



- III. Approval of Minutes for September 28, 2022. (For possible action)
- IV. Approval of the Agenda for October 12, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
    - Applications are available until November 15, 2022, 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 2023.
  - 2. NDOT to discuss Blue Diamond Road long-term needs and vision for State Routes 160 and 159 (SR 160 and SR 159) in Southern Nevada (for discussion only).

VI. Planning and Zoning

- 1. **DR-22-0505-BLUE DIAMOND DECATUR PLAZA, LLC:**  
**DESIGN REVIEW** for a proposed restaurant with drive-thru on a 1.0 acre portion of a 13.0 acre site in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road, 175 feet west of Decatur Boulevard within Enterprise. JJ/sd/syp (For possible action) 11/01/22 PC
- 2. **UC-22-0515-7680 SOUTH LAS VEGAS BLVD, LLC:**  
**USE PERMIT** for proposed secondhand sales within an existing shopping center on a portion of 5.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/sd/syp (For possible action) 11/01/22 PC
- 3. **DR-22-0514-PINGREE 2000 REAL ESTATE HOLDINGS, LLC:**  
**DESIGN REVIEWS** for the following: 1) comprehensive sign plan; and 2) lighting plan in conjunction with a vehicle rental facility on 2.7 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Warm Springs Road and the east side of Haven Street within Enterprise. MN/jgh/syp (For possible action) 11/02/22 BCC
- 4. **ET-22-400107 (WS-19-0682)-SRMF TOWN SQUARE OWNER, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to encroach into air space.  
**DESIGN REVIEW** for a hotel in conjunction with an existing shopping center (Town Square) on a portion of 94.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/dd/syp (For possible action) 11/02/22 BCC

5. **UC-22-0504-46.8 ACRE INVESTORS LLC:**  
**USE PERMIT** for a multiple family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping; and 2) reduce setback.  
**DESIGN REVIEWS** for the following: 1) multiple family residential development; 2) modify parking requirements; 3) alternative parking lot landscaping and 4) finished grade on 19.5 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Erie Avenue, 575 feet west of Las Vegas Boulevard South within Enterprise. MN/md/syp (For possible action) **11/02/22 BCC**
  
6. **VS-22-0506-46.8 ACRE INVESTORS LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Erie Avenue and Chartan Avenue (alignment), and between Las Vegas Boulevard South and I-15 within Enterprise (description on file). MN/md/syp (For possible action) **11/02/22 BCC**

VII. General Business

1. Discuss TAB Member’s availability for the December 28, 2022, meeting and determine if there is a need to cancel or reschedule. (For possible action)
  
2. Take public input and 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 vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: October 26, 2022.

X. Adjournment.

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





# Enterprise Town Advisory Board

September 28, 2022

## MINUTES

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

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

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

Brady Bernhart, Current Planning

### II. Public Comment

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

- None

### III. Approval of Minutes for September 14, 2022 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for September 14, 2022.

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

### IV. Approval of Agenda for September 28, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

1. PA-22-700003-CANKIDS INVESTMENTS 2012:
2. WS-22-0456-LH VENTURES, LLC:
3. VS-22-0457-CANKIDS INVESTMENTS 2012:
4. TM-22-500163-CANKIDS INVESTMENTS 2012:
  
8. WC-22-400105 (NZC-18-0006)-DOLLAR SELF STORAGE 22 LLC:
9. DR-22-0500-DOLLAR SELF STORAGE 22 LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - Applications are available until November 15, 2022, 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 2023.
  - NDOT is reviewing State Routes 160 and 159 long-term needs and design considerations. The NDOT ideas can be review at the Virtual Public Meeting on [www.ndotsr160.com](http://www.ndotsr160.com). Also, comments can be submitted on the web site.
  - Commissioner Justin Jones and Clark County Parks & Rec invite you to:

Southwest Ridge Park Grand Opening  
Friday September 30, 3:30 pm to 5:30 pm  
Grand Canyon and Wigwam Ave  
Complimentary food trucks, Drinks, Farmers Market and Live Performances

VI. Planning & Zoning

1. **PA-22-700003-CANKIDS INVESTMENTS 2012:**  
**PLAN AMENDMENT** to amend the adopted Clark County Trail Map - Las Vegas Valley in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located between Gagnier Boulevard and Cimarron Road, and between Cougar Avenue and Ford Avenue within Enterprise. JJ/mc (For possible action) **10/04/22 PC**

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

2. **WS-22-0456-LH VENTURES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase retaining wall height; and **2)** full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).  
**DESIGN REVIEWS** for the following: **1)** single family residential subdivision; and **2)** finished grade on 22.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/lm/syp (For possible action) **10/04/22 PC**

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

3. **VS-22-0457-CANKIDS INVESTMENTS 2012:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Cimarron Road and Gagnier Boulevard; a portion of a right-of-way being Tomsik Street located between Cougar Avenue and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Tomsik Street and Gagnier Boulevard within Enterprise (description on file). JJ/lm/syp (For possible action) **10/04/22 PC**

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

4. **TM-22-500163-CANKIDS INVESTMENTS 2012:**  
**TENTATIVE MAP** consisting of 42 single family residential lots and common lots on 22.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/lm/syp (For possible action) **10/04/22 PC**

