscaping within the parking lot and along the perimeter of the parcel. A single row of 17 total large trees, along with a variety of shrubs, are depicted along Durango Drive to the west and Blue Diamond Road to the north. A combination of large trees, medium trees, and shrubs are shown throughout the parking lot areas. Along the south property line is an intense landscape buffer adjacent to the residential uses to the south with 2 rows of large evergreen trees spaced 20 feet on center. Detached sidewalk with 5 feet of landscaping on each side is shown for Durango Drive. Along Blue Diamond Road is a landscape area approximately 30 feet in width that screens the vehicle wash drive lane from the right-of-way. The landscaping plan shows the trees along Durango Drive are all proposed on 1 side of the sidewalk, when Code requires them to be on both sides of the sidewalk, as well as 1 tree shortage along Durango Drive which necessitates a waiver.

Elevations

The plans depict a commercial development consisting of a vehicle wash facility and a drive-thru restaurant. The vehicle wash building will have a maximum height of 31 feet and will be comprised of painted concrete, brick accents, and large decorative windows. The vehicle wash will have the southern exterior roll-up doors facing south. The proposed drive-thru restaurant and drive-thru is 20 feet in height with a flat roofline with metal and cement paneling over wood framing, stucco finish, fabric awning, and glazed storefront windows.

Floor Plans

The plans depict a vehicle wash with an equipment room, break room, vending area, restroom, customer service area, utility rooms, and wash tunnel that is oriented north to south. The plan for the restaurant with a drive-thru depicts a kitchen for food preparation and cooking, along with a separate restroom. There are no indoor or outdoor dining areas for customers as the restaurant will only offer drive-thru window pickup.

Applicant's Justification

The applicant states the proposed project has been designed to minimize impacts on the adjacent residential properties to the south. The vehicle wash and vacuum area has been located close to the west property line along Durango Drive to place it further away from the residential properties to the south. Due to the sizing and location of the parcel, the most practical design places the roll-up overhead doors facing Blue Diamond Road and the residential development to the south. Buffering and screening have been provided to minimize the impact of the roll-up doors. The applicant adds that the proposed vehicle wash is an appropriate commercial use for the site, and was previously approved with a reduction in separation between the use and the adjacent residential zoning district. The drive-thru design ensures that queuing occurs on the northern portion of the property, with an intense landscape buffer to the south to minimize the impact of the drive-thru restaurant.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400120 (UC-18-0617)	Second extension of time for a retail building, restaurant with drive-thru, vehicle wash, and water vending structure - expired	Approved by BCC	December 2022
VS-21-0030	Vacated and abandoned pedestrian access easements and utility, streetlight, and traffic control easements along Durango Drive	Approved by PC	March 2021
ET-21-400002 (UC-18-0617)	First extension of time for a retail building, restaurant with drive-thru, vehicle wash, and water vending structure - expired	Approved by BCC	March 2021
UC-18-0617	Reduce setback of vehicle wash from residential use, design review for retail building, restaurant with drive-thru, vehicle wash, water vending structure - expired	Approved by BCC	October 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1364-06 (ET-400075-12)	First extension of time to waive the condition of a zone change requiring full off-sites	Approved by BCC	December 2012
UC-0384-08 (ET-400068-12)	Second extension of time for residential separation reductions and a design review for a shopping center with a convenience store, gasoline sales, and vehicle maintenance facility	Approved by BCC	December 2012
DR-0038-12	Site and building lighting in conjunction with an approved grocery store	Approved by BCC	March 2012
DR-0466-10	Grocery store - expired	Approved by BCC	December 2010
UC-0384-08 (ET-0088-10)	First extension of time for residential separation reductions and a design review for a shopping center with a convenience store, gasoline sales, and vehicle maintenance facility	Approved by BCC	July 2010
ZC-1364-06 (WC-0089-10)	Waived the condition of a zone change requiring full off-sites	Approved by BCC	July 2010
UC-0384-08	Reduced residential separation to a convenience store and vehicle facility with a design review for a shopping center with a convenience store, gasoline sales, and vehicle maintenance facility	Approved by BCC	July 2008
DR-1185-07	Commercial center - expired	Approved by PC	November 2007
ZC-1364-06	Reclassified the site from H-2 to C-2 zoning for a shopping center including a convenience store with gasoline sales	Approved by BCC	November 2006
VS-1348-06	Vacated and abandoned a 33 foot government patent easement along the southern property line	Approved by PC	November 2006
MP-1336-04	Mountain's Edge Master Plan for the area south of Blue Diamond Road	Approved by BCC	October 2004
VS-0571-96	Vacated and abandoned a 33 foot government patent easement along the east property line	Approved by BCC	May 1996
UC-1910-95	90 foot communication tower with 336 square foot support building and associated equipment	Approved by PC	December 1995

The site and the properties to the north, east, and west are within the Public Facilities Needs Assessment (PFNA) area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Corridor Mixed-Use	CG	Shopping center

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 18 du/ac)	RM18 (PCO)	Condominiums
West	Corridor Mixed-Use	CG	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

While the proposed vehicle wash will be buffered and separated from the residential use to the south by both an intense landscape buffer and an 8 foot high block CMU wall, staff finds that the proximity of the use to the residential development makes it too intense for this location. The visual and audible impacts of the vehicle wash may have significant impacts on the adjacent condominium development, particularly because the vehicle wash design can accommodate up to 24 vehicles in the queuing area at a time. The potential for constant vehicular traffic through the vehicle wash area intensifies the use and its impacts. Therefore, staff cannot support this request.

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.

Waivers of Development Standards #1a & #1b

The drive-thru queuing will mostly be screened by the restaurant building, with the vehicles exiting the drive-thru area and continuing through the parking lot, consistent with typical vehicular flow through the overall site. The roll-up door faces the residential development to the south, and vehicles will make a slight turn upon exiting the wash area and continue into the parking lot. The applicant is proposing 2 rows of large evergreen trees with an 8 foot CMU wall along the south property line, which will screen the drive-thru and roll-up vehicle wash door from the adjacent residential development to the south and help mitigate the impact. However,

since staff cannot support the proposed uses and overall site design, staff is unable to support these requests.

Waiver of Development Standards #2

Street landscaping is required to provide an aesthetically pleasing street frontage, but to also reduce heat island effect. Staff finds that existing street landscaping is provided along Durango Drive to the south of the subject site. While the overall reduction in street landscaping is minimal, staff finds that an additional large tree could be planted along Durango Drive to meet the Title 30 requirements. 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.

While the applicant has proposed mitigation measures which are required by Code to lessen the impacts to the surrounding area, staff finds that the proposed use and site design will likely have negative impacts on the residential development to the south. The vehicle wash and drive-thru are closer to the adjacent residential properties than Title 30 allows, and the visual and audible effects of these particular uses are difficult to alleviate. The roll-up door exit on the vehicle wash is oriented toward the south, facing the residential properties, which accentuates the visibility of the vehicle wash. Staff finds that this site is better suited for alternative commercial uses that will have less of an impact on the residential development to the south. For these reasons, staff cannot support these requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of 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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended;
- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0390-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: S. T. ENTERPRISES

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



Department of Comprehensive Planning Application Form

6A

UC-24-0463

ASSESSOR PARCEL #(s): 176-21-201-012

PROPERTY ADDRESS/ CROSS STREETS: 8575 Blue Diamond Road, Las Vegas, NV 89178

DETAILED SUMMARY PROJECT DESCRIPTION

Vehicle wash

PROPERTY OWNER INFORMATION

NAME: Blue Diamond Retail Partners, LLC

ADDRESS: 1452 W Horizon Ridge Parkway, #548

CITY: Henderson

STATE: NV

ZIP CODE: 89012

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: S.T. Enterprises, LLC

ADDRESS: 8965 S. Eastern Ave., Suite 382

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

REF CONTACT ID # N/A

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: N/A

CORRESPONDENT INFORMATION

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # N/A

TELEPHONE: 702-792-7000

CELL 702-792-7039

EMAIL: L.Olson@tkcmfaw.com

*Correspondent will receive all project communication

164820

(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)*

TODD BENDER
Property Owner (Print)

7-23-24
Date

DEPARTMENT USE ONLY

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APPLICATION # UC/WS/DR-24-0463

ACCEPTED BY SWD/JBA

PRE MEETING DATE 10/15/24

DATE 8/19/24

BACK MEETING DATE _____

FOR CALIFICATION Enterprise

DATE 9/25/24

Fee \$1800.00

August 7, 2024

VIA ELECTRONIC UPLOAD

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

UC-24-0463

Re: *Justification Letter – Design Review, Special Use Permit, and Waiver of Development Standards*
APN: 176-21-201-012
S.T. Enterprises, LLC - WOW Car Wash

To Whom It May Concern:

This firm represents S.T. Enterprises, LLC (the "Applicant") in the above referenced matter. This application is a request for a special use permit and a design review to allow for a vehicle wash and drive-thru on a 1.9-acre property located near the southeast corner of South Durango Drive and Blue Diamond Road (the "Property"). The Property is more particularly described as Assessor's Parcel Number 176-21-201-012. The Property is zoned Commercial General (CG) and master planned Corridor Mixed-Use (CM).

The Property is located on South Durango Drive and Blue Diamond Road, a heavily travelled arterial intersection. To the east is a Circle K convenience store with fuel pumps, along with a commercial and office development. To the south is an existing multi-family residential development zoned Residential Multi-Family 18 (RM18). With that, the Applicant has designed the project to minimize any impact on the adjacent residential neighborhood, as discussed in more detail below. Moreover, the Property was previously approved for a vehicle wash facility, however, those entitlements have expired.

A. Design Review

Commercial Development

The Applicant proposes a commercial development consisting of a vehicle wash facility and a drive-through establishment. The proposed vehicle wash facility includes a 4,814 square foot vehicle wash tunnel and 21 self-service vacuum bays. The vehicle wash tunnel will be a maximum of 31-feet and will be comprised of painted concrete, brick accents, and large, decorative windows. The Applicant is providing the required landscaping along the perimeter of the Site. The vehicle wash facility will provide the required employee parking spaces, as well as one (1) covered handicapped parking space and 21 covered vacuum spaces, for a total of 24 parking spaces.

UC-24-0463



The drive-through establishment is 690 square foot with queuing that starts at the northeast corner of the Property and continues to the west and south of the building. The speaker box and menu board are oriented towards the west, facing the vehicle wash facility, and are positioned 205-foot away from the residential area to the south. The building includes two (2) service windows, one (1) on the west side and the other on the south side. The building will be a maximum of 20-foot and will be comprised of painted brick and concrete, with metal accents. The Applicant proposes 16 parking spaces, where four (4) parking spaces are required. Access to the Site will be from South Durango Drive as well as cross access from the commercial development to the east, with queuing along the eastern property line. The proposed pedestrian connectivity walkway is in compliance with Title 30.04.05(D)(2)(ii).

Roll-Up Overhead Doors

The Applicant requests a design review to allow for an unscreened roll-up overhead door on the south elevations of the building. Due to the sizing and location of the parcel, the most practical design places the roll-up overhead doors facing Blue Diamond Road and the multi-family residential to the south. The Applicant proposes five (5) trees in the north west corner of the Property to screen the door facing north Blue Diamond Road.

Although the door faces the residential development, the vehicle wash tunnel and door are positioned along the western property line, farthest from the residential buildings, which places the closest residential building approximately 175 feet from the proposed tunnel. As designed, the door faces the open space area near the entrance of the residential development. Additionally, the Applicant proposes an intense landscape buffer with a double row of trees, as well as the required 8-foot wall along the residential property line. The additional landscaping and wall will mitigate any negative impact from the vehicle wash facility.

B. Special Use Permit

Vehicle washes falls are conditional uses in a CG zoning district. In cases where a condition cannot be met and may be waived, a special use permit is required. One condition is that a vehicle wash facility servicing automobiles and off-highway vehicles shall not be within 200 feet of any residential use.

The Applicant is looking to reinstate this special use permit and believes the proposed vehicle wash use is an appropriate service commercial use. The Applicant has designed the project in such a way to create the least impact possible to the adjacent multi-family residential neighborhood. The vehicle wash tunnel is setback 86 feet and 2 inches from the southern property line, with an intense landscape buffer consisting of a double row of 24-inch box trees and an 8-foot wall. However, as explained above, the vehicle wash tunnel is positioned closer to the western property line, which places it further away from the multi-family residential buildings to the south. The closest residential building is positioned approximately 175 feet away from the proposed tunnel. Additionally, three (3) queuing lanes are proposed along the eastern property line to prevent vehicle stacking along the southern property line adjacent to the residential development. Lastly, a reduction in separation between a vehicle wash facility and a residential use is commonly

UC-24 0463

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Page 3

KAEMPFER

CROWELL

granted, and previously granted on this Property. While the current proposal does not provide a retail building to buffer the residential, it is instead pushed farther away and additional landscaping and the 8-foot wall is provided.

C. Waiver of Development Standards

The Applicant requests a waiver to reduce the distance separation from the drive-through to the residential use to the south. The Applicant proposes a 152-foot separation where 200 feet is required. The drive-through design ensures the vehicle queuing takes place on the northern portion of the Property, away from the residential to the south. The speaker box is positioned to face west towards the vehicle wash facility and is located 205-feet from the residential property line. Additionally, to mitigate any negative impact form the drive-through use, the Applicant proposes a wall, along with an intense landscape buffer with a double row of trees, and the required 8-foot screen wall.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/ldg

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0338-GREEN ELEPHANT DEVELOPMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Haven Street, and between Wigwam Avenue and Shelbourne Avenue, and a portion of a right-of-way being Wigwam Avenue located between Giles Street and Haven Street within Enterprise (description on file). MN/rg/syp (For possible action)

RELATED INFORMATION:

APN:

177-16-205-006

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of existing 33 foot wide patent easement along the north and east sides of the parcel. The applicant is also requesting to vacate a 5 foot wide portion of right-of-way, being Wigwam Avenue, on the south side. These easements and right-of-way are no longer necessary for the development. The portion of the right-of-way along Wigwam Avenue being vacated is to accommodate the required detached sidewalk.

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-24-0340	A waiver of development standards with a design review for a proposed motel is a companion item in this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements; 90 days to record said separate document for the Duck Creek, Blue Diamond improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features:
- Fire access lanes must be 24 feet wide with a 28 foot inside turning radius and 52 foot outside turning radius.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NATALIA HARRIS
CONTACT: NATALIA HARRIS, 12867 NEW PROVIDENCE STREET, LAS VEGAS, NV
89141

DRAFT



Department of Comprehensive Planning Application Form

7A
VS-24-0338

ASSESSOR PARCEL #(s): 177-16-205-006

PROPERTY ADDRESS/ CROSS STREETS: 68 E Wigwam ave, Las Vegas, NV 89123

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of portion of right of way and patent easements

PROPERTY OWNER INFORMATION

NAME: Green Elephant Development LLC
ADDRESS: 3910 S Rural Road, Suite #108
CITY: Tempe STATE: AZ ZIP CODE: 85282
TELEPHONE: 480-703-5914 CELL 480-703-5914 EMAIL: bryant@greenelephantdevelopment.com

APPLICANT INFORMATION (must match online record)

NAME: Green Elephant Development LLC
ADDRESS: 3910 S Rural Road, Suite #108
CITY: Tempe STATE: AZ ZIP CODE: 85282 REF CONTACT ID # _____
TELEPHONE: 480-703-5914 CELL 480-703-5914 EMAIL: bryant@greenelephantdevelopment.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Ben and Natalia Harris
ADDRESS: 530 La Nain Lane
CITY: Henderson STATE: NV ZIP CODE: 89012 REF CONTACT ID # _____
TELEPHONE: 602-380-2536 CELL 602-380-2536 EMAIL: natalia@benandnatalia.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.

DocuSigned by: Bryant Aplass 6/13/2024 | 11:54 AM PDT
Property Owner (Signature)* Property Owner (Print) 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 | OTHER _____ |

APPLICATION # (s) VS-24-0338
PC MEETING DATE 8/20/24
BCC MEETING DATE _____
TAB/CAC LOCATION Enterprise

ACCEPTED BY R6
DATE 6/26/24
FEES \$1200

DATE 7/31/24



Moreno PEC
12273 Terrace Verde Ave.
Las Vegas, NV 89138
tim@morenopec.com
(702) 682-7041

June 12, 2024

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

RE: Justification Letter for Vacation Application for APN 177-16-205-006

To Whom It May Concern:

On behalf of my client, Green Elephant Development LLC, we hereby request a vacation of all unused government patent easements. The vacated areas will be made a part of the yard or is within a public right-of-way (Wigwam Avenue). We are also vacating the northern 5 feet of t Wigwam Avenue to install a detached sidewalk along the Wigwam Avenue frontage of the property.

Please find attached, legal description and exhibit, showing the existing patent easements and the 5 feet R.O.W. of Wigwam Avenue.

We respectfully request the acceptance and the approval of this vacation application.

Regards,
MORENO PEC

Tim S. Moreno, P.E.

Encl.

**PLANNER
COPY**

VS - 24 - 0338

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0340-GREEN ELEPHANT DEVELOPMENT, LLC:

WAIVER OF DEVLEOPMENT STANDARDS to increase parking.

DESIGN REVIEW for a proposed motel and accessory building center on 1.07 acres in a CR (Commercial Resort) Zone.

Generally located 168 feet west of Giles Street, north of Wigwam Avenue within Enterprise. MN/rg/syp (For possible action)

RELATED INFORMATION:

APN:

177-16-205-006

WAIVER OF DEVELOPMENT STANDARDS:

Allow 10 parking spaces where 5 parking spaces are required for a non-residential development and shall not exceed the minimum parking requirement and shall not exceed the minimum parking requirements of Table 30.04.02 by more than 15% per Section 30.04.040 (a 100% increase).

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 68 E. Wigwam Ave
- Site Acreage: 1.07
- Project Type: Motel
- Number of Guestrooms: 6
- Number of Stories: 2
- Building Height (feet): 31
- Square Feet: 5,673 (Villa #1, #2, & #3)/2,487 (accessory building center)
- Parking Required/Provided: 5/11
- Sustainability Required/Provided: 7/5.5

Site Plan

The plan depicts a 1.07 acre property with a total of 4 proposed buildings to be used for a motel and a recreation building. Three of the 4 buildings will be utilized for motel purposes, with each building containing 2 guest rooms. The proposed accessory building center is located at the front of the site along Wigwam Avenue. The accessory building center will be used for and that will

only be available to guest and not open to the general public. The accessory building center is setback 15 feet and 33 feet from the south and east property lines, respectively. Villa #1 is setback 15 feet and 22 feet from the west and north property lines, respectively. Villa #2 is setback 42 feet and 15 feet from the north and west property lines, respectively. Villa #3 is located at the center part of the development and is setback 33 feet from the east property line. The site can be accessed from Wigwam Avenue to the south through an automated gate. The site includes swimming pools and a sport court located behind each building. The site provides a total of 11 parking spaces where 5 parking spaces are required, necessitating a waiver of development standards to increase parking. A loading space is provided at the northwest corner of the site, immediately south of Villa #1. A total of 3 swimming pools are provided for each building comprising of a total area of 1,416 square feet, where Code allows up to 1,846 square feet maximum area based on the subject property's lot size.

Landscaping

The plan depicts a detached sidewalk with 5 feet of landscaping on each side along Wigwam Avenue. There are 7 trees provided adjacent to Wigwam Avenue all located behind the sidewalk due to the sight zone. Three large trees and 4 medium trees provided within the street landscape area where 3 trees are required per Code. A total of 53 shrubs, with groundcover, are located in the street landscape area.

A 15 foot wide landscape buffer with a double row of evergreen trees, with an 8 foot high decorative concrete masonry wall, is provided along the north and east property lines. The north 5 foot wide landscape buffer with a single row of 9 evergreen trees with an 8 foot high decorative concrete masonry wall. Parking lot landscaping are provided at each end of the parking row with large trees.

Elevations

The elevations depict the proposed (Villas #1, #2, #3 and recreation center) buildings consisting of 2 stories, each measuring 31 feet in height. The buildings feature a modern style architecture with flat roof and variations in roof height of 2 feet as part of the parapet return. The proposed materials are mostly stucco including engaged columns covered with stone veneer.

Floor Plans

The plans depict motel buildings each measuring 5,673 square feet. These buildings provide 2 units each with 2 levels. The accessory recreation center measures 2,487 square feet and provides 2 levels with restrooms on the 1st floor, a loft on the 2nd floor, and a loft overlooking down the 1st floor.

Applicant's Justification

The applicant indicates the concept of the boutique motel is a good fit for the neighborhood because of its low impact use of the current zoning. The proposed development will be aesthetically pleasing and fit in with the aesthetics of the nearby residential neighborhood. The applicant indicates that the site can be accessed with a gate code to enter the site. There will be no full-time staff on-site; instead, they will be available remotely. A waiver has been requested to allow a maximum of parking spaces for the motel use at 10 spaces. The applicant indicates

that the proposed development will serve as an effective transition from the residential in the area and will complement the future commercial development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CR	Undeveloped
South	Neighborhood Commercial	CR	Single-family residence
East	Residence Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
West	Neighborhood Commercial	RS20	Undeveloped

Related Applications

Application Number	Request
VS-24-0338	A vacation and abandonment for patent easements and a portion of right-of-way being Wigwam Avenue 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

Waiver of Development Standards

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

Staff finds the request to increase the maximum number of parking spaces reasonable. The additional spaces will allow the cleaning and maintenance staff to park on-site and not occupy guest parking spaces. Staff finds the proposed parking is adequate for the proposed development and does not object to the waiver.

Design Review

The proposed development of the subject property 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. The proposed development is consistent with Master Plan Policy EN-1.1, to preserve the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible infill development and standards for transitioning from

higher intensity uses. The layout of the proposed site is similar to a residential subdivision and will not create an unsightly or undesirable appearance. The proposed development is harmonious with the surrounding area and other lots immediately adjacent to this property, including height, landscaping, and building materials. Therefore, staff supports this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements; 90 days to record said separate document for the Duck Creek, Blue Diamond 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.

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;
- Fire access lanes must be 24 feet wide with a 28 foot inside turning radius and 52 foot outside turning radius.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 177-16-205-006; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0372-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NATALIA HARRIS

CONTACT: NATALIA HARRIS, 12867 NEW PROVIDENCE STREET, LAS VEGAS, NV 89141



Department of Comprehensive Planning Application Form

8A

UC/DR -24-034

ASSESSOR PARCEL #(s): 177-16-205-006

PROPERTY ADDRESS/ CROSS STREETS: 68 E Wigwam ave, Las Vegas, NV 89123

DETAILED SUMMARY PROJECT DESCRIPTION

Boutique Villa hotel.
3 building with 2 units in each building
Recreation Center
Privately Gated

PROPERTY OWNER INFORMATION

NAME: Green Elephant Development LLC
ADDRESS: 3910 S Rural Road, Suite #108
CITY: Tempe STATE: AZ ZIP CODE: 85282
TELEPHONE: (480) 703-5914 CELL (480) 703-5914 EMAIL: bryant@greenelephantdevelopment.com

APPLICANT INFORMATION (must match online record)

NAME: Green Elephant Development LLC
ADDRESS: 3910 S Rural Road, Suite #108
CITY: Tempe STATE: _____ ZIP CODE: 85282 REF CONTACT ID # _____
TELEPHONE: 480-703-5914 CELL (480) 703-5914 EMAIL: bryant@greenelephantdevelopment.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Ben and Natalia Harris
ADDRESS: 530 La Nain Lane
CITY: Henderson STATE: NV ZIP CODE: 89012 REF CONTACT ID # _____
TELEPHONE: 602-380-2536 CELL 602-380-2536 EMAIL: natalia@benandnatalia.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.

DocuSigned by:

Bryant A Glass on behalf of Green Elephant Development LLC

5/29/2024 | 3:13

Property Owner (Signature)*

Property Owner (Print)

Date

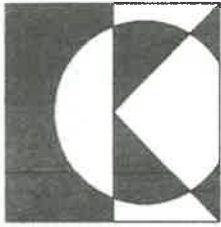
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APPLICATION # (s), UC/DR - 24 - 03410
PC MEETING DATE 8/20/24
BCC MEETING DATE _____
TAB/CAC LOCATION Enterprise

ACCEPTED BY RG
DATE 6/26/24
FEES \$1500

DATE 7/31/24



**KC CAMIS
ARCHITECT**

PO BOX 91531
HENDERSON NEVADA 89009
702 566 3063 FAX 253-1182
kccamis@gmail.com

**PLANNER
COPY**

To: Clark County Comprehensive Planning
Attn: Planners
Re: OMG Boutique Motel - Justification Letter

Project Information:

We are submitting this justification letter in support of a newly proposed Boutique Motel. The project is located at 68 E Wigwam. APN 177-16-205-006. The project will consist of 3 residential style 2 story structures each containing 2 rental units. There will be a total of 6 High end rental units split between the three 5657 sf 2 story buildings. There will also be a 3000 sf accessory recreation building for use by the tenants. The project is located on 1.06 acres of land currently zoned CR with the planned use of the property as NC – Neighborhood Commercial). The proposed development is compatible with the planned use. The property is bounded on the North by existing NC Zoning. It is bounded on the West by RS20 zoning with a planned use of NC. On the east it is bounded by RS20 Zoning with a planned use of Ranch Estate Neighborhood with up to 2 units per acre. The property directly south Zoned CR with a planned use of Neighborhood Commercial. The area is currently is a state of transition to commercial uses.

The buildings are residential in flavor both to address a transition from a residential area to the East to the commercial nature to the West, North and South. And to provide a more comfortable atmosphere for the guests. Each of the double unit buildings will have a high end yard with a pool for use by the guests. Rooftop equipment will be shielded by a parapet. The buildings are a maximum of 30'-6" tall where 100' is allowed. The buildings will attain 7 ½ sustainability points as listed

- 1 point for trees at 10% over the requirement
- 1 point for 95% water efficient planting
- 1 point for parking lot trees covering 50% of parking
- 1 point for bicycle charging
- 1 point for cool roof greater than 78 SRI
- ½ point for low E glazing
- 2 points for solar on 70% of the roof

The recreation building is intended to be used only by the guests. The project will have a gated entry. Villas will be rented via direct bookings online as well as other travel websites and platforms. There will be no office onsite as all check-ins will be done via online, text and through digital codes. A representative will be available 24 hours a day to be on call to answer any questions or issues the customers may have. Customers will be provided with a unique access code to access the gate of the villa. The recreation building will be strictly for use by motel guests. Motel guests will be able to rent the recreation building for meetings, corporate dinners and private events. The Hours are anticipated to be 7am- 2am daily. If we need to adjust those hours, we will. We are not requesting any waivers. The project is designed to comply with the newly adopted title 30 development code.

We are applying for the following land use applications:

1. Design reviews for the following
 - a) Overall design of the building and site

Justification for the Design Reviews:

The concept of the boutique motel is a good fit for the neighborhood because it is a very low impact use of the current zoning on the rest of the community. It will elevate property values in the area by developing unused land. Also since it is a villa boutique hotel it will not only comply with the current zoning of the land but be aesthetically pleasing and fit in with the aesthetics of the

residential neighborhood vs just a typical motel structure that would generally be seen in this zoning. Also since it is a boutique villa motel, the number of guests will be relatively limited. The result is that the impact of traffic, etc on the neighborhood would be negligible. The development will serve as an effective transition from the residential in the area and will complement the new commercial development coming in the future. It is the opinion of this office that the proposed development would be very appropriate for the area, not just as it transitions, but also once the area has been fully developed. We thank staff for their consideration on these matters.

Sincerely
KC Camis Architect

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400091 (UC-22-0335)-NEW WEST RESIDENTIAL 1, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce net lot area for residential lots; and 2) increase wall height.

DESIGN REVIEW for finished grade in conjunction with a single-family residential subdivision on 2.4 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Placid Street and the north side of Robindale Road within Enterprise. MN/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

177-09-603-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the net lot area for 1 lot to a minimum of 16,082 square feet where 16,200 square feet is the standard per Table 30.40-1 (a 1% reduction).
2. Increase combined screen wall and retaining wall height to 11 feet (5 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64.050 (a 22% reduction).

DESIGN REVIEW:

Increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 67% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.4
- Number of Lots: 4
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size Gross (square feet): 21,203/22,904
- Minimum/Maximum Lot Size Net (square feet): 16,082/19,196
- Project Type: Single-family residential development

Request & Site Plan

The approved site plan depicts a 4 lot single-family subdivision with a cul-de-sac. The entrance to the subdivision is from Placid Street to the west. One of the lots will have a minimum net lot area of less than the 16,200 square feet due to a 20 foot wide drainage and sewer easement that leads out to Robindale Road. This lot is adjacent to a collector street, which allows a reduction from a net area of 18,000 square feet to a net area of 16,200 square feet (a 10% reduction). Finally, the plans also depict that the finished grade of the site will be increased up to 5 feet due to a portion of the site's natural elevation being depressed. These areas of the site are also where the over height retaining walls are located near the northern portion of the development.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0335:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Placid Street, 40 feet Robindale Road, and associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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.

Applicant's Justification

The applicant states they are in the process of securing the necessary permits and approvals to develop the subject property as previously approved. Currently, the project is still in civil improvement plan review and will not commence prior to the August 3, 2024 deadline. The approval of this extension of time will allow the developer adequate time to complete this development process. The applicant is requesting a 2 year extension for the application.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-24-900528 (VS-22-0336)	First extension of time for a vacation and abandonment of easements of interest to Clark County	Approved by ZA	August 2024
WS-22-0335	Waivers of development standards and a design review for a single-family residential subdivision	Approved by BCC	August 2022
VS-22-0336	Vacated and abandoned easements of interest to Clark County	Approved by BCC	August 2022
ZC-1026-05	Reclassified parcels of land from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that the applicant has worked towards commencing the project as approved. A drainage study (PW21-16578) and an administrative extension of time (ADET-24-900528) have been approved by Public Works. Furthermore, the applicant is in the process for the off-site improvement permit (PW21-17304) and the minor subdivision map (MSM-21-600092) is nearing completion. Although these permits have been active for 3 years, the applicant has consistently worked to address all comments presented by Public Works staff. Therefore, staff can support the request.

Public Works - Development Review

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until August 3, 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: MICHAEL MANLEY

CONTACT: KAYLA CASSELLA, VTN, 2727 S. RAINBOW BOULEVARD, LAS VEGAS,
NV 89146



Department of Comprehensive Planning Application Form

9A

ASSESSOR PARCEL #(s): 177-09-603-016

PROPERTY ADDRESS/ CROSS STREETS: ROBINDALE ROAD & PLACID STREET

DETAILED SUMMARY PROJECT DESCRIPTION

A 4 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT

PROPERTY OWNER INFORMATION

NAME: NEW WEST RESIDENTIAL 1 LLC
ADDRESS: 2595 E CHANDLER AVENUE #18
CITY: LAS VEGAS STATE: NV ZIP CODE: 89120
TELEPHONE: _____ CELL 702-327-9450 EMAIL: MIKEMANLEY@NEWWESTNV.COM

APPLICANT INFORMATION (must match online record)

NAME: NEW WEST RESIDENTIAL 1 LLC
ADDRESS: 2595 E CHANDLER AVENUE #18
CITY: LAS VEGAS STATE: NV ZIP CODE: 89120 REF CONTACT ID # 2022 77
TELEPHONE: 702-327-9450 CELL 702-327-9450 EMAIL: MIKEMANLEY@NEWWESTNV.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: VTN NEVADA - KAYLA CASSELLA
ADDRESS: 2727 S RAINBOW BLVD
CITY: LAS VEGAS STATE: NV ZIP CODE: 89146 REF CONTACT ID # 211013
TELEPHONE: 702-253-2411 CELL _____ EMAIL: KAYLAC@VTNNV.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)* MICHAEL MANLEY 07/22/2024
Property Owner (Print) Date

- DEPARTMENT USE ONLY:
- | | | | | | | |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input checked="" type="checkbox"/> IT | <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 # ET-24-400091 ACCEPTED BY DD
MEETING DATE X DATE 07/31/2024
NEXT MEETING DATE 10/02/2024 FEES \$1100
TERMINATION DATE Enterprise DATE 09/11/2024



ET-24-400091

July 30, 2024
W.O. 8096

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

Subject: Justification Letter for:
1. Extension of Time Request

APN #177-09-603-016

Planning Department,

On behalf of our client New West Company, VTN Nevada is submitting this request for approval of an Extension of Time for the following applications:

- 1. WS-22-0335

The developer is currently in the process of securing the necessary permits and approvals to develop the subject property as previously approved. At this time the project is still undergoing civil improvement plan review and will not be approved prior to the August 03, 2024, 2-year approval period. The approval of this Extension of Time will allow the developer adequate time to complete this development process. The applicant is requesting a 2-year extension for the application.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,
VTN Nevada
Kayla Cassella
Kayla Cassella
Project Coordinator

10/16/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0427-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify a 4.31 acre portion of 8.60 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Windmill Lane and the west side of Warbonnet Way within Enterprise (description on file). JJ/rr (For possible action)

RELATED INFORMATION:

APN:

176-16-501-005 (ptn)

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.31 (subject to zone change)/8.60 (overall site)
- Existing Land Use: Undeveloped

Site Plan

A zone change exhibit has been provided which indicates that 4.31 acres, approximately the northern half of the subject property, is requested to be changed from RS20 to RS3.3. The exhibit also indicates that 4.29 acres, approximately the southern half of the subject property, will remain zoned RS20. The southern half of the property is located within the Neighborhood Protection (RNP) Overlay, while the northern half is not located within the overlay.

Applicant's Justification

The applicant states the proposed zone change to RS3.3 is consistent with the Mid-Intensity Suburban Neighborhood Land Use with allows up to 8.0 du/ac. The applicant also states that the proposed development will provide the installation of public improvements and amenities per Title 30. The applicant states that the proposed single-family residential development will not adversely affect the surrounding property and is harmonious with adjacent uses.

Prior Land Use Requests

Application Number	Request	Action	Date
MP-0466-02	Major project for a neighborhood plan on 3,125 acres	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
West	Neighborhood Commercial	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
TM-24-500087	A tentative map to develop a 42 lot residential subdivision is a companion item on this agenda.
WS-24-0428	A waiver of development standards with design reviews is a companion item on this agenda.
VS-24-0429	A vacation and abandonment of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The existing land use in the Master Plan for the northern 4.31 acres of APN 176-16-501-005 is Mid-Intensity Suburban Neighborhood (MN) which allows up to 8 dwelling units per acre. The southern 4.29 acres of this parcel is Ranch Estate Neighborhood (RN) which allows up to 2 dwelling units per acre. The zone change from RS20 to RS3.3 is requested only for the northern 4.29 acres of APN 176-16-501-005. The MN land use designation is primarily intended for single-family attached and detached homes and duplexes, with various supporting land uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses. The RS3.3 zone is established to accommodate moderate-density, single-family residential developments and is considered a conforming zone within the MN land use designation. The single-family neighborhood to the west of the subject property is also zoned RS3.3, while the neighborhood east

of Warbonnet Way is RS2. All property south of the proposed zone boundary is zoned RS20 and is in the RNP overlay. The proposed zone change to RS3.3 will be consistent with the surrounding development pattern and the intent of Master Plan Policy EN-1.1 which seeks to preserve the integrity of contiguous and uniform neighborhoods through development and standards for transitioning from higher intensity uses. For these reasons, staff finds the request for the RS3.3 zone is appropriate for this location.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and 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 #0210-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DOUG RANKIN
CONTACT: RUSTY SCHAEFFER, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

June 20, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Windriver
Land Use Justification Letter in support of a Zone Change
APN: 176-16-501-005**

Dear Staff,

On behalf of our client, Lennar, we are requesting review and approval of a Zone Change for the subject property. A summation of the request is stated below and are presented in detail after the summation.

Summary of Requests:

Zone Change: RS20 to RS3.3 (North 4.31+/- acres only)

Project Description

The project consists entirely of 8.6± acres on APN: 176-16-501-005 and is generally located at the southwest corner of the intersection of Windmill Lane and Warbonnet Way. The project site is generally located in a portion of the East Half (E ½) of the East Half (E ½) of the Northwest Quarter (NW ¼) of Northeast Quarter (NE ¼) of Section 16, Township 22 South, Range 60 East, MDB&M, Nevada commonly known as APN: 176-16-501-005. The project site will have split zoning, the north 4.31+/- acres is being requested to be re-zoned from RS20 to RS3.3 while the south 4.29+/- acres will remain RS20 zoning. Thirty-four homesites will be developed under the RS3.3 zoning on the north 4.31+/- acres for a density of 7.9+/- DUA. Eight (8) homesites will be developed under the RS20 zoning on the south 4.29+/- acres for a density of 1.9+/- DUA. The total density for the entire project site will be 4.9+/- DUA.

The project site is currently zoned Residential Single Family 20 (RS20) and has a land use designation of Mid-Intensity Suburban Neighborhood (MN) on the north 4.31+/- acres and Ranch Estates Neighborhood (RN) on the south 4.29+/- acres. The project site is bounded to the north by vacant land with a zoning classification of PF (Public Facility) with a land use designation of Public Use (PU); to the west by existing residential homes with zoning classifications of RS3.3 (Single Family Residential – 3.3k SF min. lot area) with a land use designation of Neighborhood Commercial (NC) adjacent to the north 4.31+/- acres and Residential Single Family 20 (RS20 – 20k SF min. lot area) with a land use designation of Ranch Estate Neighborhood (RN) adjacent to the south 4.29+/- acres; to the east by existing

residential homes with zoning classifications of RS2 (Residential Single Family – 2.0k SF min. lot area) with a land use designation of Mid-Intensity Suburban Neighborhood (MN) adjacent to the north 4.31+/- acres and Residential Single Family 20 (RS20 – 20k SF min. lot area) with a land use designation of Ranch Estate Neighborhood (RN) adjacent to the south 4.29+/- acres; and to the south by an existing residential home with a zoning classification of Residential Single Family 20 (RS20 – 20k SF min. lot area) and has a land use designation of Ranch Estate Neighborhood (RN)

Zone Change

Pursuant to Section 30.06.03.7 General Standards for Approval

Consistency with Clark County Master Plan - The proposal is consistent with the Clark County Master Plan.

The proposed zone change to RS3.3 is consistent with the Mid-Intensity Suburban Neighborhood Land Use, which allows for a density up to 8.0 du/ac.

Compliance with This Title - The proposal shall comply with all applicable standards in this Title unless the standard is proposed to be waived or varied.

The proposal for RS3.3 Zoning is in Compliance with Title 30 except where waivers have been requested. The requested waivers are appropriate and justified in the accompanying entitlement applications.

Prior Approvals - The proposal shall be consistent with the conditions of any prior unexpired land use, plan, or subdivision map approval. The proposed development shall also be consistent with any approved phasing plan for development and installation of public improvements and amenities.

There are no prior entitlements on the subject site. The proposed development will provide the development and installation of public improvements and amenities per Title 30.

Conclusion

The proposed development will not adversely affect the surrounding property. The development of this parcel is compatible and harmonious with adjacent uses. We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Rusty Schaeffer
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0429-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON a portion of right-of-way being Windmill Lane between Cimarron Road and Warbonnet Way, and a portion of right-of-way being Warbonnet Way between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/dd/syp (For possible action)

RELATED INFORMATION:

APN:

176-16-501-005

LAND USE PLAN:

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

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

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of right-of-way being Windmill Lane located along the north property line and a portion of right-of-way being Warbonnet Way located along the east property line. The portions of right-of-way being vacated are both shown as being 5 feet wide. The length of the right-of-way being abandoned along Windmill Lane is approximately 274 feet and length being abandoned along Warbonnet Way is approximately 1,082 feet. The proposed vacations are for the construction of a detached sidewalk in conjunction with a proposed 42 lot single-family development.

Prior Land Use Requests

Application Number	Request	Action	Date
MP-0466-02	Major project for a neighborhood plan on 3,125 acres	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (NPO-RNP) & RS2	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP) & RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-24-0427	A zone change to reclassify 4.31 acres from RS20 to RS3.3 zoning is a companion item on this agenda.
WS-24-0428	A waiver of development standards with design reviews is a companion item on this agenda.
TM-24-500087	A tentative map to develop a 42 lot residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DOUG RANKIN

CONTACT: RUSTY SCHAEFFER, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120



Department of Comprehensive Planning Application Form

11A

ASSESSOR PARCEL #(s): 176-16-501-005

PROPERTY ADDRESS/ CROSS STREETS: Windmill Lane & Warbonnet Way

DETAILED SUMMARY PROJECT DESCRIPTION

Submitting applications for TM, ZC, WS, DR & VS for a 42 lot single family detached sub-division.

PROPERTY OWNER INFORMATION

NAME: Clark County (Aviation)
ADDRESS: PO Box 11005
CITY: Las Vegas STATE: NV ZIP CODE: 89111
TELEPHONE: 702-261-5104 CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Lennar
ADDRESS: 9275 W. Russell Road, Suite #400
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: 702-821-4642 CELL 702-969-3785 EMAIL: dave.cornoyer@lennar.com

CORRESPONDENT INFORMATION

NAME: ACTUS - Rusty Schaeffer
ADDRESS: 3283 E. Warm Springs Rd., Suite #300
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702-856-9296 CELL 702-498-0357 EMAIL: rusty.schaeffer@actus-nv.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)*

Joshua Erickson, Deputy Director, CC RPM
Property Owner (Print)

6/13/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____

June 20, 2024



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Windriver
Vacation & Abandonment Justification Letter
APN: 176-16-501-005**

Dear Staff,

On behalf of our client, Lennar, we are requesting review and approval of a Vacation & Abandonment application. Lennar is proposing to develop a single-family detached residential subdivision on 8.6 +/- acres at the southwest corner of the intersection of Windmill Lane & Warbonnet Way. This project will have split zoning with the north 4.31 +/- acres being zoned RS3.3 (concurrent zoning application for rezoning this portion of the site from RS20 to RS3.3 is part of this submittal package) & the south 4.29 +/- acres current RS20 zoning to remain.

In order to accommodate the half street development of Windmill Lane & Warbonnet Way adjacent to the RS3.3 zoning on the north half of the project site and a portion of the RS20 on the south half of the site to meet Title 30.04.01 & 30.04.08 detached sidewalk and landscape requirements, 5' of the existing right-of-way on Windmill Lane & Warbonnet Way must be vacated.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rusty Schaeffer", with a horizontal line underneath.

Rusty Schaeffer
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0428-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setback; **2)** residential adjacency standards; **3)** increase retaining wall height; **4)** reduce street landscaping; **5)** allow attached sidewalk; and **6)** reduce back of curb radius.

DESIGN REVIEW for a single-family residential development on 8.60 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Windmill Lane and the west side of Warbonnet Way within Enterprise. JJ/rr/syp (For possible action)

RELATED INFORMATION:

APN:

176-16-501-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback for lots in the RS20 zone to 10 feet where 40 feet is the minimum setback per Section 30.02.04B (a 75% reduction).
2.
 - a. Allow a lot smaller than 10,000 square feet lots abutting an (NPO-RNP) boundary per Section 30.04.06G.
 - b. Waive requirement for RS3.3 development to comply with the side or rear RS20 zoning district setbacks of the adjacent (NPO-RNP) lots along shared lot lines per Section 30.04.06G.
3. Increase retaining wall height to 6 feet adjacent to Warbonnet Way where 3 feet is the maximum height allowed per Section 30.04.03C (a 100% increase).
4. Eliminate street landscaping along a portion of Warbonnet Way and Shelbourne Avenue where required per Section 30.04.01D.7.
5. Allow an attached sidewalk adjacent along Shelbourne Avenue and the portion of Warbonnet Way where a detached sidewalk is required per Section 30.04.08C.
6. Reduce the back of curb radius at the ingress and egress returns of the entry street from Windmill Lane to 25 feet where 30 feet is the standard per Uniform Standard Drawing 201 (a 16.7% reduction).

LAND USE PLAN:

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

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.31 (RS3.3)/4.29 (RS20)/8.60 acres (entire development)
- Project Type: Single-family detached residential
- Number of Lots: 34 (RS3.3)/8 (RS20)
- Density (du/ac): 7.9 (RS3.3)/1.9 (RS20)
- Minimum/Maximum Lot Size (square feet): 4,252/5,427 (net and gross) (RS3.3)/20,419/29,392 (gross)/18,009/20,828 (net) (RS20)
- Number of Stories: 1 (RS20)/2 (RS3.3)
- Building Height: 24 feet 4.5 inches (maximum)
- Square Feet: 2,670 (minimum)/4,240 (maximum)

Site Plan

The plans depict a proposed single-family detached development totaling 42 lot single family lots and 4 common lots on 8.60 acres located on the south side corner of Windmill Lane and the west side of Warbonnet Way. The lots within the development are set to be divided between 2 types: small lots based on a proposed zone change from RS20 to RS3.3 on the northern half of the site, and large lots that utilize the existing RS20 (NPO-RNP) zoning on the southern half of the site. With the zone change, the 34 lots on the northern half of the development are proposed to range in size from 4,252 net and gross square feet to 5,427 net and gross square feet. The density of the northern portion of the site will be 7.9 dwelling units per acre. The 8 remaining lots on the southern half of the development, zoned RS20 are proposed to range in size from 20,419 gross square feet to 29,392 gross square feet and from 18,009 net square feet to 20,828 net square feet. The density of the southern portion of the site will be 1.9 dwelling units per acre.

Of the 42 proposed lots, 40 are interior facing and are accessed by 2 streets. A 43 foot wide private street will provide access to the RS3.3 zoned lots from Windmill Lane on the north and a second 43 foot wide private street will provide access from Warbonnet Way on the east. These streets will be improved with modified roll curbs and a 4 foot wide sidewalk on the east and north sides of the streets. A 39 foot wide private street intersects with the 43 foot wide streets in the center of the site and provides access to 6 of the 8 RS20 lots located on the southern portion of the site. This street is proposed to have roll curbs on each side and a hammerhead cul-de-sac. The remaining 2 lots (Lots 21 and 22) will not have interior access to the site. Lot 21 will be accessed directly from Warbonnet Way, and Lot 22 will be accessed directly from Shelbourne Avenue. A privately maintained 10 foot wide drainage easement is proposed at the rear side of Lots 21 and 22.

Landscaping

The plans show perimeter street landscaping along Windmill Lane consisting of two, 5 foot wide strips on each side of a 5 foot wide detached sidewalk with large Fan-Tex Ash trees spaced apart 30 feet on center on the inside landscape strip due to the location of the site visibility zones. The plans also show street landscaping along a portion of Warbonnet Way that consists of two, 5 foot wide strips on each side of a 5 foot wide detached sidewalk with large Fan-Tex Ash trees spaced 30 feet on center as well as medium African Sumac trees spaced 20 feet on center on alternating

sides of the sidewalk. The entry street from Warbonnet Way features large Fan-Tex Ash trees within 5 foot wide landscape strips with an attached sidewalk on the north side of the entry street. Eight varieties of shrubs ranging from 5 to 15 gallons along with 8 varieties of groundcovers and cacti/accent plants ranging from 1 to 5 gallons are also provided within the landscape strips.

The detached sidewalks along Warbonnet Way transition into a 5 foot wide attached sidewalk at the front property line of Lot 21 facing Warbonnet Way. This attached sidewalk continues around the perimeter of Lots 21 and 22 along Shelbourne Avenue and terminates at the southwest corner of the property. An additional 10 foot wide landscape strip within an easement is provided along Shelbourne Avenue in the side yard of Lot 21. No street landscaping is provided where the attached sidewalk is proposed which is the subject of a waiver request.

Elevations

The elevations provided show 3 architectural styles for both the 1 and 2 story homes consisting of mid-century modern, western contemporary, and modern prairie that is available for all 4 home models for a total of 12 potential designs. The 2 story residences are both 24 feet 4.5 inches in height. The exterior of the 2 story residences consists of contrasting stucco finish, stone veneer accents, pitched concrete tile roofs, and window pop-outs. The second floor is cantilevered over a 2 car garage. The 1 story residences have an overall height of 19 feet 10 inches and feature a variable roofline with concrete tile, contrasting stucco finish, stone veneer accents, window pop-outs, and a patio cover on 1 model. RV-style garages with tall doors are proposed to be recessed behind the front facades. The garage doors for the 1 and 2 story homes feature 2 different styles.

Floor Plans

Single story and 2 story homes are proposed for the project site. There are 2 proposed 1 story models ranging in size from 3,932 square feet to 4,240 square feet of livable space. The plans feature 4 bedrooms with additional bonus next generation rooms, kitchen, dining, and living areas, 4 baths, and 2 car RV garages. There are 2 proposed 2 story homes ranging in size from 2,670 square feet to 2,770 square feet of livable space. The plans feature 4 bedrooms with a loft or 5 bedrooms, kitchen, dining and living areas, 3 to 4 baths, and 2 car garages.

Applicant's Justification

The applicant intends on developing a 42 lot single family detached subdivision and is requesting multiple waivers of development standards. The applicant requests reduced front yard setbacks in the RS20 area due to customer demands for larger rear yards and smaller front yards. An increase in retaining wall height is requested due to grading and drainage patterns. Residential adjacency standards specific to the RNP are requested by the applicant to be eliminated because both the RS3.3 and RS20 zoned areas are to be developed concurrently by the same developer. Finally, the applicant requests a reduced back of curb radius to accommodate a 12 foot driveway off-set. The applicant states that the proposed development will not adversely affect the surrounding property. The applicant further states that the development of this parcel is compatible and harmonious with adjacent uses.

Prior Land Use Requests

Application Number	Request	Action	Date
MP-0466-02	Major project for a neighborhood plan on 3,125 acres	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (NPO-RNP) & RS2	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP) & RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-24-0427	A zone change to reclassify 4.31 acres from RS20 to RS3.3 zoning is a companion item on this agenda.
VS-24-0429	A vacation and abandonment of right-of-way is a companion item on this agenda.
TM-24-500087	A tentative map to develop a 42 lot residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant is requesting a waiver to reduce the 40 foot front yard setbacks on the 8 lots zoned RS20 to 10 feet. Specifically, the design indicates that the garage face will be set back 20 feet. Additionally, 70% of the primary structure is proposed to have a 10 foot setback. The applicant notes that current consumer demand is for a large rear yards and smaller front yards. However, staff notes that the setback reduction currently allowed for RS20 areas is provided in part to allow more design flexibility on larger single-family lots. Additionally, Section 30.02.26F.4., which provides the development standards for properties in the (NPO-RNP), states that setbacks for primary structures shall be maintained in accordance with the applicable district standards and any allowable exceptions. Therefore, staff cannot support this request.

Waiver of Development Standards #2a & #2b

The applicant is requesting to waive the residential adjacency requirements associated with the property that is abutting or adjacent to the property within the (NPO-RNP). This includes the requirement to provide 10,000 square foot or greater transitional lots along the RNP boundary, and compliance with the minimum interior side yard and rear yard setback requirements of the RS20 zoned property. The applicant states that increasing the lot size for the abutting lots (Lots 17 and 26) within the RS3.3 zoned area is not necessary in this case since all homesites within the RNP will be constructed and sold by the same developer and home buyers will be aware of this situation prior to purchasing the property. Additionally, the applicant states that proposed Lot 25 in the RNP which is adjacent to Lot 26, zoned RS3.3, has a proposed width of 158.5 feet and a proposed house width of 70 feet. This would result in a combined side yard of 49 feet when the 5 foot side yard setback on Lot 26 is included. This would exceed the minimum 20 foot combined side yard setback that the Code would require. Staff believes that although both the RS3.3 and RNP areas of the site are being developed concurrently by the same developer, the intent of the residential adjacency standards is to promote compatible transitions between land uses area of differing intensities, regardless of the timing of development or property ownership. Therefore, staff cannot support this request.

Waiver of Development Standards #3

The applicant is requesting to allow a retaining wall adjacent to Warbonnet Way to be 6 feet in height where 3 feet is allowed to meet the minimum drainage criteria set by Clark County Public Works Flood Control and allow the proposed site to drain the on-site storm flows to the natural flow path locations. The applicant further states that the additional retaining wall height is also needed to allow the homesites to drain at the required minimum slopes and to drain to the required point of connection dictated by Clark County Water Reclamation District. Based on the cross-section provided it appears the maximum retaining wall height is located along a portion of Warbonnet Way within the (NPO-RNP) just to the south of the entrance street from Warbonnet Way. The standards for the (NPO-RNP), state that waivers for increased retaining wall height are strongly discouraged and walls along the perimeter of the subdivision shall be minimal. Based on these standards, staff cannot support this request.

Waiver of Development Standards #4

The applicant is requesting to waive street landscaping along the front property line of Lot 21 on Warbonnet Way and along the front property line of Lot 22 on Shelbourne Avenue. The applicant is also proposing an attached 5 foot wide sidewalk along the front and street sides of

Lot 21 and in front of Lot 22. Along the street side of Lot 21 abutting Shelbourne Avenue the landscape plan indicates a 6 foot wide landscape easement with 2 large Fan-Tex and Ash trees adjacent to the attached sidewalk. The request for allowing an attached sidewalk is separately discussed in waiver of development standards #5. The applicant states it is their intent to plant 2 medium trees in the front yard of Lot 21 where 6 medium street trees are required and plant 2 medium trees in the front yard of Lot 22 where 7 medium street trees are required. Staff is not supporting the other waivers associated with this development; therefore, staff does not 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.

The architectural design of the residences is consistent with the existing single-family homes in the area and is similar in density to the existing single-family development within the immediate area. The elevations provided indicate that the RS3.3 zoned area will consist of 2 story homes which is consistent with the existing single-family developments to the east and west of the site. The proposed 1 story homes with greater square footage within the RS20 zoned area are also consistent with the type of homes currently located within the RNP areas to the south. However, since staff is not supporting the waivers, staff does not support this request.

Public Works - Development Review

Waiver of Development Standards #5

Staff cannot support the request to not install detached sidewalks along a portion of Warbonnet Way and Windmill Lane. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #6

Staff cannot support the request to reduce the radii for the intersection of Windmill Lane and Long Street. This area is changing, the potential increase in traffic along Windmill Lane the reduction will cause vehicles to slow down to make the tighter turn, creating a potential for stacking in the right-of-way. This self-imposed hardship creates a safety hazard that can be rectified by site redesign.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and 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 #0210-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DOUG RANKIN

**CONTACT: RUSTY SCHAEFFER, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120**

July 26, 2024



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Windriver
Land Use Justification Letter
in support of a Design Review and Waiver of Standards
APN: 176-16-501-005**

Dear Staff,

On behalf of our client, Lennar, we are requesting review and approval of a Design Review and Waiver of Standards for the subject property. A summation of the requests is stated below and are presented in detail after the summation.

Summary of Requests:

Design Review: Residential design review for two (2) floorplans to be constructed on the north 4.31+/- acres under the RS3.3 zoning and two (2) floorplans to be constructed on the south 4.29+/- acres under the RS20 zoning.

- Waiver of Standards:**
1. Reduce the back of curb radius at the ingress & egress returns of the entry street from Windmill Lane from the standard 30' per the Clark County Area Uniform Standard Drawings #201 to 25'.
 2. Reduce the front setback on the south 4.29+/- acres (RS20 zoning) from the required 40' (30.02.04) to 21.5' to the garage face and 10.5' to the primary structure for 70% of the primary structure where 28' to the primary structure for 50% of the primary structure is allowed (30.02.25.D.3.ii.b).
 3. Waive the off-site improvement standards of curb, gutter and sidewalks along the frontage of homesite 21 along Warbonnet Way and the frontage of homesite 22 along Shelbourne Avenue (RS20 zoning) to maintain the rural

neighborhood feel for the homesites that front the exterior public streets (30.04.08.C).

4. Waive the Residential Adjacency requirements of 10,000 SF or greater transitional lots along RNP boundaries (30.04.06.G.2.i).

5. Waive the Residential Adjacency requirements of structures adjacent to an RNP NPO shall not have heights exceeding those of the RNP district standards. (30.04.06.G.2.ii).

6. Waive the Residential Adjacency requirements of development shall comply with the side zoning district setbacks of the adjacent RNP NPO lots along any shared lot lines. (30.04.06.G.2.iii).

7. Waive the requirements of street landscaping along public streets where sidewalks are required (30.04.01.D.7).

8. Waive the maximum retaining wall height of 3 feet adjacent to a minor collector (30.04.01.D.7).

Project Description

The project consists entirely of 8.6± acres on APN: 176-16-501-005 and is generally located at the southwest corner of the intersection of Windmill Lane and Warbonnet Way. The project site is generally located in a portion of the East Half (E ½) of the East Half (E ½) of the Northwest Quarter (NW ¼) of Northeast Quarter (NE ¼) of Section 16, Township 22 South, Range 60 East, MDB&M, Nevada commonly known as APN: 176-16-501-005. The project site will have split zoning, the north 4.31+/- acres is being requested to be re-zoned from RS20 to RS3.3 while the south 4.29+/- acres will remain RS20 zoning. Thirty-four homesites will be developed under the RS3.3 zoning on the north 4.31+/- acres for a density of 7.9+/- DUA. Eight (8) homesites will be developed under the RS20 zoning on the south 4.29+/- acres for a density of 1.9+/- DUA. The total density for the entire project site will be 4.9+/- DUA.

The project site is currently zoned Residential Single Family 20 (RS20) and has a land use designation of Mid-Intensity Suburban Neighborhood (MN) on the north 4.31+/- acres and Ranch Estates Neighborhood (RN) on the south 4.29+/- acres. The project site is bounded to the north by vacant land with a zoning classification of PF (Public Facility) with a land use designation of Public Use (PU); to the west by existing residential homes with zoning classifications of RS3.3 (Single Family Residential – 3.3k SF min. lot area) with a land use designation of Neighborhood Commercial (NC) adjacent to the north 4.31+/- acres and Residential Single Family 20 (RS20 – 20k SF min. lot area) with a land use designation of Ranch Estate Neighborhood (RN) adjacent to the south 4.29+/- acres; to the east by existing residential homes with zoning classifications of RS2 (Residential Single Family – 2.0k SF min. lot area) with a land use designation of Mid-Intensity Suburban Neighborhood (MN) adjacent to the north 4.31+/- acres and Residential Single Family 20 (RS20 – 20k SF min. lot area) with a land use designation of Ranch

Estate Neighborhood (RN) adjacent to the south 4.29+/- acres; and to the south by an existing residential home with a zoning classification of Residential Single Family 20 (RS20 – 20k SF min. lot area) and has a land use designation of Ranch Estate Neighborhood (RN)

Design Review

The developer is requesting a design review accompanying the request for a zone change. Windriver will consist of forty-two (42) homesites with two common elements encompassing the entire 8.6± acre site for a density of 4.9 DUA. The project site will utilize a 43-foot private street (39-foot wide with modified roll curb and a 4-foot sidewalk on one side of the street) for the RS3.3 zoning homesites and a 39-foot private street (39-foot wide with modified roll curb) for the RS20 zoning homesites. There will be two (2) RS20 homesites that will front the existing perimeter minor collectors, homesite 21 (as shown on the Tentative Map & Site Plan) will front Warbonnet Way while homesite 22 will front Shelbourne Avenue. The remaining six (6) RS 20 homesites along with the thirty-four (34) RS3.3 homesites will have two access points, one to Windmill Lane and one to Warbonnet Way. The net lot size within the project will range in size from 4,191 square feet to 31,445 square feet with an average lot size of 8,090 square feet. The developer is proposing two-story homes for the RS3.3 zoning area of the project site and single-story homes for the RS20 zoning area of the project site. The proposed two-story homes will range in livable square footage from 2,670 square feet to 2,770 square feet and the proposed single-story homes will range in livable square footage from 3,932 square feet to 4,240 square feet.

The maximum height of the buildings are approximately 24 feet – 4.5 inches, well below the 35-foot maximum height allowed in *Title 30 Table 30.02.07* for RS3.3 zoning. The elevation materials consist of stucco finished walls with varying elements such as window articulation, concrete tile roofs, decorative iron and decorative stone veneer accents. Future buyers will be offered a choice of various elevations that offer varying roof lines and architectural elements on all four sides of the home per Title 30.

The proposed setbacks for the RS3.3 zoning will comply with Clark County Title 30:

- Front Setback (garage): 20 feet
- Front Setback (living): 10 feet (for 50% of structure)
- Side Setback: 5 feet
- Corner Setback: 10 feet
- Rear Setback: 15 feet

The proposed setbacks for the RS20 zoning will comply with Clark County Title 30 with the exception of the front setback (a waiver for the front setback reduction is included in this application):

- Front Setback (garage): 21.5 feet (waiver requested to reduce from the required 40')
- Front Setback (living): 10.5 feet (for 70% of structure) (waiver requested to reduce from the required 28' for 50% of the structure)
- Side Setback: 10 feet
- Corner Setback: 15 feet
- Rear Setback: 30 feet

The applicant will be providing the necessary perimeter landscape buffering from Windmill Lane & Warbonnet Way by establishing common lots and landscape easements (please see provided *Site Plan*). Cross sections provided with the submittal illustrate the elevations along the project perimeters to the adjacent properties.

Elevations

Three architectural styles have been utilized on all plans, consisting of Mid Century Modern, Western Contemporary, and Modern Prairie. Each plan and each elevation is in compliance with Title 30.04.05 as follows:

Plan 2670

Front: Provides walls off-set a minimum of 3 feet; Variable Roof Line, Varied Building Materials (B and C elevations), Other unique or varied architectural features – Expansion joints (A elevation); Other unique or varied architectural features – 2” window popouts in contrasting stucco finish

Left Side: Provides walls off-set a minimum of 3 feet with single story element at rear; Variable Roof Line, Varied Building Materials (B and C elevations); Other unique or varied architectural features – 2” window popouts in contrasting stucco finish.

Right Side: Provides walls off-set a minimum of 3 feet; Variable Roof Line, Porch, Varied Building Materials (B and C elevations); Other unique or varied architectural features – 2” window popouts in contrasting stucco finish.

Rear: Provides walls off-set a minimum of 3 feet, Variable Roofline; Other unique or varied architectural features – 2” window popouts in contrasting stucco finish.

Plan 2770

Front: Provides walls off-set a minimum of 3 feet; Variable Roof Line, Varied Building Materials (B and C elevations), Other unique or varied architectural features – Expansion joints (A elevation); Other unique or varied architectural features – 2” window popouts in contrasting stucco finish

Left Side: Provides walls off-set a minimum of 3 feet with single story element at rear; Variable Roof Line, Varied Building Materials (B and C elevations); Other unique or varied architectural features – 2” window popouts in contrasting stucco finish.

Right Side: Right Side: Provides walls off-set a minimum of 3 feet; Variable Roof Line, Porch, Varied Building Materials (B and C elevations); Other unique or varied architectural features – 2” window popouts in contrasting stucco finish.

Rear: Provides walls off-set a minimum of 3 feet, Variable Roofline; Other unique or varied architectural features – 2” window popouts in contrasting stucco finish

Plan 3932

Front: Provides walls off-set a minimum of 3 feet; Variable Roof Line, Varied Building Materials (B and C elevations); Other unique or varied architectural features – 2” window popouts in contrasting stucco finish

Left Side: Provides Variable Roof Line, Varied Building Materials (B and C elevations); Other unique or varied architectural features – 2” window popouts in contrasting stucco finish.

Right Side: Provides Variable Roof Line, Varied Building Materials (B and C elevations); Other unique or varied architectural features – 2” window popouts in contrasting stucco finish.

Rear: Provides walls off-set a minimum of 3 feet, Patio Cover, Variable Roofline; Other unique or varied architectural features – 2” window popouts in contrasting stucco finish.

Plan 4240

Front: Provides walls off-set a minimum of 3 feet; Variable Roof Line, Varied Building Materials (B and C elevations), Other unique or varied architectural features – Expansion joints (A elevation); Other unique or varied architectural features – 2” window popouts in contrasting stucco finish

Left Side: Provides Variable Roof Line, Varied Building Materials (B and C elevations); Other unique or varied architectural features – 2” window popouts in contrasting stucco finish.

Right Side: Provides Variable Roof Line, Varied Building Materials (B and C elevations); Other unique or varied architectural features – 2” window popouts in contrasting stucco finish.

Rear: Provides walls off-set a minimum of 3 feet, Patio Cover, Variable Roofline; Other unique or varied architectural features – 2” window popouts in contrasting stucco finish.

Garages

Garages are recessed behind the front façade. Variations are also provided with the use of RV Garages and second floor living cantilevered over the Garage. Garage doors are provided with two styles. Ranch is utilized on all A and B elevations, while Colonial is utilized on C elevations (see elevations and the cut sheet provided).

Waiver of Standards

The applicant is applying for eight waivers of standards:

1. Reduce the back of curb radius at the ingress & egress returns of the entry street from Windmill Lane from the standard 30’ per the Clark County Area Uniform Standard Drawings #201 to 25’.

Justification: This radius reduction will allow for the typical 12.0’ edge of driveway offset to the edge of the curb return to be maintained per the Clark County Area Standard Drawing #222. Per the included letter from Bolanos Consulting in support of this waiver request, Windmill Lane is a 100’ arterial with a future outside 14’ travel lane. The 14’ width was initially intended to be a

Share The Road Lane. This is no longer possible, since the enactment of the state law that requires 3' separation between a bike and a vehicle. The lane will most likely remain as a 14' SHARROW, where a bike or vehicle can utilize the entire lane. The use of a 25' radius in addition to the 14' travel lane, will provide a de facto 29'+/- radius where 30' is required. Thus, the reduced radius will not affect the right turn movements.

2. Reduce the front setback on the south 4.29+/- acres (RS20 zoning) from the required 40' (30.02.04) to 21.5' to the garage face and 10.5' to the primary structure for 70% of the primary structure where 28' to the primary structure for 50% of the primary structure is allowed (30.02.D.3.ii.b).

Justification: The current zoning for front yard setback requirement of 40 feet would result in practical difficulties for this development and not be conducive to recess garage doors behind living. Current consumer demands are for a large rear yard and smaller front yards. Forward living is a well-accepted design in Single-Family Development, and the community of Warbonnet and Shelbourne immediately to the west of this parcel enjoys the same forward living elements and similar reduced living setbacks. The request for a reduction can be granted without substantial detriment to the public as front setbacks still allow for open area between the home and the public way and front elevations are enhanced with multiple decorative features (stone veneer, pop-outs, eyebrows over windows, expansion joints, recessed entries). As part of the overall request, the streets are proposed to be of a rural design which results in a practical increase in the front setback of the home from the asphalt roadway, thereby increasing the views and space of the practical front setback area.

3. Waive the off-site improvement standards of curb, gutter and sidewalks along the frontage of homesite 21 along Warbonnet Way and the frontage of homesite 22 along Shelbourne Avenue (RS20 zoning). (30.04.08.C)

Justification: This waiver will allow the development to maintain the rural neighborhood feel for the homesites that front the exterior public streets.

4. Waive the Residential Adjacency requirements of 10,000 SF or greater transitional lots along RNP boundaries (30.04.06.G.2.i).

Justification: This property is proposed to have a split zoning boundary (RS3.3 on the north half & RS20 on the south half), per code would require 2 homesites on the south side of the north half of the proposed project to be 10,000 sf or greater. Since the proposed adjacent homesites on the south half, within the RNP boundary, will be constructed & sold by the same developer of the northern adjacent homesites, the new home buyers will be well aware of the adjacent homesite square footage prior to their purchase and as such this requirement is believed to not be necessary in this situation.

5. Waive the Residential Adjacency requirements of structures adjacent to an RNP NPO shall not have heights exceeding those of the RNP district standards. (30.04.06.G.2.ii).

Justification: This property is proposed to have a split zoning boundary (RS3.3 on the north half & RS20 on the south half), per code would require 2 homesites on the south side of the north half of the proposed project to meet this code requirement and only allow for single-story

homes. Since the proposed adjacent homesites on the south half, within the RNP boundary, will be constructed & sold by the same developer of the northern adjacent homesites, the new home buyers will be well aware of the adjacent two-story homes prior to their purchase and as such this requirement is believed to not be necessary in this situation.

6. Waive the Residential Adjacency requirements of development shall comply with the side zoning district setbacks of the adjacent RNP NPO lots along any shared lot lines. (30.04.06.G.2.iii).

Justification: This property is proposed to have a split zoning boundary (RS3.3 on the north half & RS20 on the south half), per code would require 2 homesites on the south side of the north half of the proposed project to utilize a 10' minimum side yard setback. Homesite 25 on the included site plan has a lot width of 158.5' which will allow for up to a side setback of up to 44' with the proposed house width 70' adjacent to the RS3.3 zoned homesite 26 to the north. Combined with the proposed 5' side setback on homesite 26 this will far exceed the minimum combined side yard setback of 20' that would be required per this code and as such we believe the 10' side yard setback would not be required for homesite 26. Homesite 17 is bounded by a 6' landscape easement along the south shared property line of the RS20 zoned homesite along with a proposed 43' wide private street easement and an additional 6' landscape easement on the south side of the private street easement. With the additional proposed easements buffering the RS20 homesite, we believe the 10' side yard setback would not be required for homesite 17.

7. Waive the requirements of street landscaping along public streets where sidewalks are required (30.04.01.D.7).

Justification: This waiver is being requested for the front property lines of homesites 21 & 22 only. Homesite 21 will have a front property line that fronts Warbonnet Way while Homesite 22 will have a front property line that fronts Shelbourne Avenue. Waiving this landscape requirement for these two (2) homesites will match the adjacent existing rural neighborhood homesites & relieve the new homeowners of any additional burden of the care and maintenance of the additional trees that would be required by Title 30 street landscape requirements. It is being requested to allow two (2) medium-sized trees to be planted along the frontage of Homesite 21 where a minimum of six (6) medium-sized trees to be planted would be required by Title 30 and to allow two (2) medium-sized trees to be planted along the frontage of Homesite 22 where a minimum of seven (7) medium-sized trees to be planted would be required by Title 30. It has been requested to waive the required typical public street improvements of curb, gutter & sidewalks along the frontage of these homesites under waiver request #3. Waiver request #3 will allow for a rural street standard that will match the existing adjacent street standards and provide a more cohesive rural neighborhood scene. With this approved waiver we believe this code requirement would no longer be necessary.

8. Waive the maximum retaining wall height of 3 feet adjacent to a minor collector (30.04.01.D.7) to allow for a maximum retaining wall height of 6 feet.

Justification: This waiver is being requested to allow a maximum retaining wall height of 6 feet where code (30.04.01.D.7) allows 3 feet adjacent to Warbonnet Way. This waiver is necessary to meet the minimum drainage criteria set by Clark County Public Works Flood Control & allow

the proposed site to drain the on-site storm flows to the natural flow path locations. The additional retaining wall height is also needed to allow the homesites to be set at an elevation that will allow the necessary sewer mains to drain at the required minimum slopes and to drain to the required point of connection dictated by Clark County Water Reclamation District.

Conclusion

The proposed development will not adversely affect the surrounding property. The development of this parcel is compatible and harmonious with adjacent uses. We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rusty Schaeffer", with a horizontal line underneath.

Rusty Schaeffer
Principal

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500087-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 42 single-family residential lots and 4 common lots on 8.60 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Windmill Lane and the west side of Warbonnet Way within Enterprise. JJ/dd/syp (For possible action)

RELATED INFORMATION:

APN:
176-16-501-005

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.31 (RS3.3)/4.29 (RS20)/8.60 acres (entire development)
- Project Type: Single-family detached residential
- Number of Lots: 34 (RS3.3)/8 (RS20)
- Density (du/ac): 7.9 (RS3.3)/1.9 (RS20)
- Minimum/Maximum Lot Size (square feet): 4,252/5,427 (net and gross) (RS3.3)/20,419/29,392 (gross)/18,009/20,828 (net) (RS20)

Project Description

The plans depict a proposed single-family detached development totaling 42 lot single family lots and 4 common lots on 8.60 acres located on the south side corner of Windmill Lane and the west side of Warbonnet Way. The lots within the development are set to be divided between 2 types: small lots based on a proposed zone change from RS20 to RS3.3 on the northern half of the site, and large lots that utilize the existing RS20 (NPO-RNP) zoning on the southern half of the site. With the zone change, the 34 lots on the northern half of the development are proposed to range in size from 4,252 net and gross square feet to 5,427 net and gross square feet. The density of the northern portion of the site will be 7.9 dwelling units per acre. The 8 remaining lots on the southern half of the development, zoned RS20 are proposed to range in size from 20,419 gross square feet to 29,392 gross square feet and from 18,009 net square feet to 20,828 net square feet. The density of the southern portion of the site will be 1.9 dwelling units per acre.

Of the 42 proposed lots, 40 are interior facing, and are accessed by 2 streets. A 43 foot wide private street will provide access to the RS3.3 zoned lots from Windmill Lane on the north and a second

43 foot wide private street will provide access from Warbonnet Way on the east. These streets will be improved with modified roll curbs and a 4 foot wide sidewalk on the east and north sides of the streets. A 39 foot wide private street intersects with the 43 foot wide streets in the center of the site and provides access to 6 of the 8 RS20 lots located on the southern portion of the site. This street is proposed to have roll curbs on each side and a hammerhead cul-de-sac. The remaining 2 lots (Lots 21 and 22) will not have interior access to the site. Lot 21 will be accessed directly from Warbonnet Way, and Lot 22 will be accessed directly from Shelbourne Avenue. A privately maintained 10 foot wide drainage easement is proposed at the rear side of Lots 21 and 22.

Prior Land Use Requests

Application Number	Request	Action	Date
MP-0466-02	Major project for a neighborhood plan on 3,125 acres	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (NPO-RNP) & RS2	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 (NPO-RNP) & RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-24-0427	A zone change to reclassify 4.31 acres from RS20 to RS3.3 zoning is a companion item on this agenda.
WS-24-0428	A waiver of development standards with design reviews is a companion item on this agenda.
VS-24-0429	A vacation and abandonment of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30. However, the proximity to the (RNP-NPO) requires Lots 17 and 26 to each be a minimum of

10,000 square feet in size, but instead are respectively, 4,903 square feet and 4,394 square feet in size. The applicant has not provided compelling justification for the proposed hammerhead turnarounds. As this is a self-imposed hardship, 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:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

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

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and 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 #0210-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DOUG RANKIN

CONTACT: RUSTY SCHAEFFER, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120

DRAFT



Department of Comprehensive Planning Application Form

13A

ASSESSOR PARCEL #(s): 176-16-501-005

PROPERTY ADDRESS/ CROSS STREETS: Windmill Lane & Warbonnet Way

DETAILED SUMMARY PROJECT DESCRIPTION

Submitting applications for TM, ZC, WS, DR & VS for a 42 lot single family detached sub-division.

PROPERTY OWNER INFORMATION

NAME: Clark County (Aviation)
ADDRESS: PO Box 11005
CITY: Las Vegas STATE: NV ZIP CODE: 89111
TELEPHONE: 702-261-5104 CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Lennar
ADDRESS: 9275 W. Russell Road, Suite #400
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: 702-821-4642 CELL 702-969-3785 EMAIL: dave.comoyer@lennar.com

CORRESPONDENT INFORMATION

NAME: ACTUS - Rusty Schaeffer
ADDRESS: 3283 E. Warm Springs Rd., Suite #300
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702-856-9296 CELL 702-498-0357 EMAIL: rusty.schaeffer@aclus-nv.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)*

Joshua Erickson, Deputy Director, CC RPM
Property Owner (Print)

6/15/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____ ACCEPTED BY _____
PC MEETING DATE _____ DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____ DATE _____

June 20, 2024



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Windriver
Tentative Map Hold Letter
APN: 176-16-501-005**

Dear Staff,

On behalf of our client, Lennar, we are requesting review and approval of a Tentative Map for the subject property.

The project consists entirely of 8.6± net acres on APN: 176-16-501-005 and is generally located at the southwest corner of the intersection of Windmill Lane and Warbonnet Way. The project site is generally located in a portion of the East Half (E ½) of the East Half (E ½) of the Northwest Quarter (NW ¼) of Northeast Quarter (NE ¼) of Section 16, Township 22 South, Range 60 East, MDB&M, Nevada commonly known as APN: 176-16-501-005. Windriver will consist of forty-two (42) single family detached residential lots with five common lots encompassing the entire 8.6± acre site.

We respectfully request the Tentative Map be heard concurrently with the Land Use application requests (Zone Change, Design Review, Waiver of Standards) for the subject project at the pending Clark County Planning Commission Hearing and Clark County Zoning Commission Hearing. It is our understanding that Nevada Revised Statutes requires Tentative Maps to be heard by an approving entity within 45 days. Lennar would like the land entitlement applications for the project to be processed and heard concurrently since said applications are companion items.

Thank you for your assistance in this matter. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rusty Schaeffer", with a horizontal line underneath it.

Rusty Schaeffer
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0438-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone.

Generally located on the south side of Agate Avenue and the west side of Warbonnet Way within Enterprise (description on file). JJ/tr (For possible action)

RELATED INFORMATION:

APN:

176-21-601-003; 176-21-601-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states there are neighboring developments with comparable densities, providing strong support for the proposed zone change. The applicant explains that the proposed RS2 zone conforms to the existing CN (Compact Neighborhood) land use classification, making it a warranted and well-suited adjustment for the area. The zone change recognizes the pressing need for in-fill developments which is crucial to optimize land use and mitigate urban sprawl. The applicant further states that the placement of this development ensures a cohesive integration of residential spaces enriching the existing community while responsibly addressing the escalating demand for housing.

Prior Land Use Requests

Application Number	Request	Action	Date
MP-0466-02	Major project for a neighborhood plan on 3,125 acres	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP) & RS3.3	Undeveloped & single-family residential
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18 & CG	Single-family residential & retail center
East	Corridor Mixed-Use	RS2	Single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential

Related Applications

Application Number	Request
WS-24-0439	A waiver of development standards with a design review for a single-family residential development is a companion item on this agenda.
VS-24-0440	A vacation and abandonment for patent easements is a companion item on this agenda.
TM-24-500090	A tentative map for a 39 lot single-family residential subdivision is a companion item on this agenda.

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

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

The existing land use in the Master Plan is Compact Neighborhood (CN) which allows up to 18 dwelling units per acre. The CN land use designation is primarily intended for single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood service public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses. The RS2 zone is established to accommodate moderate-density, single-family residential developments and is intended to transition between other moderate-density neighborhoods and multi-family residential developments. The RS2 zone is considered a conforming zone within the CN land use designation. The attached townhome neighborhood to the east of the subject property as well as the detached single-family neighborhood which is under construction to the west and southwest is zoned RM18. The detached single-family neighborhood to the northeast across Agate Avenue is zoned RS3.3. An undeveloped area of RS20 zoning is located to the northwest and is designated Low-Intensity Suburban Neighborhood (LN) (5 du/ac). However, this area potentially could be changed to a denser residential zone in the future such as

RS5.2. Finally, CG zoning with a developed retail complex exists to the south. The proposed zone change to RS2 will be consistent with the surrounding development pattern and the intent of Master Plan Policy EN-1.1 which seeks to preserve the integrity of contiguous and uniform neighborhoods through development and standards for transitioning from higher intensity uses. For these reasons, staff finds the request for the RS2 Zone is appropriate for this location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Clark County Public Response Office (CCPRO)

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0073-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HENRY MORADI

CONTACT: TANEY ENGINEERING, INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147



Department of Comprehensive Planning Application Form

14A

ASSESSOR PARCEL #(s): 176-21-601-003, -004

PROPERTY ADDRESS/ CROSS STREETS: Warbonnet & Agate

DETAILED SUMMARY PROJECT DESCRIPTION

39-lot single family residential subdivision (proposed 5 gross acres) located south of Agate Avenue and west of Warbonnet Way.

PROPERTY OWNER INFORMATION

NAME: Fred Sadri, Trustee of the Forest Hill Family Trust
ADDRESS: 9617 Verlaine Ct.
CITY: Las Vegas STATE: NV ZIP CODE: 89145
TELEPHONE: 702-371-9645 CELL NA EMAIL: henry_advance@yahoo.com

APPLICANT INFORMATION


NAME: Fred Sadri, Trustee of the Forest Hill Family Trust
ADDRESS: 9617 Verlaine Ct.
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
TELEPHONE: 702-371-9645 CELL NA EMAIL: henry_advance@yahoo.com

CORRESPONDENT INFORMATION

NAME: Taney Engineering Attn: Nicole Chavarria
ADDRESS: 6030 S. Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL NA EMAIL: nicolec@taneycorp.com

*Correspondent will receive all project communication

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


Property Owner (Signature)*

Fariborz Sadri
Property Owner (Print)

1-2-2024
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 | OTHER _____ |

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____



June 5, 2024

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

**Re: Warbonnet & Agate
APR-23-101678
APN: 176-21-601-003 & 176-21-601-004
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Fred Sadri, is respectfully submitting justification for a Tentative Map, Waivers of Development Standards, and a Design Review for a proposed 5 gross acre, 39-lot single-family residential subdivision.

Tentative Map

The subject site is 5 gross acres and located south of Agate Avenue and west of Warbonnet Way. A Tentative Map is requested to allow for the development of a 39-lot single-family residential subdivision with a density of 6.2 dwelling units per acre. The lots range in size from 2,849 square feet to 4,308 square feet, with an average lot size of 2,950 square feet. There is 12,497.55 available open space, the amenities in the open space will comply with Section 30.04-10 under Allowable Common Open Space Areas. The site is currently zoned RS20 (Residential Single-Family 20) with a planned land use of CN (Compact Neighborhood). A separate Zone Boundary Amendment is requested to rezone the parcels to RS2 (Residential Single-Family 2).

Agate Avenue and Warbonnet Way will receive full off-site improvements including, curb, gutter, sidewalk, and streetlights. All lots will be accessed via 39-foot-wide private street with "R" curb and gutter.

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

- North: RS3.3 (Residential Single-Family 3.3); LN (Low-Intensity Suburban Neighborhood)
- East: RS2 (Residential Single-Family 2); CM (Corridor Mixed-Use)
- South: CG (Commercial General) and RM18 (Residential Multi-Family 18); CM (Corridor Mixed-Use) and CM (Compact Neighborhood)
- West: RM18 (Residential Multi-Family 18); CM (Compact Neighborhood)

A 10-foot landscape buffer behind an attached 5-foot sidewalk will be provided along Agate Avenue and Warbonnet Way.

Waiver of Development Standards – Excess Fill

This request is to waive Section 30.04.06 (F)(1-3) to allow for excess fill of 9.13 feet within 0 feet to 40 feet of a shared property line. The excess fill is necessary due to the presence of an existing wash that runs across the site. Preliminary plans for storm drain improvements are outlined on the Tentative Map, with specific details to be finalized during the civil improvement plan phase. Given the continuation of the wash to the south of the



June 5, 2024

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

**Re: Warbonnet & Agate
APR-23-101678
APN: 176-21-601-003 & 176-21-601-004
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Fred Sadri, is respectfully submitting justification for a Tentative Map, Waivers of Development Standards, and a Design Review for a proposed 5 gross acre, 39-lot single-family residential subdivision.

Tentative Map

The subject site is 5 gross acres and located south of Agate Avenue and west of Warbonnet Way. A Tentative Map is requested to allow for the development of a 39-lot single-family residential subdivision with a density of 6.2 dwelling units per acre. The lots range in size from 2,849 square feet to 4,308 square feet, with an average lot size of 2,950 square feet. There is 12,497.55 available open space, the amenities in the open space will comply with Section 30.04-10 under Allowable Common Open Space Areas. The site is currently zoned RS20 (Residential Single-Family 20) with a planned land use of CN (Compact Neighborhood). A separate Zone Boundary Amendment is requested to rezone the parcels to RS2 (Residential Single-Family 2).

Agate Avenue and Warbonnet Way will receive full off-site improvements including, curb, gutter, sidewalk, and streetlights. All lots will be accessed via 39-foot-wide private street with "R" curb and gutter.

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

- North: RS3.3 (Residential Single-Family 3.3); LN (Low-Intensity Suburban Neighborhood)
- East: RS2 (Residential Single-Family 2); CM (Corridor Mixed-Use)
- South: CG (Commercial General) and RM18 (Residential Multi-Family 18); CM (Corridor Mixed-Use) and CM (Compact Neighborhood)
- West: RM18 (Residential Multi-Family 18); CM (Compact Neighborhood)

A 10-foot landscape buffer behind an attached 5-foot sidewalk will be provided along Agate Avenue and Warbonnet Way.

Waiver of Development Standards – Excess Fill

This request is to waive Section 30.04.06 (F)(1-3) to allow for excess fill of 9.13 feet within 0 feet to 40 feet of a shared property line. The excess fill is necessary due to the presence of an existing wash that runs across the site. Preliminary plans for storm drain improvements are outlined on the Tentative Map, with specific details to be finalized during the civil improvement plan phase. Given the continuation of the wash to the south of the



site and the absence of neighboring structures adjacent to the area, the impact of this waiver is anticipated to be minimal.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2) to allow for a total 15.21-foot-high wall, comprising of a 6-foot screen wall and 9.21-foot maximum retaining wall, along the south property line. The increased wall height is necessary due to the presence of an existing wash that runs across the site. Preliminary plans for storm drain improvements are outlined on the Tentative Map, with specific details to be finalized during the civil improvement plan phase. Given the continuation of the wash to the south of the site and the absence of neighboring structures adjacent to the area, the impact of this waiver is anticipated to be minimal.

Waiver of Development Standards – Attached Sidewalks

This request is to waive Section 30.04.08 (C)(5)(ii)(a) requiring detached sidewalks along Agate Avenue and Warbonnet Way. This development is instead proposing attached sidewalks along the frontage with a 10-foot landscape buffer behind the sidewalk. This approach is consistent with the established design of the developments to the north, east, and south of the project site, fostering a harmonious and visually cohesive environment. The waiver will not have an adverse impact on the walkability of the development, as the alternative configuration remains conducive to pedestrian movement.

Waiver of Development Standards – Street Landscaping

This request is to waive Section 30.04.01 (D)(7)(i) to allow for reduced landscaping along Agate Avenue and Warbonnet Way. In compliance with Section 30.04.01 (D)(7)(ii)(b), the proposed development will provide a 10-foot-wide landscape buffer behind an attached 5-foot sidewalk, featuring large trees planted every 12 feet and 16 feet on-center. This design choice is consistent with the prevailing aesthetics and layout of the existing residential development to the east, fostering a harmonious and visually cohesive environment.

Waiver of Development Standards – Residential Adjacency

This request is to waive Section 30.04.06 (G)(2)(i) requiring all lots abutting a Rural Neighborhood Preservation NPO to be a minimum of 10,000 square feet in size. Lot 1, located immediately south of the existing NPO adjacent to the project site, is proposed to have an area of 3,038 square feet. This lot size is consistent with neighboring residential developments, where lots range from a minimum of 2,000 to 3,300 square feet. The adjacent NPO parcel is also undeveloped, and there is a high likelihood that it will eventually be rezoned to align with the other residential developments in the area. Consequently, waiving the residential adjacency requirements for Lot 1 is unlikely to adversely impact any future development.

Design Review - Architecture

This request is for a design review of architectural floor plans and elevations. The proposed homes are two-story detached single-family homes. The exterior elevations reflect Contemporary and American Traditional designs and finishes. A two-car garage will be provided for each home, in addition to a full-length driveway that can park a minimum of two vehicles.



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

Sincerely,

A handwritten signature in black ink that reads "Susan Florian". The signature is written in a cursive, flowing style.

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0440-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Cimarron Road and Warbonnet Way within Enterprise (description on file). JJ/tr/kh (For possible action)

RELATED INFORMATION:

APN:

176-21-601-003; 176-21-601-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate a 30 foot wide patent easement located along the west property boundary of APN 176-21-601-003. The applicant is also requesting to vacate 3 foot wide portions of a patent easement located along the north and east property boundaries and 33 foot wide portions of a patent easement along the south and west property boundaries of APN 176-21-601-004. The applicant states that due to the parcels being developed for a single-family residential subdivision the patent easements are no longer necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
MP-0466-02	Major project for a neighborhood plan on 3,125 acres	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP) & RS3.3	Undeveloped & single-family residential
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18 & CG	Single-family residential & retail center
East	Corridor Mixed-Use	RS2	Single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential

Related Applications

Application Number	Request
ZC-24-0438	A zone change to reclassify 5 acres from RS20 to RS2 zoning is a companion item on this agenda.
WS-24-0439	A waiver of development standards with a design review for a single-family residential development is a companion item on this agenda.
TM-24-500090	A tentative map for a 39 lot single-family residential subdivision is a companion item on this agenda.

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Agate Avenue, 30 feet for Warbonnet Way, and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements. 90 days to record said separate document for the Cimarron Road improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HENRY MORADI

CONTACT: TANEY ENGINEERING, INC., 6030 S. JONES BOULEVARD, LAS VEGAS,
NV 89147

DRAFT



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 176-21-601-003, -004

PROPERTY ADDRESS/ CROSS STREETS: Warbonnet & Agate

DETAILED SUMMARY PROJECT DESCRIPTION

39-lot single family residential subdivision (proposed 5 gross acres) located south of Agate Avenue and west of Warbonnet Way.

PROPERTY OWNER INFORMATION

NAME: Fred Sadri, Trustee of the Forest Hill Family Trust
ADDRESS: 9617 Verlaine Ct.
CITY: Las Vegas STATE: NV ZIP CODE: 89145
TELEPHONE: 702-371-9645 CELL NA EMAIL: henry_advance@yahoo.com

APPLICANT INFORMATION


NAME: Fred Sadri, Trustee of the Forest Hill Family Trust
ADDRESS: 9617 Verlaine Ct.
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
TELEPHONE: 702-371-9645 CELL NA EMAIL: henry_advance@yahoo.com

CORRESPONDENT INFORMATION

NAME: Taney Engineering Attn: Nicole Chavarria
ADDRESS: 6030 S. Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL NA EMAIL: nicolec@taneycorp.com

*Correspondent will receive all project communication

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


Property Owner (Signature)*

Fariborz Sadri
Property Owner (Print)

1-2-2024
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 _____

TAB/CAC LOCATION _____

DATE _____



TANEY ENGINEERING

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

June 5, 2024

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

**Re: Warbonnet & Agate
APR-23-101678
APN: 176-21-601-003 & 176-21-601-004
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Fred Sadri, is respectfully submitting justification for the vacation of patent easements.

Patent Easement Vacation

This request is to vacate a 30-foot-wide portion of a patent easement located along the west property boundary of APN: 176-21-601-003.

Patent Easement Vacation

This request is to vacate 3-foot-wide portions of a patent easement located along the north and east property boundaries and 33-foot-wide portions along the south and west property boundaries of APN: 176-21-601-004.

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

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

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

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0439-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) residential adjacency standards; and 3) allow attached sidewalk.

DESIGN REVIEW for a single-family residential development on 5.0 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the south side of Agate Avenue and the west side of Warbonnet Way within Enterprise. JJ/tr/kh (For possible action)

RELATED INFORMATION:

APN:

176-21-601-003; 176-21-601-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase retaining wall height to 5.52 feet where 3 feet is the maximum height allowed per Section 30.04.03C (an 84% increase).
2.
 - a. Increase fill height to 5.52 feet within 5 feet of a shared property line where 3 feet is the maximum height allowed per Section 30.04.06F (an 84% increase).
 - b. Allow a lot smaller than 10,000 square feet lots abutting an (NPO-RNP) boundary per Section 30.04.06G.
3. Allow an attached sidewalk along Agate Avenue and Warbonnet Way where a detached sidewalk is required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single-family detached residential
- Number of Lots: 39
- Density (du/ac): 7.8
- Minimum/Maximum Lot Size (square feet): 2,849/4,308
- Number of Stories: 2
- Building Height (feet): 27 (maximum)
- Square Feet: 1,284/1,609
- Open Space Required/Provided: 7,800/12,457

Site Plan

The plan depicts a single-family detached development totaling 39 single-family lots and 4 common element lots on 5 acres located on the south side of Agate Avenue and the west side of Warbonnet Way. The density of the overall development is shown at 7.8 dwelling units per acre. The lots range in size from a minimum of 2,849 square feet to a maximum of 4,308 square feet. Thirty-two of the 39 proposed lots will be accessed from two, 43 foot wide private streets. One private street, Puno Street, provides access to Agate Avenue, while the other private street, Curico Avenue provides access to Warbonnet Way. The private streets will connect with each other and feature 4 foot wide sidewalks on 1 side of each street. Seven lots will have direct access to Agate Avenue, a public street. Agate Avenue is proposed to be improved with a 5 foot wide attached sidewalk, curbs, and streetlights, with a 10 foot wide landscape strip adjacent to Lot 1 and the frontage along Common Element A. Warbonnet Way will also be similarly improved with a 5 foot wide attached sidewalk, curbs, and streetlights, and a 10 foot wide landscape strip within the adjacent common element lots. An underground storm drain is proposed to direct drainage through Common Elements A and B from the northwest to the southeast. The plan indicates that 12,457 square feet of open space will be provided for the neighborhood in accordance with Section 30.04-10 where a minimum of 7,800 square feet is required. The open space will be provided within the common element lots outside of the areas designated for the drainage easement for the storm drain. Lot 1 is 3,038 square feet but is required to be a minimum of 10,000 square feet in accordance with residential adjacency standards. Additionally increased fill and an increased retaining wall height above 3 feet is proposed in the southwest corner of the site in the area of Lot 5.

Landscaping

The plans show perimeter street landscaping along Agate Avenue and Warbonnet Way consisting of 10 foot wide landscape strips adjacent to 5 foot wide attached sidewalks. The attached sidewalks are the subject of a waiver request. The landscape areas are proposed to consist of 12 large Shoestring Acacia trees along Agate Avenue and 9 large Shoestring Acacia trees along Warbonnet Way. All shrubs are proposed to be 5 gallon sized Cliff Goldenbush species. Spacing of the trees is at 16 feet to 18.5 feet on center due to the site visibility zones preventing the typical 30 foot on center spacing. However, the number of required trees will still be met.

Elevations

The elevations provided indicate 2 story detached single-family homes throughout the development. Four models are proposed with contemporary and American Traditional designs and finishes. The residences range in height from 24.5 feet to 27 feet. The exterior of the residences consists of stucco finishes, stone veneer accents, pitched concrete tile roofs, window pop-outs, and decorative shutters on some models. The second floors are partially or fully located over a 2 car garage.

Floor Plans

Four floor plans are provided which range in size from 1,284 square feet to 1,609 square feet of livable space. The plans feature 2, 3, and 4 bedroom models with laundry rooms and 2 full bathrooms on the second floor, and a powder room on the first floor. The first floor also features a great room with a kitchen and dining area. Each model has an attached 2 car garage.

Applicant's Justification

The applicant is requesting waivers of development standards and a design review for a 39 lot single family detached residential subdivision with a density of 7.8 dwelling units per acre. The applicant is requesting waivers to allow excess fill and increased retaining wall height on Lot 5 near the southwest side of the property to allow the site to properly drain to prevent flooding. The applicant states that the request to allow the smaller lot adjacent to the NPO-RNP is due to the high likelihood that the adjacent property will be rezoned to align with other developments in the area. The applicant also states that attached sidewalks are proposed to be consistent with the established design of developments to the north, east, and south of the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
MP-0466-02	Major project for a neighborhood plan on 3,125 acres	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP) & RS3.3	Undeveloped & single-family residential
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18 & CG	Single-family residential & retail center
East	Corridor Mixed-Use	RS2	Single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential

Related Applications

Application Number	Request
ZC-24-0438	A zone change to reclassify 5 acres from RS20 to RS2 zoning is a companion item on this agenda.
VS-24-0440	A vacation and abandonment for patent easements is a companion item on this agenda.
TM-24-500090	A tentative map for a 39 lot single family residential subdivision is a companion item on this agenda.

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

Waivers of Development Standards #1 & #2a

The applicant is requesting an increase in the fill and retaining wall height to 5.52 feet where 3 feet is the maximum height allowed. The applicant states that the increase in fill within zero feet to 5 feet of the shared property line near the southwest corner of the property in the area of Lot 5 as well as the retaining wall height is necessary to ensure that the site can properly drain, preventing flooding issues on adjacent properties. A 6 foot high screen wall is proposed on top of the retaining wall. It does not appear the proposal will negatively impact the property to the west and appears necessary to support proper drainage. The property to the west is also a common lot; therefore, an increased wall height should not directly impact any residences. Staff could normally support these waivers, however, staff is not supporting the waiver for attached sidewalks. Therefore, staff is recommending denial.

Waiver of Development Standards #2b

The applicant is requesting a waiver to allow a lot abutting the Rural Neighborhood Preservation NPO to be less than 10,000 square feet in size. The (NPO-RNP) area is located north of Agate Avenue and is undeveloped adjacent to the subject site. The requirement for the increased lot size is for Lot 1 at the northwest corner of the development which is proposed to be 3,038 square feet. This lot size is slightly larger than the adjoining lots proposed immediately to the south and is similar in size to the existing lots in a separate single family detached development to the west. Additionally, the underlying RS20 zoning within the (NPO-RNP) overlay is designated Low-Intensity Suburban Neighborhood (LN) (5 du/ac) in the Master Plan. Therefore, the area potentially could be changed to a denser residential zone such as RS5.2 for development in the future. Given these factors, staff could support this waiver. However, since the waiver for attached sidewalks is not being supported, staff recommends denial.

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.

The architectural design of the residences is consistent with the existing single-family homes in the area and is similar in density to the existing single-family development within the immediate area. The elevations provided indicate that the development will consist of 2 story homes which

is consistent with the existing single-family developments to the northeast and southwest of the site. The design appears to be consistent with the building design requirements for having at least 2 architectural features on each façade of the structure, garage variations, and proper driveway length. Therefore, staff could support the design review, however, since the waivers are not being supported, staff is recommending denial.

Public Works - Development Review
Waiver of Development Standards #3

Staff cannot support the request to not install detached sidewalks along both Agate Avenue and Warbonnet Way. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Agate Avenue, 30 feet for Warbonnet Way and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements. 90 days to record said separate document for the Cimarron Road improvement project.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised fire/emergency access must comply with the Fire Code as amended; and 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0073-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

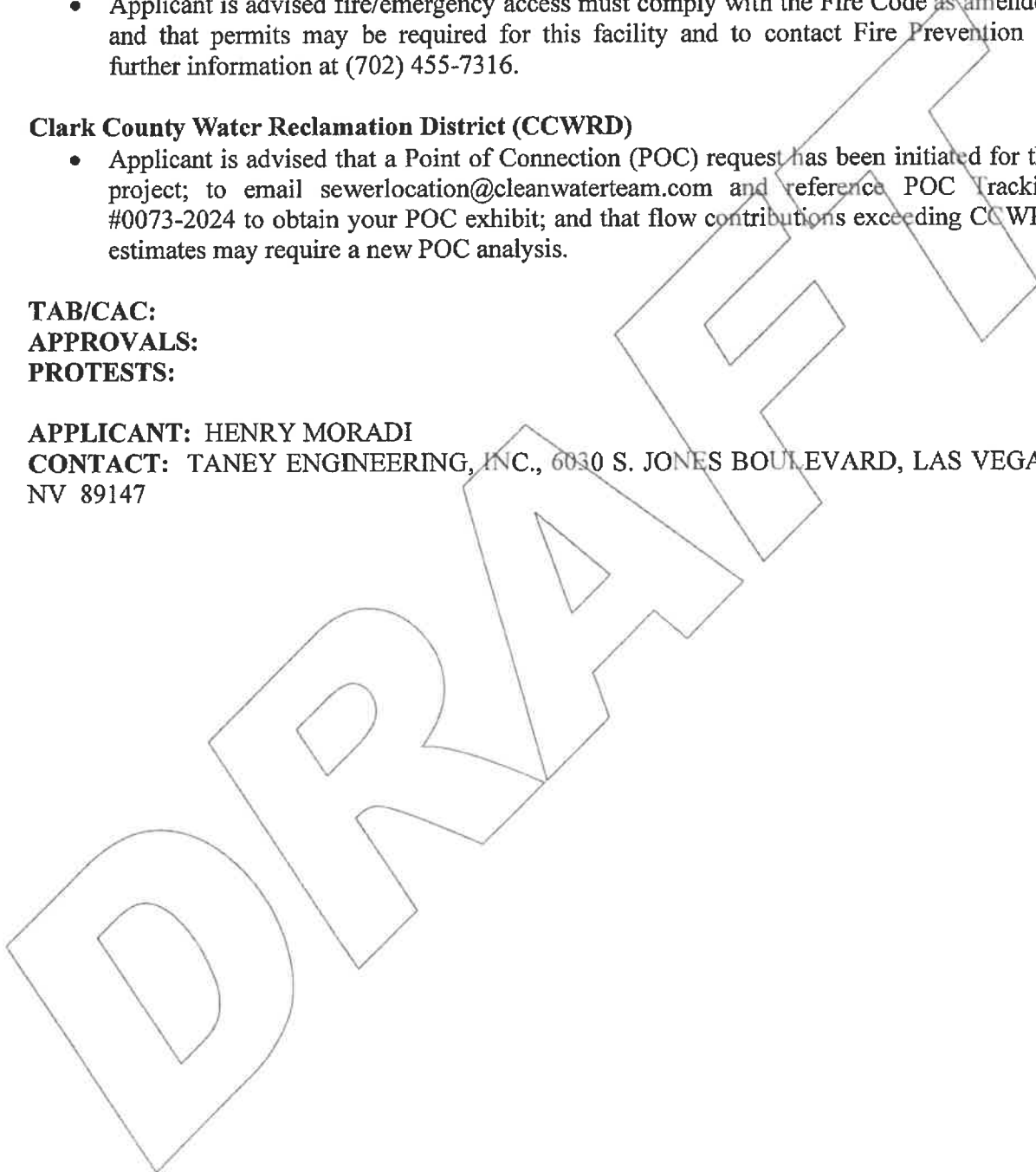
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HENRY MORADI

CONTACT: TANEY ENGINEERING, INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147





Department of Comprehensive Planning Application Form

16A

ASSESSOR PARCEL #(s): 176-21-601-003, -004

PROPERTY ADDRESS/ CROSS STREETS: Warbonnet & Agate

DETAILED SUMMARY PROJECT DESCRIPTION

39-lot single family residential subdivision (proposed 5 gross acres) located south of Agate Avenue and west of Warbonnet Way.

PROPERTY OWNER INFORMATION

NAME: Fred Sadri, Trustee of the Forest Hill Family Trust
ADDRESS: 9617 Verlaine Ct.
CITY: Las Vegas STATE: NV ZIP CODE: 89145
TELEPHONE: 702-371-9645 CELL NA EMAIL: henry_advance@yahoo.com

APPLICANT INFORMATION

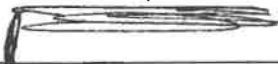
NAME: Fred Sadri, Trustee of the Forest Hill Family Trust
ADDRESS: 9617 Verlaine Ct.
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
TELEPHONE: 702-371-9645 CELL NA EMAIL: henry_advance@yahoo.com

CORRESPONDENT INFORMATION

NAME: Taney Engineering Attn: Nicole Chavarria
ADDRESS: 6030 S. Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL NA EMAIL: nicolec@taneycorp.com

*Correspondent will receive all project communication

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


Property Owner (Signature)*

Fariborz Sadri
Property Owner (Print)

1-2-2024
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 |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) _____ ACCEPTED BY _____
PC MEETING DATE _____ DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____ DATE _____



TANEY ENGINEERING

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

June 5, 2024

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

**Re: Warbonnet & Agate
APR-23-101678
APN: 176-21-601-003 & 176-21-601-004
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Fred Sadri, is respectfully submitting justification for a Tentative Map, Waivers of Development Standards, and a Design Review for a proposed 5 gross acre, 39-lot single-family residential subdivision.

Tentative Map

The subject site is 5 gross acres and located south of Agate Avenue and west of Warbonnet Way. A Tentative Map is requested to allow for the development of a 39-lot single-family residential subdivision with a density of 6.2 dwelling units per acre. The lots range in size from 2,849 square feet to 4,308 square feet, with an average lot size of 2,950 square feet. There is 12,497.55 available open space, the amenities in the open space will comply with Section 30.04-10 under Allowable Common Open Space Areas. The site is currently zoned RS20 (Residential Single-Family 20) with a planned land use of CN (Compact Neighborhood). A separate Zone Boundary Amendment is requested to rezone the parcels to RS2 (Residential Single-Family 2).

Agate Avenue and Warbonnet Way will receive full off-site improvements including, curb, gutter, sidewalk, and streetlights. All lots will be accessed via 39-foot-wide private street with "R" curb and gutter.

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

- North: RS3.3 (Residential Single-Family 3.3); LN (Low-Intensity Suburban Neighborhood)
- East: RS2 (Residential Single-Family 2); CM (Corridor Mixed-Use)
- South: CG (Commercial General) and RM18 (Residential Multi-Family 18); CM (Corridor Mixed-Use) and CM (Compact Neighborhood)
- West: RM18 (Residential Multi-Family 18); CM (Compact Neighborhood)

A 10-foot landscape buffer behind an attached 5-foot sidewalk will be provided along Agate Avenue and Warbonnet Way.

Waiver of Development Standards – Excess Fill

This request is to waive Section 30.04.06 (F)(1-3) to allow for excess fill of 9.13 feet within 0 feet to 40 feet of a shared property line. The excess fill is necessary due to the presence of an existing wash that runs across the site. Preliminary plans for storm drain improvements are outlined on the Tentative Map, with specific details to be finalized during the civil improvement plan phase. Given the continuation of the wash to the south of the



site and the absence of neighboring structures adjacent to the area, the impact of this waiver is anticipated to be minimal.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2) to allow for a total 15.21-foot-high wall, comprising of a 6-foot screen wall and 9.21-foot maximum retaining wall, along the south property line. The increased wall height is necessary due to the presence of an existing wash that runs across the site. Preliminary plans for storm drain improvements are outlined on the Tentative Map, with specific details to be finalized during the civil improvement plan phase. Given the continuation of the wash to the south of the site and the absence of neighboring structures adjacent to the area, the impact of this waiver is anticipated to be minimal.

Waiver of Development Standards – Attached Sidewalks

This request is to waive Section 30.04.08 (C)(5)(ii)(a) requiring detached sidewalks along Agate Avenue and Warbonnet Way. This development is instead proposing attached sidewalks along the frontage with a 10-foot landscape buffer behind the sidewalk. This approach is consistent with the established design of the developments to the north, east, and south of the project site, fostering a harmonious and visually cohesive environment. The waiver will not have an adverse impact on the walkability of the development, as the alternative configuration remains conducive to pedestrian movement.

Waiver of Development Standards – Street Landscaping

This request is to waive Section 30.04.01 (D)(7)(i) to allow for reduced landscaping along Agate Avenue and Warbonnet Way. In compliance with Section 30.04.01 (D)(7)(ii)(b), the proposed development will provide a 10-foot-wide landscape buffer behind an attached 5-foot sidewalk, featuring large trees planted every 12 feet and 16 feet on-center. This design choice is consistent with the prevailing aesthetics and layout of the existing residential development to the east, fostering a harmonious and visually cohesive environment.

Waiver of Development Standards – Residential Adjacency

This request is to waive Section 30.04.06 (G)(2)(i) requiring all lots abutting a Rural Neighborhood Preservation NPO to be a minimum of 10,000 square feet in size. Lot 1, located immediately south of the existing NPO adjacent to the project site, is proposed to have an area of 3,038 square feet. This lot size is consistent with neighboring residential developments, where lots range from a minimum of 2,000 to 3,300 square feet. The adjacent NPO parcel is also undeveloped, and there is a high likelihood that it will eventually be rezoned to align with the other residential developments in the area. Consequently, waiving the residential adjacency requirements for Lot 1 is unlikely to adversely impact any future development.

Design Review - Architecture

This request is for a design review of architectural floor plans and elevations. The proposed homes are two-story detached single-family homes. The exterior elevations reflect Contemporary and American Traditional designs and finishes. A two-car garage will be provided for each home, in addition to a full-length driveway that can park a minimum of two vehicles.



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

Sincerely,

Susan Florian
Land Planner

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500090-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

TENTATIVE MAP consisting of 39 single-family residential lots and 4 common lots on 5.0 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the south side of Agate Avenue and the west side of Warbonnet Way within Enterprise. JJ/r/r/kh (For possible action)

RELATED INFORMATION:

APN:

176-21-601-003; 176-21-601-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single-family detached residential
- Number of Lots: 39
- Density (du/ac): 7.8
- Minimum/Maximum Lot Size (square feet): 2,849/4,308

Project Description

The plan depicts a single-family detached development totaling 39 single-family lots and 4 common element lots on 5 acres located on the south side of Agate Avenue and the west side of Warbonnet Way. The density of the overall development is shown at 7.8 dwelling units per acre. The lots range in size from a minimum of 2,849 square feet to a maximum of 4,308 square feet. Thirty-two of the 39 proposed lots will be accessed from two, 43 foot wide private streets. One private street, Puno Street, provides access to Agate Avenue, while the other private street, Curico Avenue provides access to Warbonnet Way. The private streets will connect with each other and feature 4 foot wide sidewalks on 1 side of each street. Seven lots will have direct access to Agate Avenue, a public street. Agate Avenue is proposed to be improved with a 5 foot wide attached sidewalk, curbs, and streetlights, with a 10 foot wide landscape strip adjacent to Lot 1 and the frontage along Common Element A. Warbonnet Way will also be similarly improved with a 5 foot wide attached sidewalk, curbs, and streetlights, and a 10 foot wide landscape strip within the adjacent common element lots. An underground storm drain is proposed to direct drainage through Common Elements A and B from the northwest to the southeast. The plan indicates that 12,457 square feet of open space will be provided for the neighborhood in accordance with Section 30.04-10 where a minimum of 7,800 square feet is required. The open space will be provided within the common element lots outside of the areas

designated for the drainage easement for the storm drain. Lot 1 is 3,038 square feet but is required to be a minimum of 10,000 square feet in accordance with residential adjacency standards. Additionally increased fill and an increased retaining wall height above 3 feet is proposed in the southwest corner of the site in the area of Lot 5.

Prior Land Use Requests

Application Number	Request	Action	Date
MP-0466-02	Major project for a neighborhood plan on 3,125 acres	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 (NPO-RNP) & RS3.3	Undeveloped & single-family residential
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RM18 & CG	Single-family residential & retail center
East	Corridor Mixed-Use	RS2	Single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential

Related Applications

Application Number	Request
ZC-24-0438	A zone change to reclassify 5 acres from RS20 to RS2 zoning is a companion item on this agenda.
WS-24-0439	A waiver of development standards with a design review for a single-family residential development is a companion item on this agenda.
VS-24-0440	A vacation and abandonment for patent easements is a companion item on this agenda.

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30. However, the applicant has requested a waiver to provide attached sidewalks for the perimeter streets rather than detached sidewalks. Since that waiver is not being supported by staff, we 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:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Agate Avenue, 30 feet for Warbonnet Way, and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements. 90 days to record said separate document for the Cimarron Road improvement project.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0073-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HENRY MORADI

**CONTACT: TANEY ENGINEERING, INC., 6030 S. JONES BOULEVARD, LAS VEGAS,
NV 89147**

DRAFT



Department of Comprehensive Planning Application Form

17A

ASSESSOR PARCEL #(s): 176-21-601-003, -004

PROPERTY ADDRESS/ CROSS STREETS: Warbonnet & Agate

DETAILED SUMMARY PROJECT DESCRIPTION

39-lot single family residential subdivision (proposed 5 gross acres) located south of Agate Avenue and west of Warbonnet Way.

PROPERTY OWNER INFORMATION

NAME: Fred Sadri, Trustee of the Forest Hill Family Trust
ADDRESS: 9617 Verlaine Ct.
CITY: Las Vegas STATE: NV ZIP CODE: 89145
TELEPHONE: 702-371-9645 CELL NA EMAIL: henry_advance@yahoo.com

APPLICANT INFORMATION

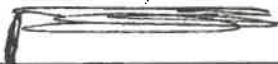
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TELEPHONE: 702-371-9645 CELL NA EMAIL: henry_advance@yahoo.com

CORRESPONDENT INFORMATION

NAME: Taney Engineering Attn: Nicole Chavarria
ADDRESS: 6030 S. Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL NA EMAIL: nicolec@taneycorp.com

*Correspondent will receive all project communication

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


Property Owner (Signature)*

Fariborz Sadri
Property Owner (Print)

1-2-2024
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 |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____



June 5, 2024

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

**Re: Warbonnet & Agate
APR-23-101678
APN: 176-21-601-003 & 176-21-601-004
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Fred Sadri, is respectfully submitting justification for a Tentative Map, Waivers of Development Standards, and a Design Review for a proposed 5 gross acre, 39-lot single-family residential subdivision.

Tentative Map

The subject site is 5 gross acres and located south of Agate Avenue and west of Warbonnet Way. A Tentative Map is requested to allow for the development of a 39-lot single-family residential subdivision with a density of 6.2 dwelling units per acre. The lots range in size from 2,849 square feet to 4,308 square feet, with an average lot size of 2,950 square feet. There is 12,497.55 available open space, the amenities in the open space will comply with Section 30.04-10 under Allowable Common Open Space Areas. The site is currently zoned RS20 (Residential Single-Family 20) with a planned land use of CN (Compact Neighborhood). A separate Zone Boundary Amendment is requested to rezone the parcels to RS2 (Residential Single-Family 2).

Agate Avenue and Warbonnet Way will receive full off-site improvements including, curb, gutter, sidewalk, and streetlights. All lots will be accessed via 39-foot-wide private street with "R" curb and gutter.

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

- North: RS3.3 (Residential Single-Family 3.3); LN (Low-Intensity Suburban Neighborhood)
- East: RS2 (Residential Single-Family 2); CM (Corridor Mixed-Use)
- South: CG (Commercial General) and RM18 (Residential Multi-Family 18); CM (Corridor Mixed-Use) and CM (Compact Neighborhood)
- West: RM18 (Residential Multi-Family 18); CM (Compact Neighborhood)

A 10-foot landscape buffer behind an attached 5-foot sidewalk will be provided along Agate Avenue and Warbonnet Way.

Waiver of Development Standards – Excess Fill

This request is to waive Section 30.04.06 (F)(1-3) to allow for excess fill of 9.13 feet within 0 feet to 40 feet of a shared property line. The excess fill is necessary due to the presence of an existing wash that runs across the site. Preliminary plans for storm drain improvements are outlined on the Tentative Map, with specific details to be finalized during the civil improvement plan phase. Given the continuation of the wash to the south of the



site and the absence of neighboring structures adjacent to the area, the impact of this waiver is anticipated to be minimal.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2) to allow for a total 15.21-foot-high wall, comprising of a 6-foot screen wall and 9.21-foot maximum retaining wall, along the south property line. The increased wall height is necessary due to the presence of an existing wash that runs across the site. Preliminary plans for storm drain improvements are outlined on the Tentative Map, with specific details to be finalized during the civil improvement plan phase. Given the continuation of the wash to the south of the site and the absence of neighboring structures adjacent to the area, the impact of this waiver is anticipated to be minimal.

Waiver of Development Standards – Attached Sidewalks

This request is to waive Section 30.04.08 (C)(5)(ii)(a) requiring detached sidewalks along Agate Avenue and Warbonnet Way. This development is instead proposing attached sidewalks along the frontage with a 10-foot landscape buffer behind the sidewalk. This approach is consistent with the established design of the developments to the north, east, and south of the project site, fostering a harmonious and visually cohesive environment. The waiver will not have an adverse impact on the walkability of the development, as the alternative configuration remains conducive to pedestrian movement.

Waiver of Development Standards – Street Landscaping

This request is to waive Section 30.04.01 (D)(7)(i) to allow for reduced landscaping along Agate Avenue and Warbonnet Way. In compliance with Section 30.04.01 (D)(7)(ii)(b), the proposed development will provide a 10-foot-wide landscape buffer behind an attached 5-foot sidewalk, featuring large trees planted every 12 feet and 16 feet on-center. This design choice is consistent with the prevailing aesthetics and layout of the existing residential development to the east, fostering a harmonious and visually cohesive environment.

Waiver of Development Standards – Residential Adjacency

This request is to waive Section 30.04.06 (G)(2)(i) requiring all lots abutting a Rural Neighborhood Preservation NPO to be a minimum of 10,000 square feet in size. Lot 1, located immediately south of the existing NPO adjacent to the project site, is proposed to have an area of 3,038 square feet. This lot size is consistent with neighboring residential developments, where lots range from a minimum of 2,000 to 3,300 square feet. The adjacent NPO parcel is also undeveloped, and there is a high likelihood that it will eventually be rezoned to align with the other residential developments in the area. Consequently, waiving the residential adjacency requirements for Lot 1 is unlikely to adversely impact any future development.

Design Review - Architecture

This request is for a design review of architectural floor plans and elevations. The proposed homes are two-story detached single-family homes. The exterior elevations reflect Contemporary and American Traditional designs and finishes. A two-car garage will be provided for each home, in addition to a full-length driveway that can park a minimum of two vehicles.



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

Sincerely,

A handwritten signature in cursive script that reads "Susan Florian". The signature is written in black ink and is positioned above the printed name.

Susan Florian
Land Planner

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0457-DBAC, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:
 177-06-201-027; 177-06-201-028

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

BACKGROUND:

Project Description

The applicant is requesting to vacate a 33 foot wide patent easement located along the west property line, and 5 feet of rights-of-way being a portion of Arville Street and Maule Avenue. The purpose of the request is to allow for the installation of detached sidewalks in conjunction with a 6 lot single-family residential subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1336-07	Waiver for full off-sites - expired	Approved by PC	January 2008
TM-0305-07	Tentative map with 6 lots - expired	Approved by PC	January 2008
ZC-1026-05	Reclassified the zoning of these parcels and the surrounding area to include RNP-I zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Public Use	RS20 (AE-60 & NPO-RNP)	Las Vegas Valley Water District site
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Detention basin

Related Applications

Application Number	Request
WS-24-0456	A waiver of development standards for a single-family residential subdivision is a companion item on this agenda.
TM-24-500096	A tentative map for a 6 lot single family-residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.

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



Department of Comprehensive Planning Application Form

18A

ASSESSOR PARCEL #(s): 177-06-201-027 & 028

PROPERTY ADDRESS/ CROSS STREETS: W Maule Avenue & Arville Street

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 6 lot Single Family Subdivision
- Vacation of Patent Easements & Right of Ways.

PROPERTY OWNER INFORMATION

NAME: Hollo 2007 Irrevocable Trust
ADDRESS: 235 15th ST, Suite 300 (Bellevue Centre West)
CITY: Vancouver STATE: Canada ZIP CODE: _____
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5603 CELL _____ EMAIL: Amanda.Williams@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.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)*

Zoltan Hollo / Trustee

Property Owner (Print)

4/24/2024

Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) VS-24-0457
PC MEETING DATE 10-15-24
BCC MEETING DATE _____
TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY RR
DATE 8-15-24
FEE \$1200.00

DATE 9-25-24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-06-201-027 & 028

PROPERTY ADDRESS/ CROSS STREETS: W Maule Avenue & Arville Street

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 6 lot Single Family Subdivision
- Vacation of Patent Easements & Right of Ways.

PROPERTY OWNER INFORMATION

NAME: Ambleside Properties LLLP ETAL

ADDRESS: 235 15th ST, Suite 300 (Bellevue Centre West)

CITY: Vancouver

STATE: Canada ZIP CODE: V7T 2X1

TELEPHONE: 604-921-1810 CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV ZIP CODE: 89129 REF CONTACT ID # _____

TELEPHONE: 702.240.5603 CELL _____ EMAIL: Amanda.Williams@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204


CITY: Las Vegas

STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____

TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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


Property Owner (Signature)*

RANUOL SHARMA
Property Owner (Print)

04/25/24
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) VS-24-0457

ACCEPTED BY RR
DATE 8-15-24

PC MEETING DATE 10-15-24

RCC MEETING DATE _____

TAB/CAC LOCATION ENTERPRISE DATE 9-25-24



June 10, 2024

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

**RE: Vacation - Justification Letter for Arville Maule
(APN: 177-06-201-027 & 028)**

Clark County Planning Staff,

On behalf of Richmond American Homes of Nevada, INC, The WLB Group is respectfully submitting the attached Vacation application for the above referenced parcel numbers located on the Northwest corner of Maule Avenue and Arville Street.

We are respectfully requesting to vacate right-of-way and patent easements that are no longer required due to the proposed single-family development that is a companion item to this vacation:

Vacation of Right-of-way

We are requesting to vacate 5' of the dedicated 40' right-of-way for Maule Avenue & Arville Street to allow for a detached sidewalk (OR:0292:0251311, dated on 01/10/1973).

Vacation of Patent Easements

We are requesting to vacate a 33.00' patent easements located on APN 177-06-201-027 (BLM#1158448, OR: 115:94807, dated on 12/04/1956)

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

Sincerely,

Mark Bangan
Director of Nevada Operations

PLANNER COPY

10/16/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0456-DBAC, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase fill height; **2)** increase retaining wall height; and **3)** reduce driveway setback.

DESIGN REVIEW for a single-family residential subdivision on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays.

Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

177-06-201-027; 177-06-201-028

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Increase fill height to 6.5 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 117% increase).
 - b. Increase fill height to 6.5 feet where a maximum of 6 feet is allowed to be placed within 5 feet to within 20 feet of a shared residential property line per Section 30.04.06F (a 9% increase).
2.
 - a. Increase the height of a retaining wall along the west property line to 6.7 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 124% increase).
 - b. Increase the height of a retaining wall along Arville Street to 3.5 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 17% increase).
3. Reduce driveway setback to 4.5 feet where 6 feet is required per Uniform Standard Drawing 222 (a 25% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4414 W. Maule Avenue
- Site Acreage: 3.11
- Project Type: Single-family residential
- Number of Lots: 6
- Density (du/ac): 1.93

- Minimum/Maximum Lot Size (square feet): 20,003/28,008 (gross)/16,727/27,061 (net)
- Number of Stories: 1
- Building Height (feet): 21 & 23 (maximum)
- Square Feet: 3,479 & 4,019

Site Plans

The plans depict a single-family residential detached development with 6 lots on 3.11 acres located on the west side of Arville Street and the north side of Maule Avenue. The density of the overall development is shown at 1.93 dwelling units per acre. The lots range in size from a minimum gross acreage of 20,003 square feet up to 28,008 square feet with the net acreage ranging from 16,727 square feet up to 27,061 square feet. Three lots (Lots 4 through 6) face Maule Avenue and 3 lots (Lots 1 through 3) face Arville Street. Arville Street and Maule Avenue are both collector streets. Lot 1 is designed with a front property line width along Arville Street of 25 feet. The driveway as designed is 16 feet wide, which provides a 4.5 foot setback to side property lines where 6 feet is required. The cross sections show increased fill on all the lots within the subdivision. The design of Lot 6 includes a maximum 6.7 foot high retaining wall, the west property line adjacent to the detention basin, and 6.5 feet of fill. The retaining wall will be lower along the west property line for Lots 1 and 3 where the increase fill will range in depth from 1.9 feet to 2.5 feet. A 6 foot high screen wall is proposed on top of the retaining walls. There is a 30 foot wide drainage easement that separates Lots 1 and 2 from Lot 3 and is delineated as a common element with 8,885 square feet.

Landscaping

Detached sidewalks are provided along both street frontages with shrubs provided on the outer side of landscaping adjacent to the curb. Trees and shrubs are provided on the east side of Lot 4 for the required street landscaping which includes trees planted every 30 feet on both sides of the detached sidewalk with shrubs. Landscape materials include Shoestring Acacia, Southern Live Oak, Pink Fairy Duster, Dwarf Bottle Brush, Red Yucca, and Texas Ranger.

Elevations

Both proposed model homes are single story with a maximum height of 21 feet and 23 feet. Three elevations are provided for each residence which includes a variety of façade design elements which can include corbels at the eaves, stucco trim on all windows, arches, stone veneer, and garage door treatments. Architectural details are provided on the front and rear of the homes with windows, roofline variety, and façade treatments. The side elevations include the varied rooflines and window trim, with no other architectural details.

Floor Plans

The 2 floor plans depict a variety of options, including floor plans ranging in total area from 3,479 square feet to 4,019 square feet. Residences include 3 car attached garages.

Applicant's Justification

The applicant indicates that the 6 lot subdivision includes single story homes and adequate parking. Adding additional architectural details to the sides of the houses the materials will be mostly hidden behind screen walls and not provide any additional benefit to the neighboring properties. The applicant also indicates that the increased fill and retaining walls are due to

existing natural low spots on the west side of the property and adjacent to the detention basin. The proposed driveway width on Lot 1 is designed for a typical single family residence with 1 or 2 vehicles per Uniform Standard Drawing 222, which will allow a vehicle to travel into and out of the lot at the same time, thus reducing back-up of traffic on the public street.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1336-07	Waiver for full off-sites - expired	Approved by PC	January 2008
TM-0305-07	Tentative map with 6 lots - expired	Approved by PC	January 2008
ZC-1026-05	Reclassified the zoning of these parcels and the surrounding area to include RNP-I zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Public Use	RS20 (AE-60 & NPO-RNP)	Las Vegas Valley Water District site
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Detention basin

Related Applications

Application Number	Request
TM-24-500096	A tentative map for a 6 lot single-family residential subdivision is a companion item on this agenda.
VS-24-0457	A vacation and abandonment of patent easements and rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #2

Tiered retaining walls could be provided instead of 1 wall in the side yard area of Lot 6. The applicant chose to propose one, 6.7 foot high retaining wall. Tiering the retaining walls and the finished grade would result in compliance with the Code or perhaps a small increase over the maximum allowable standards. The result of these requests will be a nearly 13 foot high block wall. For these reasons, staff cannot support the proposed waivers.

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.

The proposed development meets the required lot size and density per Section 30.02.04. The proposed residences provide multiple architectural features on the front and rear of the structure with the side elevations including minimal architectural features which could be enhanced in areas that are above the side yard walls, such as recessed windows with overhangs or shutters to shade glass. Additionally, since staff is unable to support the increased fill and retaining wall height, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to reduce the distance from the driveway to the property line. The minimum required distance is intended to provide a safe transition to private property from public right-of-way while reducing the chance for accidents. In addition, traffic could face slowing or stop conditions due to the vehicles accessing the driveway.

Department of Aviation

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

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Circular driveway required for Lots 2 through 6 per Uniform Standard Drawing 222 or on-site turnaround.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

- For that portion located in the AE-60 the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion located in the AE-60 the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion located in the AE-60 the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;

- For that portion located in the AE-60 incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 177-06-201-028; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0136-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.

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

DRAFT



Department of Comprehensive Planning Application Form

19A

ASSESSOR PARCEL #(s): 177-06-201-027 & 028

PROPERTY ADDRESS/ CROSS STREETS: W Maule Avenue & Arville Street

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 6 lot Single Family Subdivision
Waivers of Development Standards & Design Review

PROPERTY OWNER INFORMATION

NAME: Hollo 2007 Irrevocable Trust
ADDRESS: 235 15th ST, Suite 300 (Bellevue Centre West)
CITY: Vancouver STATE: Canada ZIP CODE: _____
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5603 CELL _____ EMAIL: Amanda.Williams@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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


Property Owner (Signature)*

Zoltan Hollo / Trustee
Property Owner (Print)

4/24/2024
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 checked="" type="checkbox"/> WS |
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| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0456

ACCEPTED BY RR

PC MEETING DATE 10-15-24

DATE 8-15-24

BCC MEETING DATE _____

TAB/CAC LOCATION ENTERPRISE

DATE 9-25-24



Department of Comprehensive Planning Application Form

19A

ASSESSOR PARCEL #(s): 177-06-201-027 & 028

PROPERTY ADDRESS/ CROSS STREETS: W Maule Avenue & Arville Street

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 6 lot Single Family Subdivision
- Tentative Map

PROPERTY OWNER INFORMATION

NAME: Ambleside Properties LLLP ETAL
 ADDRESS: 235 15th ST, Suite 300 (Bellevue Centre West)
 CITY: Vancouver STATE: Canada ZIP CODE: V7T 2X1
 TELEPHONE: 604-921-1810 CELL: _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
 ADDRESS: 770 East Warm Springs, Suite 240
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 702.240.5603 CELL: _____ EMAIL: Amanda.Williams@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
 ADDRESS: 3663 E Sunset Road, Suite 204
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 702.458.2551 CELL: _____ EMAIL: mbangan@wlbgroup.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.

RAHUL SHARMA
04/25/24
 Property Owner (Signature)* Property Owner (Print) 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 checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0456

ACCEPTED BY NR

PC MEETING DATE 10-15-24

DATE 8-15-24

BCC MEETING DATE —

TAB/CAC LOCATION ENTERPRISE DATE 9-25-24

August 14, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89106

**RE: Justification Letter – Design Review and Waivers of Dev. Stds.
(APN's: 177-06-201-027 & 028)**

To Whom it May Concern,

On behalf of our client Richmond American Homes, we are respectfully requesting a Design Review and Waivers of Development Standards to address the proposed single-family detached development located at the Northwest corner of Arville Street & Maule Avenue. The property is more particularly described as APNs: 177-06-201-027 & 028.

Our client is proposing to develop a single-family detached community consisting of 6 – 20,000 s.f. minimum (gross) residential lots at a density of 1.93 units per acre. All the homes are single-story in height and will range in size from 3,375 square feet to 4,019 square feet. The proposed houses will feature 3-car attached garages and 3-car driveways and will meet all setback requirements for an RS20 development. This development will require a total of 14 parking spaces (2.2 p.s. per lot x 6 lots), by utilizing the three garage parking spaces and the three-car driveway spaces (min of 6.0 p.s.), the site will provide 36 parking spaces which more than doubles the required parking. The homes will feature tile roofs, some of the elevations will have stone accents and all exterior elevations will have window treatments with a neutral color palette to blend with the natural surroundings.

Design Review

We are requesting the design reviews listed below with this development;

1. For a proposed detached single-family single-story development. House plans will include three one-story homes ranging in size from 3,375 square feet up to 4,019 square feet. The homes will be a maximum of 24'-0" in height. Each house will include a three-car garage and a three-car driveway.
2. The architectural for the houses have met the requirements of Section 30.04.05.E.2 for the front and the rear elevations, however on the side elevations the required features have not been met. The side elevations show a varied roof line and window trim; but don't provide other architectural features. Therefore, we are requesting a design review of this requirement. The architect feels they have met the intent of the new Title 30 code, with the window pop-outs and varied rooflines along the side elevations because the proposed houses are only one story in height and by adding additional fenestration to the sides of the structures will not enhance the visual aspect of the neighborhood, since the sides of the houses will be mostly hidden behind screen walls. However, if the buildings were two story, then we would agree that the side enhancement would/could be seen from the street and would have a bigger impact to the neighbors.

Waiver of Development Standards

We are respectfully requesting these waivers of development standards listed below.

1. To increase the allowable retaining wall height per Sections 30.04.03.C.2.iii from 3 feet to 6.7 feet along the westerly property line adjacent to the existing detention basin and 3.5 feet along Arville Street in certain areas. This is being requested to fill in low spots within the natural topology of the land and/or to address grading requirements for the site and not being requested to artificially raise the land for views. The existing ground is a natural depression, this depression will need to be filled in to allow the development to be constructed.
2. To increase the amount of fill as allowed by 30.04.06.B.2.(All development within a residential district) and by 30.04.06.F.1 – 4 (Grading) and more specifically by 30.04.06.F.1 – Not to place more than 3 feet of fill for a distance between 0 feet and 5 feet and 30.64.06.F.2 – Not to place more than 6 feet of fill for a distance of 5.01 feet and 20 feet from a shared property line . – We are requesting to increase the fill in these ranges from 3 feet to 6.5 feet and from 6 feet to 6.5 feet directly adjacent to the existing drainage basin located along our west property line north of Maule Avenue. The existing ground is a natural depression, this depression will need to be filled in to allow the development to be constructed.

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

Sincerely,



Mark Bangan
Director of Nevada Operations
The WLB Group, Inc.

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500096-DBAC, LLC:

TENTATIVE MAP consisting of 6 single-family residential lots and 1 common lot on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays.

Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm /syp (For possible action)

RELATED INFORMATION:

APN:

177-06-201-027; 177-06-201-028

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4414 W. Maule Avenue
- Site Acreage: 3.11
- Project Type: Single-family residential
- Number of Lots: 6
- Density (du/ac): 1.93
- Minimum/Maximum Lot Size (square feet): 20,003/28,008 (gross)/16,727/27,061 (net)

Project Description

The plans depict a single-family residential detached development with 6 lots on 3.11 acres located on the west side of Arville Street and the north side of Maule Avenue. The density of the overall development is shown at 1.93 dwelling units per acre. The lots range in size from a minimum gross acreage of 20,003 square feet up to 28,008 square feet with the net size ranging from 16,727 square feet up to 27,061 square feet. Three lots will face Maule Avenue and 3 lots will face Arville Street. Arville Street and Maule Avenue are both collector streets.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1336-07	Waiver for full off-sites - expired	Approved by PC	January 2008
TM-0305-07	Tentative map with 6 lots - expired	Approved by PC	January 2008

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the zoning of these parcels and the surrounding area to include RNP-I zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Public Use	RS20 (AE-60 & NPO-RNP)	Las Vegas Valley Water District site
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60 & NPO-RNP)	Detention basin

Related Applications

Application Number	Request
WS-24-0456	A waiver of development standards for a single-family residential subdivision is a companion item on this agenda.
VS-24-0457	A vacation and abandonment of patent easements and rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

This request meets the tentative map requirements and standards for approval as outlined in Title 30 and generally matches the plans presented with associated design review. Typically, staff is concerned that lots fronting onto collector streets may be impacted by noise and other nuisances and safety issues generated by the heavier traffic than found with local streets. However, both Arville Street and Maule Avenue dead-end to the north and west, respectively, and may not carry the same amount of traffic as a usual collector street. While staff can support the access to the collector street, staff is unable to support the related design review; therefore, staff is unable to support this tentative map request.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Circular driveway required for Lots 2 through 6 per Uniform Standard Drawing 222 or on-site turnaround.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Addressing

- No comment.

Department of Aviation

- For that portion located in the AE-60 the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion located in the AE-60 the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents,

and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;

- For that portion located in the AE-60 the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- For that portion located in the AE-60 incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0136-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.

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



Department of Comprehensive Planning Application Form

20A

ASSESSOR PARCEL #(s): 177-06-201-027 & 028

PROPERTY ADDRESS/ CROSS STREETS: W Maule Avenue & Arville Street

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 6 lot Single Family Subdivision
- *Tentative Map*

PROPERTY OWNER INFORMATION

NAME: Hollo 2007 Irrevocable Trust
ADDRESS: 235 15th ST, Suite 300 (Bellevue Centre West)
CITY: Vancouver STATE: Canada ZIP CODE: _____
TELEPHONE: _____ CELL _____ EMAIL: Angela.Pinley@mdch.com

APPLICANT INFORMATION


NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5603 CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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



Property Owner (Signature)*

Zoltan Hollo / Trustee

Property Owner (Print)

4/24/2024

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 checked="" type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) TM-24-500096

ACCEPTED BY RR

PC MEETING DATE 10-15-24

DATE 8-15-24

BCC MEETING DATE —

TAB/CAC LOCATION ENTERPRISE

DATE 9-25-24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-06-201-027 & 028

PROPERTY ADDRESS/ CROSS STREETS: W Maule Avenue & Arville Street

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 6 lot Single Family Subdivision
- Design Review, Wavier of Development Standards.

PROPERTY OWNER INFORMATION

NAME: Ambleside Properties LLLP ETAL

ADDRESS: 235 15th ST, Suite 300 (Bellevue Centre West)

CITY: Vancouver

STATE: Canada ZIP CODE: V7T 2X1

TELEPHONE: 604-921-1810 CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702.240.5603 CELL _____

EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702.458.2551 CELL _____

EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

RAHUL SHARAN

Property Owner (Print)

04/25/24

Date

DEPARTMENT USE ONLY:

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OTHER _____

APPLICATION # (s) TM-24-500096

ACCEPTED BY RR

PC MEETING DATE 10-15-24

DATE 8-15-24

BCC MEETING DATE _____

TAB/CAC LOCATION ENTERPRISE DATE 9-25-24

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0462-OMNI FAMILY LIMITED PARTNERSHIP:

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-05-401-001; 177-05-401-006

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DUXAC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements within the northern, eastern, southern, and central portions of the site. The patent easements to be vacated along Arby Avenue in the north, Capovilla Avenue in the south, and Procyon Street in the east are all 8 feet wide and run the length of the frontages of the site with these streets. In the central portion of the site, along the eastern property line of APN 177-05-401-001 and the western property line of APN 177-05-401-006 are full, 33 foot wide patent easements that are also proposed to be vacated. The applicant states that these patent easements are no longer needed for streets and utilities and will need to be vacated for the future development of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0020-16	12 lot single-family residential subdivision	Withdrawn per applicant	April 2016
DR-0097-16	Single-family residential subdivision with increased finished grade	Withdrawn per applicant	April 2016
VS-0096-16	Vacated and abandoned patent easements	Withdrawn per applicant	April 2016
WS-409-07	Increased retaining wall height and finished grade - expired	Approved by BCC	July 2007
TM-0516-06	15 lot single-family residential subdivision - expired	Approved by PC	February 2007
VS-1766-06	Vacated and abandoned patent easements - expired	Approved by PC	February 2007

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1328-06	Single-family residential subdivision with reduced lot size and waivers for off-site improvements - expired	Approved by BCC	December 2006
ZC-1026-05	Reclassified the site from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
UC-1509-03	Single-family residential PUD with waiver for off-site improvements - expired	Approved by PC	November 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential

Related Applications

Application Number	Request
WS-24-0461	A waiver of development standards with a design review for a 13 lot single-family detached residential subdivision is a companion item on this agenda.
TM-24-500099	A 13 lot single-family detached residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Arby Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Capovilla Avenue and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements. 90 days to record said separate document for the Warm Springs storm drain improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.
CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



Department of Comprehensive Planning Application Form

21A

ASSESSOR PARCEL #(s): 177-05-401-001 & 006

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Arby Ave

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 13 lot Single Family Subdivision
- Vacation of Patent Easements & Right of Ways.

PROPERTY OWNER INFORMATION

NAME: OMNI FAMILY LIMITED PARTNERSHIP
 ADDRESS: 9617 Verlaine Court
 CITY: Las Vegas STATE: NV ZIP CODE: 89145
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
 ADDRESS: 770 East Warm Springs, Suite 240
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 702.240.5603 CELL _____ EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
 ADDRESS: 3663 E Sunset Road, Suite 204
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.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.

[Signature] FAED SADAI 4/25/2024
 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 checked="" type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DK	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TIM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) VS-24-0462
 PC MEETING DATE _____
 BCC MEETING DATE 10/16/24
 TAB/CAC LOCATION Enterprise

ACCEPTED BY [Signature]
 DATE 8/19/24

DATE 9/25/24

June 10, 2024

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

PLANNER
COPY

VS-21-0462

**RE: Vacation - Justification Letter for Arby Valley View
(APN: 177-05-401-001 & 006)**

Clark County Planning Staff,

On behalf of Richmond American Homes, The WLB Group is submitting the attached Vacation application for the above referenced parcel numbers which are located on the southeast corner of Arby Avenue & Valley View Blvd.

We are respectfully requesting to vacate patent easements that are no longer required due to the proposed single-family development that is a companion item to this vacation.

Vacation of Patent Easements

We are requesting to vacate all the patent easements located on APN 177-05-401-001 (BLM#1218914, OR:635613, dated on 04/19/1967) & APN 177-05-401-006 (BLM#1163873, OR:89552, dated on 04/19/1967).

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

Sincerely,



Mark Bangan
Director of Nevada Operations

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0461-OMNI FAMILY LIMITED PARTNERSHIP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot area; 2) reduce street landscaping; 3) increase retaining wall height; 4) increase fill height; 5) alternative lot orientation; 6) off-site improvements (streetlights); and 7) reduce driveway setbacks.

DESIGN REVIEW for a single-family detached residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-05-401-001; 177-05-401-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce net lot area to 14,000 square feet where a minimum of 18,000 square feet is required per Section 30.02.04 (a 22% reduction).
2.
 - a. Reduce street landscaping (no street trees and second 5 foot landscaping strip) along Capovilla Avenue adjacent to Lots 10, 11, and 12 where street landscaping is required per Section 30.04.01D.
 - b. Reduce street landscaping (no street trees and second 5 foot landscaping strip) along Procyon Street adjacent to Lot 13 where street landscaping is required per Section 30.04.01D.
3. Increase the height of a retaining wall to 7.5 feet where 3 feet is the maximum per Section 30.04.03C (a 150% increase).
4. Increase fill height to 8.3 feet (100 inches) where a maximum of 3 feet (36 inches) is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 177% increase).
5.
 - a. Allow alternative lot orientation where the front yard of Lot 6 is located along the southern property line where the front yard would be required along the western property line per Section 30.04.09B.
 - b. Allow alternative lot orientation where the front yard of Lot 7 is located along the northern property line where the front yard would be required along the western property line per Section 30.04.09B.
6.
 - a. Waive the requirement for off-site streetlights along Valley View Boulevard where such off-site improvements are required per Section 30.04.08C.
 - b. Waive the requirement for off-site streetlights along Capovilla Avenue where such off-site improvements are required per Section 30.04.08C.

- c. Waive the requirement for off-site streetlights along Procyon Street where such off-site improvements are required per Section 30.04.08C.
7. Reduce the setback of a residential driveway to 4.5 feet from adjacent property lines for Lot 10 where 6 feet is the standard per Uniform Standard Drawing 222 (a 25% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.5
- Project Type: Single-family residential detached subdivision
- Number of Lots: 13
- Density (du/ac): 1.74
- Minimum/Maximum Lot Size (square feet): 20,005/22,223 (gross)/14,142/21,984 (net)
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 3,479/4,019
- Parking Required/Provided: 29/78

Site Plan & Cross Sections

The plans provided show that the proposed single-family detached subdivision will be located on a 7.5 acre, L-shaped lot located at the southeast corner of Valley View Boulevard and Arby Avenue. The plans show that the site will be divided into 13 lots with 9 of the lots located on the western side of the site and 4 of the lots on the eastern side of the site. The density for the site is shown to be 1.74 dwelling units per acre. On the western side of the site, the 9 lots will generally front and gain access from a 39 foot wide private street. Five of the lots will be on the west side of the private street along Valley View Boulevard and the other 4 lots will be located on the east side of the private street. Lots 6 and 7 will have a driveway which accesses the private street, but Lot 6 is proposed to have its front yard face south and Lot 7 is proposed to have its front yard face north towards Lot 6. The private street will access Arby Avenue to the north and Capovilla Avenue to the south to create a through street. Lots 10 through 13 are shown to be located on the east side of the site and will front and access the exterior streets. Lots 10, 11, and 12 will front and access from Capovilla Avenue, while Lot 13 will access and front from Procyon Street. Lot 10 is shown to be a flag lot with a 25 foot wide frontage along Capovilla Avenue. All lots are shown to have at least 20,000 square feet in gross lot area, but several of the lots shown lack the necessary 18,000 square feet of net lot area. Lots 1 through 5, which are those lots located between Valley View Boulevard and the private street, are shown to have net lot areas ranging between 14,142 square feet and 14,986 square feet. Additionally, Lots 6, 9, and 12 are shown to have a net lot area that ranges between 16,482 square feet and 16,701 square feet. All driveways are shown to be at least 20 feet long. All driveways are at least 6 feet from a property line, except for Lot 10 where the driveway is 4.5 feet from the property lines on each side of the driveway. Overall, a total of 78 parking spaces are provided between the 3 car garages and driveway areas.

Cross sections show that a significant amount of grade adjustment is requested on the site. The east-west cross section shows that fill along this section ranges in height from about 1 foot along Valley View Boulevard up to 8.3 feet along the shared residential property line with the adjacent parcel to the east with the amount of fill needed generally increasing from west to east. The cross sections show that a maximum 5.2 foot tall retaining wall is located along Valley View Boulevard with a maximum 7.5 foot tall retaining wall located along the shared residential property line with the adjacent parcel to the east. The north-south cross sections show that fill along this section ranges in height from about 1 foot along Capovilla Avenue up to 6 feet along the shared residential property line to the north with the amount of fill requested generally increasing from south to north. The cross sections show that a maximum 6 foot tall retaining wall is located along the shared residential property line to the east with a 3.7 foot maximum retaining wall between Lots 10 and 11.

Landscaping

The plan shows that 5 foot wide detached sidewalks are provided along all exterior street frontages. Along Valley View Boulevard and Arby Avenue, a 15 foot wide landscape strip is provided, which consists of a 5 foot wide landscape strip along the street followed by the 5 foot wide detached sidewalk and another 5 foot wide landscape strip. This landscape strip is also provided along Capovilla Avenue and Procyon Street, except where Lots 10, 11, and 13 front the street. Within the landscaping strips are staggered rows of Shoestring Acacia (*Acacia stenophylla*), Southern Live Oak (*Quercus virginiana*), and Common Hackberry (*Celtis occidentalis*) trees generally spaced every 30 feet on center. Overall, a total of 37 large trees are required with 38 large trees provided throughout the site. Within the front yards of Lots 10, 11, and 13, a 5 foot wide landscape strip is provided between the 5 foot wide detached sidewalk and the street with various shrubs provided within the landscape strip.

Elevations

The elevations provided show a total of 6 different options for the exterior design of the homes that can be constructed within the development. There are 2 different models overall with each having 3 elevation options. All options are 1 story tall and range in height from 20 feet to 22 feet. All residences are shown to consist of painted stucco, pitched and gabled asphalt shingle roofs, shutters, window pop-outs and recessing, variations in roofline, and building pop-outs. All models are shown with a covered entryway, stone veneer accents, and front courtyards. Each residence includes a 3 car garage with garage doors displaying a variety of styles, but no variation in location.

Floor Plans

The models shown range in size from 3,479 square feet up to 4,019 square feet, including patio, courtyard, and garage space, spread across 1 floor. Each model is shown to have 3 to 4 bedrooms with options that include additional bedrooms, bonus rooms, gourmet kitchens, and expanded and additional bathrooms.

Applicant's Justification

The applicant states that they are proposing a 13 lot single family detached residential subdivision with 20,000 square foot lots. They state that the homes on the lots will range in size from 3,479 square feet up to 4,019 square feet and will be 1 story tall and will match the

architecture of the surrounding area. The applicant indicates that a large amount of fill and large retaining walls are needed adjacent to the existing 4 lot subdivision along the northeast corner of the site due to that subdivision being developed at a lower grade than the existing ground level. The applicant further indicates that several of the lots will have reduced net area to accommodate detached sidewalks and landscaping, and Lots 6 and 7 will have alternative yard orientation to increase privacy for the surrounding development.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0020-16	12 lot single-family residential subdivision	Withdrawn per applicant	April 2016
DR-0097-16	Single-family residential subdivision with increased finished grade	Withdrawn per applicant	April 2016
VS-0096-16	Vacated and abandoned patent easements	Withdrawn per applicant	April 2016
WS-409-07	Increased retaining wall height and finished grade - expired	Approved by BCC	July 2007
TM-0516-06	15 lot single-family residential subdivision - expired	Approved by PC	February 2007
VS-1766-06	Vacated and abandoned patent easements - expired	Approved by PC	February 2007
WS-1328-06	Single-family residential subdivision with reduced lot size and waivers for off-site improvements - expired	Approved by BCC	December 2006
ZC-1026-05	Reclassified the site from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
UC-1509-03	Single-family residential PUD with waiver for off-site improvements - expired	Approved by PC	November 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential

Related Applications

Application Number	Request
VS-24-0462	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-24-500099	A 13 lot single-family detached residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that the purpose of requiring a specific minimum net lot size is to assure that each lot created has ample buildable area on each lot. Staff finds that the lots being created all meet the minimum gross acreage, so the overall appearance and feel should be no different from the properties in the surrounding area. In addition, even with the reduced net lot size no lots will currently require any setback reductions. In addition, the reduction in the net lot area is not impacting the density of the site. There are also several subdivisions in the surrounding area that have been approved as planned unit developments which have smaller lot sizes than the proposed subdivision. With that said, planned unit developments are required to provide additional mitigating benefits to achieve those lot sizes, which are not being provided in the proposed subdivision. Ultimately, while staff does not find that the reduced net lot area is impacting the proposed subdivision in terms of density, building separation, massing, setbacks, or other design aspects at this time, staff finds that the sites with reduced net lot area could be impacted in the future when accessory structures or additions are constructed. Overall, staff finds that there is no real hardship requiring the reduced net lot sizes. For these reasons, staff is unable to support this request.

Waiver of Development Standards #2a & #2b

Staff finds that the purpose of reviewing street landscaping in conjunction with residential subdivisions is to assure that shading is being provided along sidewalks and any mitigating factors are considered. Staff finds that besides the affected lots, street landscaping is being provided per Code and the lots where landscaping is being requested to be reduced are those lots where homes will front the exterior streets. While staff can appreciate that the addition of a

second 5 foot landscaping strip would further reduce lot area on the affected lots, staff finds that the site is being developed from raw land and there are ways to mitigate the reduction by moving landscaping to other portions of the site or even providing it per Code. For these reasons, staff finds that these requests are a self-imposed hardship and cannot support this request.

Waivers of Development Standards #3 & #4

Staff finds the purpose of review increased retaining wall height and fill is to assure that there are no negative impacts of these improvements on the surrounding properties. Staff finds that the requested fill and retaining walls are the result of necessary modifications to the site due to the lower elevation of the adjacent 4 lot subdivision and the drainage needs of the proposed subdivisions. With that said, staff finds that, while the elevation differences may be needed, there should be some mitigation efforts provided, whether that be additional landscaping to alleviate privacy concerns or a stepped approach to reduce the overall massing of the required walls and fill. While staff does appreciate the attempt to increase privacy for the adjacent residential properties through the alternative siting of the homes, on Lots 6 and 7, adjacent to the 4 lot subdivision, staff finds that more could be done to design this portion of the site to reduce the overall fill and height of the retaining walls. For these reasons, staff cannot support these requests.

Waiver of Development Standards #5a & #5b

The purpose of reviewing non-standard yard orientations is to assure that the proposed orientations of the yards will not cause any undue burdens of the surrounding properties. Staff finds that, in this case, only 2 lots will have an alternative yard orientation and this alternative orientation is being applied to allow for increased privacy for existing residences to the east. In addition, staff finds that the proposed orientation should allow for a more interesting streetscape and the side elevations of the proposed homes are also well articulated. Staff also finds that there does not appear to be any issues with access and is not the result of reduced net lot area. In addition, it also appears all setbacks will be met. With that said, staff is concerned that the current orientation proposed would result in the backyards of the lots facing the sides of the adjacent lots in the proposed subdivision, which could result in privacy and noise issues for those lots. For these reasons, staff cannot support this request.

Design Review

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

Staff finds that the proposed residential development is similar in character to other developments within the area. There are residential developments to the west on the other side of Valley View Boulevard as well as to the north and south with similar sized lots and design. In addition, the proposed development will also help to activate a long unused area and act as an in-fill development in the area. In terms of the design of the proposed residential development, staff finds that the proposed architecture and garage styles are like the surrounding residential developments and are consistent with newer development designs. In addition, the proposed

designs are attractive, modern, and fit the aesthetics of 1 story ranch homes that are typical within the rural estate neighborhoods. Each lot is provided with good access to the internal and external street systems with access to the I-15 and other portions of the Las Vegas Valley nearby, and on-site parking is well provided to avoid issues that can arise from on-site parking. With that said, staff is concerned that some design choices, such as the large retaining walls and fill along shared residential property lines, could lead to increased impacts on surrounding properties without any additional mitigation provided. In addition, staff finds that the reduced net lot area and non-standard orientation of the front yards of some of the lots could cause future undue burdens for those living in the subdivision and could inhibit the future use of these lots for the rural activities that are expected within the rural estate neighborhoods. While staff finds that the proposed subdivision supports Master Plan Policies 1.3.1, 1.4.4, and 1.5.1 and Enterprise Specific Policies EN-1.1 and EN-1.2, which all support the development of compatible and continuous rural estate developments within in-fill areas of existing ranch estate neighborhoods and Rural Neighborhood Protection Areas; however, the proposed development is violating Master Plan Policies 1.3.5 and 1.5.3, which emphasize the development of neighborhoods which protect the traditional rural activities within the RNP and rural estate neighborhood areas and which foster the development of neighborhood features that support the livability of the area. For these reasons, staff is unable to support this request.

Department of Aviation

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

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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:

- Provide a 5 foot wide landscape strip containing medium evergreen trees every 30 feet along the property lines shared with the adjacent 4 lot subdivision where fill exceeds 3 feet;

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Arby Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Capovilla Avenue and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements. 90 days to record said separate document for the Warm Springs storm drain improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for

incompatible development impacted by aircraft operations which was constructed after October 1, 1998; that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed; that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.

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



Department of Comprehensive Planning Application Form

22A

ASSESSOR PARCEL #(s): 177-05-401-001 & 006

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Arby Ave

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 13 lot Single Family Subdivision
- Design Review, Wavier of Development Standards.

PROPERTY OWNER INFORMATION

NAME: OMNI FAMILY LIMITED PARTNERSHIP
 ADDRESS: 9617 Verlaine Court
 CITY: Las Vegas STATE: NV ZIP CODE: 89145
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
 ADDRESS: 770 East Warm Springs, Suite 240
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 702.240.5603 CELL _____ EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
 ADDRESS: 3663 E Sunset Road, Suite 204
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

[Signature] Property Owner (Signature)*
 FRED SADRI Property Owner (Print)
 4/25/2024 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 checked="" type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SUK	<input type="checkbox"/> IMI	<input type="checkbox"/> WL	OTHER _____

APPLICATION # (s) WS-24-0461 ACCEPTED BY [Signature]
 PC MEETING DATE _____ DATE 8/19/24
 BCC MEETING DATE 10/16/24
 TAB/CAC LOCATION Enterprise DATE 9/25/24

August 16, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89106

**PLANNER
COPY**
WS-24-0461

**RE: Justification Letter – Design Review and Waivers of Dev. Stds.
(APN's: 177-05-401-001 & 006)**

To Whom it May Concern,

On behalf of our client Richmond American Homes, we are respectfully requesting a Design Review and Waivers of Development Standards to address the proposed single-family detached development located at the Southeast corner of Arby Avenue & Valley View Blvd. The property is more particularly described as APNs: 177-05-401-001 & 006.

Our client is proposing to develop a single-family detached community consisting of 13 – 20,000 s.f. minimum (gross) residential lots at a density of 1.73 units per acre. All the proposed homes are single-story in height and will range in size from 3,375 square feet to 4,019 square feet. The proposed houses will feature 3-car attached garages and 3-car driveways and will meet all setback requirements for an RS20 development. This development will require a total of 29 parking spaces (2.2 p.s. per lot x 13 lots), by utilizing the three garage parking spaces and the three-car driveway parking spaces (min of 6.0 p.s.), the site will provide 78 parking spaces which more than doubles the required parking. The homes will feature tile roofs, some of the elevations will have stone accents and all exterior elevations will have window treatments with a neutral color palette to blend with the natural surroundings.

On August 7, 2024, Richmond American Homes held a neighborhood meeting for this proposed development. In attendance were approximately 40 neighbors, along with Tiffany Hesser from Councilman Naft's office. The neighbors' concerns were streetlights and the rural character of the neighborhood. Based on this meeting we have added a waiver to remove the streetlights from Procyon Street and Maulding Avenue.

Design Review

We are requesting the design reviews listed below with this development;

1. For a proposed detached single-family single-story development. The proposed development includes interior private streets that are 39' wide which include 30" roll curb on each side and allow for parking on both sides of the street. There are two entrances, one onto Arby Avenue and the other onto Capovilla Avenue. House plans will include three one-story homes ranging in size from 3,375 square feet up to 4,019 square feet. The homes will be a maximum of 24'-0" in height. Each house will include a three-car garage and a three-car driveway.
2. The architectural for the houses have met the requirements of Section 30.04.05.E.2 for the front and the rear elevations, however on the side elevations the required features have not been met. The side elevations show a varied roof line and window

trim; but don't provide other architectural features. Therefore, we are requesting a waiver of this requirement.

Waiver of Development Standards

We are respectfully requesting the waivers of development standards listed below.

1. To increase the allowable retaining wall height per Sections 30.04.03.C.2.iii from 6 feet to 7.6 feet in certain areas across the overall site with most of the request being adjacent to the existing residential development. This is being requested to fill in low spots within the natural topology of the land and/or to address grading requirements internal to the site and not being requested to artificially raise the land for views. The existing 4-lot cul-de-sac adjacent to the northeast corner of our site was constructed lower than the existing ground level in the area, so a high retaining wall will be required to address drainage requirements for the proposed development.
2. To increase the amount of fill as allowed by 30.04.06.B.2.(All development within a residential district) and by 30.04.06.F.1 – 4 (Grading) and more specifically by 30.04.06.F.1 – Not to place more than 3 feet of fill for a distance between 0 feet and 5 feet and 30.64.06.F.2 – Not to place more than 6 feet of fill for a distance of 5.01 feet and 20 feet from a shared property line . – We are requesting to increase the fill in these ranges from 3 feet to 7'-6" feet and from 6 feet to 7 feet directly adjacent to the existing residential buildings located on the northeast corner of Arby and Procyon this is due to the existing residential lots being developed at a lower elevation than the surrounding elevations.
3. To waive the requirement for streetlights along Arby Avenue, Procyon Street and Capovilla Avenue as required by Section 30.04.08.C. We are requesting this in an effort to maintain the rural characteristics of the neighborhood.
4. To reduce the net lot area as required by Title 30.02.04 and 30.02.25.C.1 for 8 of the 13 lots, as shown on the table below:

Lot #	Required	Provided
1	16,200	14,142
2	16,200	14,986
3	16,200	14,986
4	16,200	14,986
5	16,200	14,357
6	18,000	16,701
9	18,000	16,482
12	18,000	16,632

We are asking for this reduction in net lotsize for these 8 lots due to the detached sidewalk requirement, if these lots were setup without the detached sidewalk they would meet the Title 30 requirements for 18,000 and/or 16,200 when adjacent to an Arterial street. By adding the detached sidewalk, this increases the easement size therefore reducing the net lot size. The gross lot size for all of the lots is at or above the required 20,000 square feet. We feel that public safety should be a higher priority than the square footage of the lot, therefore we are requesting this waiver.

5. To allow an alternative lot layout for lots 6 & 7, we are requesting to allow these two lots to sideload the residential local street, which would require a waiver of Title



30.02.26.4.i.d.2.ii which simply states any subdivision with more than 5 lots shall be designed with lots fronting residential local streets. We are sideload these two lots to address the privacy of the existing neighbors to the east, by allowing us to sideload the houses, there are fewer windows and the main outdoor activity will be directed away from the existing neighbors as well.

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

Sincerely,

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

Mark Bangan
Director of Nevada Operations
The WLB Group, Inc.

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:

TENTATIVE MAP consisting of 13 single-family detached residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-05-401-001; 177-05-401-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.5
- Project Type: Single-family residential detached subdivision
- Number of Lots: 13
- Density (du/ac): 1.74
- Minimum/Maximum Lot Size (square feet): 20,005/22,223 (gross)/14,142/21,984 (net)

Project Description

The plans provided show that the proposed single-family detached subdivision will be located on a 7.5 acre, L-shaped lot located at the southeast corner of Valley View Boulevard and Arby Avenue. The plans show that the site will be divided into 13 lots with 9 of the lots located on the western side of the site and 4 of the lots on the eastern side of the site. The density for the site is shown to be 1.74 dwelling units per acre. On the western side of the site, the 9 lots will generally front and gain access from a 39 foot wide private street. Five of the lots will be on the west side of the private street along Valley View Boulevard and the other 4 lots will be located on the east side of the private street. Lots 6 and 7 will have a driveway which accesses the private street, but Lot 6 is proposed to have its front yard face south and Lot 7 is proposed to have its front yard face north towards Lot 6. The private street will access Arby Avenue to the north and Capovilla Avenue to the south to create a through street. Lots 10 through 13 are shown to be located on the east side of the site and will front and access the exterior streets. Lots 10, 11, and 12 will front and access from Capovilla Avenue, while Lot 13 will access and front from Procyon Street. Lot 10 is shown to be a flag lot with a 25 foot wide frontage along Capovilla Avenue. All lots are shown to have at least 20,000 square feet in gross lot area, but several of the lots shown lack the necessary 18,000 square feet of net lot area. Lots 1 through 5, which are those lots located between Valley View Boulevard and the private street, are shown to have net lot areas ranging

between 14,142 square feet and 14,986 square feet. Additionally, Lots 6, 9, and 12 are shown to have a net lot area that ranges between 16,482 square feet and 16,701 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0020-16	12 lot single-family residential subdivision	Withdrawn per applicant	April 2016
DR-0097-16	Single-family residential subdivision with increased finished grade	Withdrawn per applicant	April 2016
VS-0096-16	Vacated and abandoned patent easements	Withdrawn per applicant	April 2016
WS-409-07	Increased retaining wall height and finished grade - expired	Approved by BCC	July 2007
TM-0516-06	15 lot single-family residential subdivision - expired	Approved by PC	February 2007
VS-1766-06	Vacated and abandoned patent easements - expired	Approved by PC	February 2007
WS-1328-06	Single-family residential subdivision with reduced lot size and waivers for off-site improvements - expired	Approved by BCC	December 2006
ZC-1026-05	Reclassified the site from R-E to R-E (RNP-1) zoning	Approved by BCC	October 2005
UC-1509-03	Single-family residential PUD with waiver for off-site improvements - expired	Approved by PC	November 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential

Related Applications

Application Number	Request
WS-24-0461	A waiver of development standards with a design review for a 13 lot single-family detached residential subdivision is a companion item on this agenda.
VS-24-0462	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30 and generally matches the plans presented with associated design review. However, since staff is unable to support the associated design review, staff is also unable to support the tentative map request.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Arby Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Capovilla Avenue and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements. 90 days to record said separate document for the Warm Springs storm drain improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

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

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.
CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



Department of Comprehensive Planning Application Form

23A

ASSESSOR PARCEL #(s): 177-05-401-001 & 006

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Arby Ave

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 13 lot Single Family Subdivision
- Tentative Map

PROPERTY OWNER INFORMATION

NAME: OMNI FAMILY LIMITED PARTNERSHIP
 ADDRESS: 9617 Verlaine Court
 CITY: Las Vegas STATE: NV ZIP CODE: 89145
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
 ADDRESS: 770 East Warm Springs, Suite 240
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 702.240.5603 CELL _____ EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
 ADDRESS: 3663 E Sunset Road, Suite 204
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.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)*

FRED SADRI
Property Owner (Print)

9/25, 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"/> SUR | <input checked="" type="checkbox"/> IM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) TM-24-500099 ACCEPTED BY [Signature]
 PC MEETING DATE _____ DATE 8/19/24
 BCC MEETING DATE 10/16/24
 TAB/CAC LOCATION Enterprise DATE 9/25/24

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-24-400100 (ZC-1289-05)-HGA HOLDINGS, LLC:

WAIVER OF CONDITIONS of a zone change requiring incorporating a pedestrian realm consistent to Title 30.48 in conjunction with a proposed vehicle maintenance and repair facility on 5.0 acres in a Commercial General (CG) Zone.

Generally located on the east side of Redwood Street and the south side of Maule Avenue within Enterprise. MN/jor/kh (For possible action)

RELATED INFORMATION:

APN:
176-02-301-007

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Acreage: 5
- Project Type: Proposed vehicle maintenance and repair facility (Gaudin Ford)
- Number of Stories: 1
- Building Height (feet): 34
- Square Feet: 66,918
- Parking Required/Provided: 122/123
- Sustainability Required/Provided: 7/8.5

History, Site Plan, & Request

The site was reclassified from RS20 zoning (formerly R-E zoning) to CG zoning (formerly C-2 zoning) via ZC-1289-05 for future commercial development. The Notice of Final Action for ZC-1289-05 included a condition to incorporate a pedestrian realm consistent to Title 30.48. The condition was added because the site was within a former Mixed-Use Overlay District. Today, the applicant is requesting a waiver of conditions of a zone change to not incorporate a pedestrian realm per Chapter 30.48 (previous Development Code for Clark County). The proposed site design includes detached sidewalks along Maule Avenue, Redwood Street, and Badura Avenue with street landscaping as described in the landscape section below; however, there are no pedestrian realm amenity zones for public art, pedestrian scale lighting, benches, bicycle racks, and other amenities found within pedestrian realms described in Chapter 30.48.

The submitted site plan for the proposed vehicle maintenance and repair facility depicts a proposed rectangular shaped building centrally located on the parcel. One driveway is located on the southeast corner of the site along Badura Avenue, and this driveway is considered the main entrance to the vehicle maintenance and repair facility. A second proposed driveway is located on the northeast corner of the site along Maule Avenue, with an access gate for employees to utilize. Proposed screening includes a 7 foot, 4 inch high decorative block wall along the north property line (rear of building) and the west property line (along Redwood Street) where an 8 foot high wall is the maximum allowed per Title 30. A portion of the front of the property will also include the same decorative wall along the southwest portion of the site, this wall will be set back 15 feet from the south property line.

The site layout includes the following:

- North of the proposed building includes parking spaces, a covered bay area to assess vehicles, and cross access to the east.
- East of the proposed building includes parallel parking spaces, an internal swing gate north of 2 vehicle service drive aisles.
- South of the proposed building includes additional parking spaces, a vehicle pick-up area, and an internal sliding gate open during business hours.
- West of the proposed building features a trash enclosure with recycling area, vehicle parking, and loading areas.

Landscaping

The submitted landscape plan depicts detached sidewalks along the south property line adjacent to Badura Avenue. The street landscaping in this area includes 10 large trees where 7 are required. Detached sidewalks are also provided along the west property line adjacent to Redwood Street. This area includes 22 large trees where 20 are required per Title 30. Lastly, the street landscaping along the north property line adjacent to Maule Avenue includes detached sidewalks with 9 large trees where 8 are required. Five gallon shrubs such as Big Galleta Grass, Texas Ranger, Mexican Bird of Paradise, Arizona Rosewood, and Desert Broom (Coyote Bush) will be planted throughout the site. The landscape plan specifies large trees such as Shoestring Acacia and Indian Rosewood trees to be planted on-site. The landscape plan also depicts a tree fee calculation table. This table states that 27 parking landscape islands will not be installed within the parking areas where landscape islands are required every 6 spaces and at the end of each row per Section 30.04.01, hence the waiver of development standards request. However, the applicant is providing a total of 6 additional street trees along Maule Avenue, Redwood Street, and Badura Avenue. Thirty-five street trees are required, and the applicant is providing 41 street trees.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-1289-05:

Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning; design review as a public hearing at 750 foot radius on final plans; incorporating a pedestrian realm consistent to Title 30.48; right-of-way dedication to include 35 feet to back of curb for Badura Avenue, 30 feet for Redwood Street, 30 feet for Maule Avenue, and related spandrels; drainage and traffic studies and compliance, traffic study to also address dedication and construction of a

bus turn-out, including passenger loading/shelter area in accordance with Regional Transportation Commission standards; full off-sites; dedicate right-of-way and grant easements in accordance with detached sidewalk requirements; all applicable vacations to be recordable prior to building permit issuance or applicable map submittal; and all applicable standard conditions for this application type. Applicant is advised additional design standards in Title 30.48.600 are required within the CMA.

Applicant's Justification

In September 2005, the Clark County Board of Commissioners approved ZC-1289-05 for a zone change from R-E zoning (now RS20) to C-2 zoning (now CG). Included in the conditions of approval was a requirement for a pedestrian realm consistent with Title 30.48 to be incorporated in future project design. The applicant requests to waive this condition as the site plan will adhere to the current Title 30.04.05(D)(2) as it relates to pedestrian walkways and connectivity.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1289-05	Reclassified the site from R-E (now RS20) to C-2 (now CG) zoning for future commercial development	Approved by BCC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG	Vehicle sales (Gaudin Porsche Las Vegas)
South	Business Employment	IP	Office/warehouse
East	Business Employment	CG	Parking lot for Gaudin Ford
West	Business Employment	IP	Switch energy site

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

Related Applications

Application Number	Request
WS-24-0468	A waiver of development standards with a design review is a companion item on this agenda.
VS-24-0469	A vacation and abandonment for easements 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

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.

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose. At the time of approval of the zone change, the site was included in the Mixed Use Overlay District. In order to ensure a pedestrian realm would be provided, even for non-mixed-use projects, conditions were included to continue some of the mixed-use overlay regulations throughout the area. The mixed-use overlay was not adopted in the new Title 30 Code effective January 1, 2024. Staff finds that the proposed vehicle maintenance and repair facility is an extension of an existing vehicle sales facility to the northeast (Gaudin Ford). In addition, the applicant is complying with the detached sidewalk and street landscaping requirement per today's Code along Maule Avenue, Redwood Street, and Badura Avenue. Furthermore, staff finds that incorporating a pedestrian realm with amenity zones around the subject parcel is not needed for the site since the intended use is for vehicle maintenance and repair only. Therefore, staff supports this request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that operational 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 #0265-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: GAUDIN FORD
CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135**

DRAFT



Department of Comprehensive Planning Application Form

24A

ASSESSOR PARCEL #(s): 176-02-301-007

PROPERTY ADDRESS/ CROSS STREETS: 6647 W Maule Ave, Las Vegas, NV 89118 / South of Maule & East of Redwood

Construct a vehicle repair facility for Gaudin Ford. The project will be built on Gaudin Ford's existing vehicle storage lot immediately south of the dealership. The facility will be for employees only and will not have public access. It will be used solely by Gaudin Ford to supplement their existing vehicle repair functions.

NAME: ~~GF LOT, LLC~~ HGA HOLDINGS, LLC
ADDRESS: 280 N Gibson Road
CITY: Henderson STATE: NV ZIP CODE: 89114
TELEPHONE: 702-558-8051 CELL 702-558-8051 EMAIL: gary@gaudinmotorcompany.com

NAME: Gaudin Ford
ADDRESS: 6625 Roy Horn Way
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-558-8051 CELL 702-558-8051 EMAIL: gary@gaudinmotorcompany.com

NAME: Lindsay Kaempfer - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Drive, STE. 650
CITY: Las Vegas STATE: ID ZIP CODE: 89135 REF CONTACT ID # N/A
TELEPHONE: 702-792-7000 CELL 702-792-7043 EMAIL: LKaempfer@kcnvlaw.com

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


Property Owner (Signature) H. Gary Ackerman Property Owner (Print) 2/28/24 Date

<input type="checkbox"/> AC	<input type="checkbox"/> AF	<input type="checkbox"/> CT	<input type="checkbox"/> ENR	<input type="checkbox"/> EN	<input type="checkbox"/> FUL	<input type="checkbox"/> WS
<input type="checkbox"/> ADP	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TR	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AL	<input type="checkbox"/> DR	<input type="checkbox"/> PUB	<input type="checkbox"/> SUP	<input type="checkbox"/> TA	<input checked="" type="checkbox"/> WU	<input type="checkbox"/> OTHER

APPLICANT'S ID: WC-24-400100
PERMITTING FEE: 10-16-24 Enterprise
APPROVAL FEE: 9-25-24
TABULAR REVIEW: Fees
DATE: MH 8-20-24
AMOUNT: \$800

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



STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
D: 702.792.7045

August 1, 2024

VIA ELECTRONIC UPLOAD

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

**Re: Justification Letter – Waiver of Condition
APN: 176-02-301-007**

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 5 acres and is generally located south of West Maule Avenue and east of Redwood Street, just southwest of the Gaudin Ford dealership. The property is more particularly described as APN: 176-02-301-007 (the "Property"). The Property is zoned Commercial General (CG) and master planned Business Employment (BE). The Applicant proposes a vehicle maintenance and repair facility in conjunction with the existing Gaudin Ford vehicle sales facility.

A. Waiver of Condition

In September of 2005, the Clark County Board of County Commissioners approved application ZC-05-1289 for a zone change from Rural Estates Residential (R-E) to General Commercial (C-2). Included as conditions of approval was a requirement that a pedestrian realm consistent with Title 30.48 be incorporated in a future project design. The Applicant requests to waive this condition as the site plan will adhere to the current Title 30.04.05(D)(2) as it relates to pedestrian walkways and connectivity.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,
KAEMPFER CROWELL

Stephanie Hardie Allen

SHA/ldg

August 1, 2024
Page 2

KAEMPFER

CROWELL

Sincerely,
KAEMPFER CROWELL

Stephanie Hardie Allen

SHA/adb

Enclosures:

cc:

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0469-HGA HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue and between Redwood Street and Torrey Pines Drive within Enterprise (description on file). MN/jor/kh (For possible action)

RELATED INFORMATION:

APN:
 176-02-301-007

LAND USE PLAN:
 ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

The applicant is requesting to vacate patent easements that are no longer needed for development of this property.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1289-05	Reclassified the site from R-E (now RS20) to C-2 (now CG) zoning for future commercial development	Approved by BCC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG	Vehicle sales (Gaudin Porsche Las Vegas)
South	Business Employment	IP	Office/warehouse
East	Business Employment	CG	Parking lot for Gaudin Ford
West	Business Employment	IP	Switch energy site

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

Related Applications

Application Number	Request
WS-24-0468	A waiver of development standards with a design review is a companion item on this agenda.

Related Applications

Application Number	Request
WC-24-400100 (ZC-1289-05)	A waiver of conditions for a zone change requiring incorporating a pedestrian realm for the development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back-of-curb for Maule Avenue, 25 feet to the back-of-curb for Redwood Street, 35 feet to the back-of-curb for Badura Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Revise legal description, if necessary, prior to recording;
- Vacation to be recordable prior to building permit issuance or applicable map submittal.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GAUDIN FORD

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

DRAFT

VS-24-0469



Department of Comprehensive Planning Application Form

25A

ASSESSOR PARCEL #(s): 176-02-301-007

PROPERTY ADDRESS/ CROSS STREETS: 6647 W Maule Ave, Las Vegas, NV 89118 / South of Maule & East of Redwood

PROJECT SUMMARY PROJECT DESCRIPTION

Construct a vehicle repair facility for Gaudin Ford. The project will be built on Gaudin Ford's existing vehicle storage lot immediately south of the dealership. The facility will be for employees only and will not have public access. It will be used solely by Gaudin Ford to supplement their existing vehicle repair functions.

APPLICANT INFORMATION

NAME: GFLot LLC HGA HOLDINGS, LLC
ADDRESS: 280 N Gibson Road
CITY: Henderson STATE: NV ZIP CODE: 89114
TELEPHONE: 702-558-8051 CELL 702-558-8051 EMAIL: gary@gaudinmotorcompany.com

APPLICANT INFORMATION

NAME: Gaudin Ford
ADDRESS: 6625 Roy Horn Way
CITY: Las Vegas STATE: NV ZIP CODE: 8911B REF CONTACT ID # _____
TELEPHONE: 702-558-8051 CELL 702-558-8051 EMAIL: gary@gaudinmotorcompany.com

CORRESPONDENT INFORMATION

NAME: Lindsay Kaempfer - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Drive, STE. 650
CITY: Las Vegas STATE: ID ZIP CODE: 89135 REF CONTACT ID # N/A
TELEPHONE: 702-792-7000 CELL 702-792-7043 EMAIL: LKaempfer@kcnvlaw.com

*Correspondent will receive all project communication

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

Property Owner (Signature)

H. Gary Ackerman
Property Owner (Print)

2/28/24
Date

<input type="checkbox"/> ADP	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> FUEL	<input type="checkbox"/> M	<input type="checkbox"/> L	<input type="checkbox"/> WS
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DATE SUBMITTED: VS-24-0469

PLANNING DATE: 10-16-24

DATE OF HEARING: Enterprise

DATE OF REVIEW: 9-25-24

FEES: MH 6-20-24
111.200

VS-24-067

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



STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
D: 702.792.7045

August 1, 2024

VIA ELECTRONIC UPLOAD

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

Re: *Justification Letter – Vacation and Abandonment*
APN: 176-02-301-007

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 5 acres and is generally located south of West Maule Avenue and east of Redwood Street, just southwest of the Gaudin Ford dealership. The property is more particularly described as APN: 176-02-301-007 (the "Property"). The Property is zoned Commercial General (CG) and master planned Business Employment (BE). The Applicant proposes a vehicle maintenance and repair facility in conjunction with the existing Gaudin Ford vehicle sales facility.

A. Vacation and Abandonment

The Applicant requests to vacate an 8-foot patent easement along the northern and western property lines, and a 33-foot patent easement along the eastern property line, as they are no longer needed for the development of the Property.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Stephanie Hardie Allen

SHA/ldg

VS-24-0489

August 1, 2024
Page 2

KAEMPFER

CROWELL

Sincerely,
KAEMPFER CROWELL

Stephanie Hardie Allen

SHA/adb

Enclosures:

cc:

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0468-HGA HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) reduce driveway throat depth; and 3) reduce driveway departure distance.
DESIGN REVIEW for a proposed vehicle maintenance and repair facility on 5.0 acres in a Commercial General (CG) Zone.

Generally located on the east side of Redwood Street and the south side of Maule Avenue within Enterprise. MN/jor/kh (For possible action)

RELATED INFORMATION:

APN:
176-02-301-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking lot landscaping where parking landscape islands shall be provided every 6 parking spaces and at the end of each row of parking per Section 30.04.01.
2. Reduce the proposed driveway throat depth along Badura Avenue to 3 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 96% reduction).
3. Reduce the proposed driveway departure distance to 177 feet along Maule Avenue where 190 feet is the minimum required per Uniform Standard Drawing 222.1 (an 11% reduction).

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5
- Project Type: Proposed vehicle maintenance and repair facility (Gaudin Ford)
- Number of Stories: 1
- Building Height (feet): 34
- Square Feet: 66,918
- Parking Required/Provided: 122/123
- Sustainability Required/Provided: 7/8.5

History & Site Plan

The site was reclassified from RS20 zoning (formerly R-E zoning) to CG zoning (formerly C-2 zoning) via ZC-1289-05 for future commercial development. The Notice of Final Action for ZC-

1289-05 included a condition to incorporate a pedestrian realm consistent to Title 30.48. The condition was added because the site was within a former Mixed-Use Overlay District. Today, the applicant is proposing a vehicle maintenance and repair facility. This establishment will operate in conjunction with an existing vehicle sales facility for Gaudin Ford, located to the northeast.

The submitted site plan for the proposed vehicle maintenance and repair facility depicts a proposed rectangular shaped building centrally located on the parcel. One driveway is located on the southeast corner of the site along Badura Avenue, and this driveway is considered the main entrance to the vehicle maintenance and repair facility. A second proposed driveway is located on the northeast corner of the site along Maule Avenue, with an access gate for employees to utilize. Proposed screening includes a 7 foot 4 inch high decorative block wall along the north property line (rear of building) and the west property line (along Redwood Street) where an 8 foot high wall is the maximum allowed per Title 30. A portion of the front of the property will also include the same decorative wall along the southwest portion of the site, this wall will be set back 15 feet from the south property line.

The site layout includes the following:

- North of the proposed building includes parking spaces, a covered bay area to assess vehicles, and cross access to the east.
- East of the proposed building includes parallel parking spaces, an internal swing gate north of 2 vehicle service drive aisles.
- South of the proposed building includes additional parking spaces, a vehicle pick-up area, and an internal sliding gate open during business hours.
- West of the proposed building features a trash enclosure with recycling area, vehicle parking, and loading areas.

Today, the applicant is requesting a waiver of development standards to reduce parking lot landscaping throughout the site. The applicant provided landscape finger islands south of the proposed building; however, parking areas throughout the remainder of the site do not include any landscape finger islands. The second waiver request is to reduce the proposed driveway throat depth along Badura Avenue to 3 feet where 75 feet is the minimum required per Uniform Standard Drawing 222.1. The third waiver request is to reduce the proposed driveway departure distance to 177 feet along Maule Avenue where 190 feet is the minimum required per Uniform Standard Drawing 222.1.

Landscaping

The submitted landscape plan depicts detached sidewalks along the south property line adjacent to Badura Avenue. The street landscaping in this area includes 10 large trees where 7 are required. Detached sidewalks are also provided along the west property line adjacent to Redwood Street. This area includes 22 large trees where 20 are required per Title 30. Lastly, the street landscaping along the north property line adjacent to Maule Avenue includes detached sidewalks with 9 large trees where 8 are required. Five gallon shrubs such as Big Galleta Grass, Texas Ranger, Mexican Bird of Paradise, Arizona Rosewood, and Desert Broom (Coyote Bush) will be planted throughout the site. The landscape plan specifies large trees such as Shoestring Acacia and Indian Rosewood trees to be planted on-site. The landscape plan also depicts a tree

fee calculation table. This table states that 27 parking landscape islands will not be installed within the parking areas where landscape islands are required every 6 spaces and at the end of each row per Section 30.04.01, hence the waiver of development standards request. However, the applicant is providing a total of 6 additional street trees along Maule Avenue, Redwood Street, and Badura Avenue. 35 street trees are required, and the applicant is providing 41 street trees.

Elevations

The proposed building elevations includes an overall height of 33 feet, 8 inches to the top of the parapet roof. The concrete tilt-up panel walls will be painted a dark and light grey paint. The north elevation includes a recessed accent detail along the top of the building, 1 roll-up overhead door, and articulation along the roofline. The north elevation also includes a covered vehicle assessment area. The south elevation includes the main entrance for the facility, 1 roll-up overhead door, awnings, and additional roofline articulation and recessed accent details. The east elevation includes the same features as the north and south elevations; however, the east elevation includes aluminum door and window systems. The west elevation includes 12 roll-up overhead doors which are connected to the interior workshop bays. The 12 bays are screened from the right-of-way via 7 foot, 4 inch decorative screen wall along the west property line in addition to proposed street landscaping. Lastly, a decorative corrugated metal paneling will be added to the exterior walls as a decorative accent.

Floor Plans

The first floor of the proposed vehicle maintenance and repair facility has an overall area of 55,465 square feet. The interior parts and warehouse area has an overall area of 2,296 square feet. There is mezzanine area on the northeast corner of the building to be used as a mechanical platform area, and this area is 741 square feet. The mezzanine area on the southeast corner has an overall area of 2,127 square feet and this will be utilized for storage. The third and final mezzanine area is on the west side of the building and is an extension of the first floor parts warehouse and this mezzanine also features an electrical area. This third mezzanine has an area of 6,289 square feet.

Applicant's Justification

A vehicle maintenance and repair use is a conditional use within a CG zoning district. All vehicle maintenance services will occur within the enclosed facility; and the proposed development provides a minimum of 1 designated on-site parking space per service bay. Lastly, the proposed development is separated from the recently approved multi-family residential development to the southwest by a collector street (Badura Avenue).

The applicant is proposing to construct a 2 story building for vehicle maintenance and repair. The building will have a total area of 66,918 square feet and a maximum height of 34 feet. The building will have a concrete exterior with smooth ACM panels and decorative metal cladding that will have a corrugated texture and metal and aluminum doors for vehicle access. The applicant proposes a decorative perimeter block wall that will match the materials and colors of the property to the east and the Porsche Las Vegas dealership to the north. Detached sidewalks are provided along Maule Avenue, Badura Avenue, and Redwood Street. Access to the facility will be from 2 driveways. The applicant requests a design review to allow for 1 unscreened roll-up overhead door on the south facing elevation of the building, facing Badura Avenue. There are

roll-up overhead doors on the west facing elevation of the building which are screened from Redwood Street. Many car dealerships in the area have similar doors facing public rights-of-way. The proposed design is aesthetically pleasing and compatible with the surrounding area, protecting and enhancing the character and quality of the neighborhood. There are no residential properties adjacent to the property that will be affected by the design, and the 1 street facing roll-up overhead door along Badura Avenue will not have a negative impact on surrounding land uses.

First, the applicant is seeking a waiver for parking lot landscaping. The vehicle maintenance and repair facility will be utilized alongside the Gaudin Ford dealership. It is common for car dealerships to request waivers for parking lot landscaping due to the potential debris and bird attraction that trees can cause, resulting in dirty vehicles. In lieu of the parking lot landscaping, the applicant proposes excess perimeter landscaping. Moreover, the property will be shielded by decorative block walls and landscaping along Maule Avenue, Badura Avenue, and Redwood Street. Hence, the reduction in parking lot landscaping will not be visible from the rights-of-way and will not affect the overall appearance of the area.

Secondly, the applicant requests a waiver to reduce the throat depth for the ingress side of the Badura Avenue driveway to 3 feet, where 75 feet is required. There are no immediate conflicts when entering the property from the Badura Avenue driveway. The measurement to the nearest obstruction is approximately 83 feet and 10 inches. Therefore, there will be no issues with on-site circulation and minimal traffic conflict at the Badura Avenue entrance.

Lastly, the applicant requests a waiver to reduce the departure distance to 177 feet, where 190 feet is required from the Maule Avenue and Redwood Street intersection to the proposed Maule Avenue driveway. This reduction is necessary due to an existing electrical vault in the northeast corner of the property and the size of the property, which makes it impossible to meet the 190 foot requirement. The project and surrounding areas will not be adversely affected by this request, as the driveway is not expected to have high traffic volume and will only be used by employees during operational hours. The general public will not have access to this driveway.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1289-05	Reclassified the site from R-E (now RS20) to C-2 (now CG) zoning for future commercial development	Approved by BCC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG	Vehicle sales (Gaudin Porsche Las Vegas)
South	Business Employment	IP	Office/warehouse
East	Business Employment	CG	Parking lot for Gaudin Ford
West	Business Employment	IP	Switch energy site

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

Related Applications

Application Number	Request
WC-24-400100 (ZC-1289-05)	A waiver of conditions for a zone change requiring incorporating a pedestrian realm for the development is a companion item on this agenda.
VS-24-0469	A vacation and abandonment for easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that parking lot landscape islands with shrubs and trees helps break-up the large expanse of concrete and/or asphalt, visually and physically. Landscaping improves the reduction of impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. Furthermore, landscaping also protects the environment by providing stormwater control and mitigating air quality. The site can have more than 100 vehicles parked at one time, and there is sufficient room to add parking lot landscape islands. Therefore, staff does not 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.

The proposed building is architecturally compatible to neighboring commercial and industrial buildings. Furthermore, the proposed building has a cohesive design with the existing vehicle sales facility for Gaudin Ford located to the northeast. Although staff does not support the reduction parking lot landscape islands, staff can still support this request since the overall layout is functional to the proposed building. Furthermore, the applicant provided a total of 6 additional street trees thus increasing the overall shade canopy area of for the site. Staff recommends approval.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction of the throat depth for the commercial driveway on Badura Avenue. The applicant worked with staff to provide extra landscape buffers, the buffers improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way.

Waiver of Development Standards #3

Staff has no objection to the reduction of the departure distance for the commercial driveway on Maule Avenue. Although the departure distance does not comply with minimum standards, staff finds the location allows vehicles to safely access the site.

Staff Recommendation

Approval of waivers of development standards #2 and #3 and the design review; denial of waiver of development standards #1.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back-of-curb for Maule Avenue, 25 feet to the back-of-curb for Redwood Street, 35 feet to the back-of-curb for Badura Avenue and associated spandrels;

- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that operational 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 #0265-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

APPLICANT: GAUDIN FORD

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

WS-24-0468



Department of Comprehensive Planning Application Form

26A

ASSESSOR PARCEL #(s): 176-02-301-007

PROPERTY ADDRESS/ CROSS STREETS: 6647 W Maule Ave, Las Vegas, NV 89118 / South of Maule & East of Redwood

Construct a vehicle repair facility for Gaudin Ford. The project will be built on Gaudin Ford's existing vehicle storage lot immediately south of the dealership. The facility will be for employees only and will not have public access. It will be used solely by Gaudin Ford to supplement their existing vehicle repair functions.

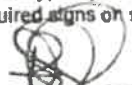
NAME: ~~GF LOT, LLC~~ HGA HOLDINGS, LLC
ADDRESS: 280 N Gibson Road
CITY: Henderson STATE: NV ZIP CODE: 89114
TELEPHONE: 702-558-8051 CELL 702-558-8051 EMAIL: gary@gaudinmotorcompany.com

NAME: Gaudin Ford
ADDRESS: 6625 Roy Horn Way
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-558-8051 CELL 702-558-8051 EMAIL: gary@gaudinmotorcompany.com

NAME: Lindsay Kaempfer - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Drive, STE. 650
CITY: Las Vegas STATE: ID ZIP CODE: 89135 REF CONTACT ID # N/A
TELEPHONE: 702-792-7000 CELL 702-792-7043 EMAIL: LKaempfer@kcnvlaw.com

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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) H. Gary Ackerman Property Owner (Print) 2/28/24 Date

<input type="checkbox"/> AD	<input type="checkbox"/> AE	<input type="checkbox"/> F	<input type="checkbox"/> G	<input type="checkbox"/> H	<input type="checkbox"/> I	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADK	<input checked="" type="checkbox"/> AL	<input type="checkbox"/> PA	<input type="checkbox"/> SL	<input type="checkbox"/> T	<input type="checkbox"/> V	<input type="checkbox"/> Z
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PROJECT ID: WS-24-0468
DATE: 10-16-24
ENTERPRISE: Enterprise
Fees: 11,300

WS 24-0968

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



STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
D: 702.792.7045

August 1, 2024

VIA ELECTRONIC UPLOAD

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

Re: Justification Letter -- Design Review and Waiver of Development Standards
APN: 176-02-301-007

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 5 acres and is generally located south of West Maule Avenue and east of Redwood Street, just southwest of the Gaudin Ford dealership. The property is more particularly described as APN: 176-02-301-007 (the "Property"). The Property is zoned Commercial General (CG) and master planned Business Employment (BE). The Applicant proposes a vehicle maintenance and repair facility in conjunction with the existing Gaudin Ford vehicle sales facility.

Vehicle maintenance or repair is a conditional use within a CG zoning district. All conditions set forth in Title 30.03.06(B)(12) are met.

- The facility is not within 200 feet of any area subject to Section 30.04.06, *Residential Adjacency*;
- All vehicle maintenance services will occur within the enclosed facility; and
- The proposed development provides a minimum of one designated on-site parking space per service bay.

A. Design Review

Vehicle Maintenance Facility

The Applicant is proposing the construction of a two-story building for vehicle maintenance and repair. The building will have a total area of 66,918 square feet and a maximum height of 34 feet. It will include a repair garage with car lifts and 11 vehicle bays with roll-up doors. The building will have a concrete exterior with smooth ACM panels and decorative metal cladding that will have a corrugated texture and metal and aluminum doors for vehicle access. The Applicant proposes a decorative perimeter block wall that will match the materials and colors of the property to the east and the Porsche Las Vegas dealership to the north. Detached sidewalks are provided along West Maule Avenue, West Badura Avenue and Redwood Street. Parking is met with the proposed 123 parking spaces. Access to the facility will be from two driveways. The first driveway is a gated entrance and exit for employees only, located in the northeast corner of the Property. The second driveway is the main entrance from West Badura Avenue, located near the southeast corner of the Property. The signage proposed for the project is code compliant.

Roll-Up Overhead Doors

The Applicant requests a design review to allow for an unscreened roll-up overhead door on the south elevation of the building, facing public rights-of-way. The Property is in a commercial and industrial area, where the nearest residential development is over 1,000 feet away, ensuring no impact on residential uses. Many car dealerships in the area have similar doors facing public rights-of-way. The proposed design is aesthetically pleasing and compatible with the surrounding area, protecting and enhancing the character and quality of the neighborhood. There are no residential properties adjacent to the Property that will be affected by the design, and the street facing roll-up overhead door will not have a negative impact on surrounding land uses.

B. Waiver of Development Standards

Parking Lot Landscaping

The Applicant is seeking a waiver for parking lot landscaping. The vehicle maintenance and repair facility will be utilized alongside the Gaudin Ford dealership. It is common for car dealerships to request waivers for parking lot landscaping due to the potential debris and bird attraction that trees can cause, resulting in dirty cars. In lieu of the parking lot landscaping, the Applicant proposes excess perimeter landscaping. Moreover, the Property will be shielded by decorative block walls and landscaping along West Maule Avenue, West Badura Avenue and Redwood Street. Hence, the reduction in parking lot landscaping will not be visible from the rights-of-way and will not affect the overall appearance of the area. The Applicant proposes landscaping that meets code requirements in the parking lot and areas around the building that are visible from the public rights-of-way and adjacent parcels.

Throat Depth Waiver

The Applicant requests a waiver to reduce the throat depth for the West Maule Avenue driveway to 68 feet, where 75 feet is required. This reduction will not negatively impact the use of the future development as this driveway is for employee access only and will not require use of the keypad during hours of operation. During business hours, the gates are locked in an open position. Therefore, the risks of overcrowding and traffic issues are minimized.

The Applicant also requests a waiver to reduce the throat depth for the ingress side of the West Badura Avenue driveway to 3 feet, where 75 feet is required. There are no immediate conflicts when entering the Property from the West Badura Avenue driveway. The measurement to the nearest obstruction is approximately 83 feet and 10 inches. Therefore, there will be no issues with onsite circulation and minimal traffic conflict at the West Badura Avenue entrance.

Departure Distance

The Applicant requests a waiver to reduce the departure distance to 177 feet, where 190 feet is required from the West Maule Avenue and Redwood Street intersection, to the proposed West Maule Avenue driveway. This reduction is necessary due to an existing electrical vault in the northeast corner of the Property and the size of the Property, which makes it impossible to meet the 190-foot requirement. The project and surrounding areas will not be adversely affected by this request, as the driveway is not expected to have high traffic volume and will only be used by employees during operational hours. The general public will not have access to this driveway. The approach requirement on West Badura Avenue, from the



proposed driveway to the intersection at Redwood Street is met with a distance of 164 feet, where 150 feet is required.

C. Sustainability

Applicant also demonstrates compliance with the requirements for sustainability, as specified in Section 30.04.05(J). Applicant proposes the following project improvements to satisfy the 7-point minimum requirement to meet new Title 30 Sustainability code:

- *Trees* – In the proposed landscape buffers along West Maule Avenue, West Badura Avenue and Redwood Street, the Applicant provides 10% more trees than required code. **(1 point)**.
- *Electric Bicycles* – The proposed indoor bicycle parking has power for bicycle charging and is climate controlled. **(1 point)**.
- *Water Efficient Planting* – All new plants have low or very low water needs. **(1 point)**.
- *Building Orientation* – The Applicant proposes a flat roof. **(1 point)**.
- *Shade Structures* – 100% of the windows on the west, east and south sides of the building are shaded. **(3 points)**.
- *Daylighting Strategies* – Windows are provided to all workshop areas are designed to minimize artificial lighting needs. **(1/2 point)**.
- *Nonresidential Ventilation* – All workshop areas are providing over 20' ceilings. **(1/2 point)**.
- *Low-Emissivity Glass* – 100% of the windows provided in this project use high performance Low-E glass and with and SHGC of 0.14. **(1/2 point)**.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Stephanie Hardie Allen

SHA/l dg

ENTERPRISE BUDGET REQUESTS 2024-2025

Enterprise's need for multiple County facilities

Enterprise requires an additional community center, multiple seniors' facilities, aquatic facilities, parks and trails due to rapidly increasing population, significant connectivity barriers and physical size.

Rapidly Increasing Population

- County facilities have not kept up with Enterprise population increases.
 - There are 248,000+ citizens in Enterprise.
 - Enterprise population in 2000 was approximately 14,000.
 - Enterprise population in 2010 was approximately 108,000.
 - Enterprise population in 2020 was approximately 214,000.
- Enterprise covers 67 sq. miles.

Residential uses are increasing rapidly

- Higher density, multifamily projects are being built or planned.
- A significant increase in multi-family housing along Las Vegas Blvd.
- Lower density land use is being replaced with higher density land use.

Significant connectivity barriers

- South of CC215, arterial roads are spaced every two miles. The standard is one every mile.
- Interstate 15 limits east/west access.
- 4 Major Projects, 3 are active {Southern Highlands, Mountain's Edge, and Rhodes Ranch), one failed (Pinnacle Peaks).
 - Arterial and collector roads have been removed from the transportation grid by Major projects.
 - Enclosed subdivisions have vacated local roads for more homes.
 - Major projects' plans have not added sufficient facilities to serve the public.
- South of CC 215, only three east/west arterials are available. All are not fully built out from 1-15 to Fort Apache Rd.
 - UPRR tracks block or inhibit arterial and collector road development.
 - Geographic features, 12% or greater slopes block arterial and collector road development.
 - Local roads are being vacated to build enclosed subdivisions.
 - Local road vacations have reduced alternate traffic routes.
 - Public transportation, where available, is oriented north/south.
- The connectivity barriers significantly increase travel time, traffic and mileage to county facilities currently planned for western Enterprise.
 - The planned regional park facilities in Mountain's Edge are not centrally located in Enterprise.
 - Individuals east of 1-15 most likely will not use those facilities.

Other factors

- If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.
- BLM reservations are being released and sold, significantly decreasing land available for needed county facilities given the population increases.

ENTERPRISE BUDGET REQUESTS 2024-2025

Budget Requests by Category The requested priority is listed within each category

County Major Facilities

Priority #1: Enterprise Community Centers

- Multiple centers are needed to serve 248,000 residents.
- The Mountain's Edge Recreational Center and aquatic facility should be moved up on the priority list and be funded. Update: Funded for design in April 2024. Current Scope of Work is for a 65,000 sq ft recreation center with an option to add 45,000 sq ft aquatic facility in the future
- There is one recreational center under construction at Silverado Ranch Park.
 - Completion early 2024 Completed
 - Dog park was recently renovated Completed
 - LED lighting was upgraded throughout the park Completed

Priority #2: Enterprise Senior Centers

- Fund a senior center in Mountain's Edge Regional Park or other west Enterprise location.
- Mountain's Edge Regional Park is too far west in Enterprise to accommodate seniors in eastern Enterprise. Update: Not currently on CIP list. RPM will work with Parks and Rec to identify location and scope of work to add to CIP.
- Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\ Duneville. On CIP list, but not funded.
 - Add to County's Community Park CIP list.
 - Lack of effective east/west public transportation.
 - Traffic density higher than seniors are comfortable driving in.
- A senior room is included in the Recreation Center at Silverado Ranch Park.
 - The senior room is a start to fill the need for senior services east of 1-15.
 - Reserve additional property for a senior center east of 1-15.
 - Add an eastern Enterprise senior center to CIP list and fund. Update: Not on current CIP list

Priority #3: Aquatic Facilities

- There are no aquatic facilities for the 248,000+ people living in Enterprise.
- Aquatic facilities are needed in Enterprise eastern and western locations.
 - Add aquatic facilities to the funding list for community parks. Update: Not on current CIP list. RPM will work with Parks and Recreation to identify locations and scope of work
- Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\ Duneville. On CIP list, but not funded.
- Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
 - The Mountain's Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
 - Lack of effective east/west public transportation will hinder use.
- There is no second aquatic facility currently on the CIP list. Update: Not on current CIP list. RPM will work with Parks and Recreation to identify location and scope of work
 - Identify and add to the CIP list for an aquatic facility east of 1-15.
 - Drive time to Mountain Edge is too long from east of 1-15 for a western aquatic facility .

ENTERPRISE BUDGET REQUESTS 2024-2025

Parks/RPM

Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr, Cactus Ave, Rainbow Blvd and Blue Diamond Rd.

- Fund at least two additional parks. **Update: No parks in this area are funded at this time. RPM will work with Parks and Rec to identify locations and determine scope of work to add to CIP.**
- Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
- Currently Enterprise population requires 610+ acres of developed parks (2.5 acres per 1000 residents).
- At a growth rate of 4,000 residents per year, 10 acres of new parks, every year, is needed to meet the County standard.
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Le Baron and Lindell (APN 176-25-201-020) funded, design completed and very close to completion. **Update: Battle Born Park – substantial completion anticipated October 25, 2024**
- Park District 4 parks identified on the Neighborhood Parks CIP list include: ****Rankings were not updated this year****
 - Serene and Jones (176-24-201-046) - 10-acre- 2015 estimate \$10,959,220 needs to be updated. Ranks #6. **Updated estimate will be added to CIP list**
 - Valley View and Pyle - 10 acres, 2015 estimate \$12,399,940 needs to be updated- ranked #9 up from 13 last year. **Update: Design to begin 2024**
 - Cactus and Torrey Pines -10 acres, 2015 estimate \$9,079,645 needs to be updated - ranked #14 up from 21 last year. **Updated estimate will be added to CIP list**
 - LeBaron & Rainbow (176-27-601-011) - 20 acres, 2012 estimate \$15,357,800 needs to be updated, ranked # 27 **Updated estimate will be added to CIP list**

Priority #2: Reserve and add to the CIP list a 30-acre community park bounded by Valley View Blvd, Serene Ave, Arville St and Agate Ave. Update: RPM will work with Parks and Recreation to confirm available location and determine scope of work to add to CIP.

- Currently, there are 66 acres, APN 177-19-601-003 identified for public use.
- Transfer from Department of Aviation to Parks and Rec and add to CIP list.
- This land is centrally located in an area that does not have any parks between Dean Martin and Decatur
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
 - Currently Enterprise population requires 610+ acres of developed parks (2.5 acres per 1000 residents).
 - At a growth rate of 4,000 residents per year, 10 acres of new parks, every year, is needed to meet the County standard.

ENTERPRISE BUDGET REQUESTS 2024-2025

Advanced Planning

Priority #1: Study and develop a plan to use electrical transmission easements for multi-modal trail system Throughout Enterprise.

- ADD to work plan.
- 60 to 100 ft electrical transmission easements exist throughout Enterprise.
- Many areas of Enterprise are connected via electrical transmission easements.
- Obtain permission to use electrical transmission easements for multi-modal trails.
- Identify funding sources for the multi-modal trail system.
- Design multi-modal trail system throughout Enterprise using Highlands Ranch Trail Agreement example.

Update: Planning is currently looking at some additional trail alignments under NV Energy's and Nevada Power Company's transmission lines that branch from and connect to the Highlands Ranch trail (currently under construction) at the request of Commissioner Jones. Some of this would also involve BLM land since some transmission lines are on BLM property. Current efforts involve seeking their verbal acceptance of such a proposal. If acceptable, we would need to coordinate with Public Works and/or RPM on the design and permitting work, and construction; this would also Board approval. If we were to do a larger effort, we would need to generally follow the same steps.

ENTERPRISE BUDGET REQUESTS 2024-2025

Public Works

Priority #1: Connect Cactus Ave from Buffalo Drive to Durango

- Under construction, estimated completion summer2024.
- his project should be developed as rapidly as possible.
- South of .CC 215, there are only three roads that could provide arterial east/west travel routes.
- South of CC 215, significant residential development west of Fort Apache Rd will require alternate route(s) to Blue Diamond Rd for east/west traffic flow.

Update: Completed

Priority #2: Complete the Bridge over the UPRR at Blue Diamond Rd.

- Construction contract awarded. Construction to start in the 1st quarter of 2024.
- The Jones Blvd improvements south of Blue Diamond Rd have been completed.
- The arterial north/south route is needed to help relieve traffic on Rainbow Blvd.
- The area south of Blue Diamond Rd has been increasing residential density.

Update: Project at Jones north of UPRR is under construction and scheduled to be completed in Summer of 2025

Priority #3: Widen Warm Springs Rd from Dean Martin Dr to Decatur Blvd.

- Road Design is at 90%.
- Sewer design is at 10%. Update: Waiting on final decision on cost participation for sewer
- Build according to proposed plan including signalize horse crossing at Arville St.
Update: Signals at Arville and Valley View will go out to bid Fall 2024
- Not out for bid or construction date given.
- Warm Springs Rd is a two-lane road from Dean Martin Dr to Decatur Blvd.
 - South of CC 215, there are only three arterials that could provide arterial east/west travel routes.
 - Traffic is significantly increasing on Warm Springs Rd with frequent backups at Decatur Blvd.
- South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.

Priority #4 Develop Valley View Blvd from Blue Diamond Road to Cactus using RTC diagram 244.12-100

- Valley View Blvd will serve as the area's north/south arterial road.
 - Valley View serves as an alternat north/south for Southern Highlands.
 - Valley View Blvd either cuts through or is adjacent to Ranch Estates.
 - West of Valley View Blvd are several large R-2 housing developments.
 - There are 117 acres of available Open Land along Valley View Blvd.
 - Dean Martin Dr was downgraded to collector road tatus.
- A comprehensive plan is needed for Vally View Blvd and local roads.
 - The Open Land is available for large scale public projects.
 - The proposed DMV facility at Valley View Blvd/Silverado Ranch Blvd is the first
 - The DMV project does not have adequate offsites to accommodate the truck and other vehicle traffic.
- Require any new offsites along Valley view From Blue diamond to Cactus to use RTC diagram 244.12-100.
- Add to 10-year plan.

Update: Will add to 10-year plan

ENTERPRISE BUDGET REQUESTS 2024-2025

Public Works Continued

Priority #5: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.

- Design just started, should have final design by end of year.
- Use the plan drawn up by Traffic Management. See attached diagram.
- The Cougar Ave connector from Dean Martin to Valley View Blvd is an excellent idea.
- Install S Island as depicted in the attached Traffic Management diagram. (See Attachment 1)
- The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
 - As the Silverton Casino grows, traffic into the RNP-1 has increased.
 - The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
 - RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
 - The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.
- Valley View Blvd will serve as the area's arterial road.
- Dean Martin Dr was downgraded to a collector road.
- Dean Martin Dr is developed to rural standards south of the Silverton to Silverado Ranch Blvd.

Update: The island will be added as part of the Camero roadway improvements. Design is completed and will be packaged with the Valley View project from Mesa Verde to Robindale.

Priority #6: Mitigate traffic on Dean Martin Dr between the Wigwam Ave and Silverado Ranch Blvd.

- Reduce Dean Martin to a local road from Wigwam to Silverado Ranch Blvd.
Update: The transportation element would need to be revised and Dean Martin functions as a collector street. No change proposed at this time.
- Install mini traffic circles at Dean Martin Dr and:
 - Ford Ave
 - Raven Ave
 - Richmar Ave
 - The mini traffic circles can be installed in the current right-of-way.
Update: This will be evaluated when Public Works improves Dean Martin in this area
- Cut-through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
- Dean Martin Dr was downgraded to collector road status.
- Valley View Blvd will serve as the area's arterial road.
- The connection to Valley View Blvd via Cougar Ave is an excellent idea. Plans are complete
Update: Plans are complete
- As the Silverton Casino grows, the traffic into the RNP-1 has increased.

Priority #7 Plan and Design Robindale Road as an east/west route from Las Vegas Blvd to Durango Drive.

- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up: currently 2025-2026.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- Work with NDOT for a bridge to cross 1-15
- Begin working with the UPRR for above or below grade crossing.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

Update: Currently we do not have ROW for Robindale between Las Vegas Boulevard and I-15. Brightline will be dedicating the ROW needed so Robindale can go over I-15 in the future.

ENTERPRISE BUDGET REQUESTS 2024-2025

Priority #8 Plan and Design Windmill Lane as an east/west route from Valley View Blvd to Durango Drive.

- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up.
- Design and fund above or below grade crossing at UPRR tracks.
- Begin working with the UPRR for above or below grade crossing.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

Update: Public Works will consider this.

Public Works Continued

Priority #9: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.

- Under design.
- Included on a list as a future project for Rainbow Blvd.
- Additional ROW is needed.
- We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate peak traffic.

Update: Design complete. We need ROW from 1 parcel. This work will bid Fall 2024 with the Rainbow Improvement project from Blues Diamond to CC-215.

Priority #10: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.

- Under design.
- Included on a list as a future project for Rainbow Blvd.
- Additional ROW is needed.
- We can include it in our Rainbow widening project from Warm Springs to Blue Diamond.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate the peak traffic.

Update: Design complete. We need ROW from 1 parcel. This work will bid Fall 2024 with the Rainbow Improvement project from Blues Diamond to CC-215.

ENTERPRISE BUDGET REQUESTS 2024-2025

Attachment 1

NOULBNCO 110J JNHH

IMPROVEMENT PLAN FOR CAMERO AVENUE AT VALLEY VIEW BOULEVARD



DATE	BY	REVISION
10/15/2023	AL	1.0
10/15/2023	AL	2.0
10/15/2023	AL	3.0
10/15/2023	AL	4.0
10/15/2023	AL	5.0
10/15/2023	AL	6.0
10/15/2023	AL	7.0
10/15/2023	AL	8.0
10/15/2023	AL	9.0
10/15/2023	AL	10.0
10/15/2023	AL	11.0
10/15/2023	AL	12.0
10/15/2023	AL	13.0
10/15/2023	AL	14.0
10/15/2023	AL	15.0
10/15/2023	AL	16.0
10/15/2023	AL	17.0
10/15/2023	AL	18.0
10/15/2023	AL	19.0
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10/15/2023	AL	93.0
10/15/2023	AL	94.0
10/15/2023	AL	95.0
10/15/2023	AL	96.0
10/15/2023	AL	97.0
10/15/2023	AL	98.0
10/15/2023	AL	99.0
10/15/2023	AL	100.0

CLARK COUNTY, NEVADA, DEPARTMENT OF PUBLIC WORKS

**CAMERO AVENUE
AT VALLEY VIEW BOULEVARD
CONSTRUCTION PLAN**



CLARK COUNTY, NEVADA, DEPARTMENT OF PUBLIC WORKS