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

5. **UC-22-0488-SRMF TOWN SQUARE OWNER, LLC:**  
**USE PERMIT** for a hookah lounge in conjunction with a restaurant within an existing shopping center on a portion of 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Sunset Road within Enterprise. MN/gc/syp (For possible action) **10/18/22 PC**

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

6. **UC-22-0501-PRESTIGE PROPERTIES NEVADA, LLC:**  
**USE PERMIT** to allow for off-highway vehicle, recreational vehicle, and watercraft storage.  
**DESIGN REVIEWS** for the following: 1) mini-warehouse; and 2) off-highway vehicle, recreational vehicle, and watercraft storage on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Southern Highlands Parkway and the north side of Dancing Winds Place (alignment) within Enterprise. JJ/sd/syp (For possible action) 10/18/22 PC

Motion by David Chestnut

Action: **APPROVE** per plans presented to the TAB

**DELETE** Current Planning Condition bullet #2:

**ADD** Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans.

Per staff conditions.

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

7. **VS-22-0431-RIVERVIEW LVB DEVELOPMENT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Erie Avenue and Chartan Avenue (alignment), and between Las Vegas Boulevard South and Parvin Street (alignment) within Enterprise (description on file). MN/md/syp (For possible action) 10/18/22 PC

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

8. **WC-22-400105 (NZC-18-0006)-DOLLAR SELF STORAGE 22 LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring the applicant to construct a north perimeter wall adjacent to the residential developments (APNs 176-14-401-045 & 046); the top course of the wall to be stucco to match adjacent wall; the wall height to be 7 feet tall as measured from APNs 176-14-401-045 & 046, respectively; and the wall to be constructed prior to the issuance of a certificate of occupancy or business license in conjunction with a mini-warehouse facility on 4.3 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/bb/syp (For possible action) 10/19/22 BCC

Motion by Barris Kaiser

Action: **DENY**

Motion **PASSED** (2-1) / Chestnut - Nay

9. **DR-22-0500-DOLLAR SELF STORAGE 22 LLC:**  
**DESIGN REVIEW** for lighting in conjunction with a min-warehouse facility on 4.3 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/bb/syp (For possible action) 10/19/22 BCC

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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



10. **ET-22-400102 (WS-19-0816)-STONEGATE PROPERTY HOLDINGS LLC:**  
**WAIVERS OF DEVELOPMENT STANDARD FIRST EXTENSION OF TIME** for the following: 1) reduced driveway separation; and 2) reduce throat depth for a driveway.  
**DESIGN REVIEW** for a proposed on-premises consumption of alcohol (tavern) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sr/syp (For possible action) **10/19/22 BCC**

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

11. **UC-22-0494-RICHMOND LIMITED PARTNERSHIP:**  
**USE PERMITS** for the following: 1) outdoor dining and drinking; and 2) on-premises consumption of alcohol (supper club).  
**DESIGN REVIEW** for outside dining and seating areas in conjunction with a proposed restaurant within a shopping center on 7.2 acres in a C-2 (General Commercial) (AE-60 & AE-65) Zone. Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise. MN/jgh/syp (For possible action) **10/19/22 BCC**

Motion by David Chestnut  
Action: **APPROVE**  
**ADD** Current Planning Conditions:

- Design Review as a public hearing for any lighting changes to the outside dining area;
- Outside dining area hours of operation to be 7:00 am to 6:00 pm.

Per staff conditions  
Motion **PASSED** (3-0) /Unanimous

VII. General Business:

1. Nominate a representative and alternate for the Community Development Advisory Committee (CDAC). (For possible action).

Motion by David Chestnut  
Action: **APPOINT** Peter Sarles as primary representative and Justin Maffett as alternate representative to the Community Development Advisory Committee.  
Motion **PASSED** (3-0) /Unanimous

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

The budget changes were discussed, and new items added. The update budget request will be presented at the October 12, 2022 Enterprise TAB meeting.

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 October 12, 2022 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut  
Action: **ADJOURN** meeting at 8:23 p.m.  
Motion **PASSED** (3-0) /Unanimous

11/01/22 PC AGENDA SHEET

RESTAURANT  
(TITLE 30)

BLUE DIAMOND RD/DECATUR BLVD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-22-0505-BLUE DIAMOND DECATUR PLAZA, LLC:**

**DESIGN REVIEW** for a proposed restaurant with drive-thru on a 1.0 acre portion of a 13.0 acre site in a C-2 (General Commercial) Zone.

Generally located on the south side of Blue Diamond Road, 175 feet west of Decatur Boulevard within Enterprise. JJ/sd/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-13-813-004

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1
- Project Type: Restaurant with drive-thru
- Building Height (feet): 21
- Square Feet: 783
- Parking Required/Provided: 4/18 (restaurant)/522/610 (shopping center)

**Site Plan**

The site is on an approximate 1 acre parcel that is within an existing shopping center. Access to the shopping center is provided from Blue Diamond Road, Decatur Boulevard, and Edmond Street. The plans submitted by the applicant shows a proposed restaurant with drive-thru located within the center portion of the parcel and is adjacent to Decatur Boulevard. The drive-thru is shown along the eastern property line and adjacent to Decatur Boulevard. Parking is located on the same parcel, which is surrounded by the larger 13 acre parcel as part of the existing shopping center. Cross access is shown on the plans between this parcel and the larger retail shopping center. The plans show the order talk boxes for the drive-thru are facing Decatur Boulevard. Access to the drive-thru is located on the south portion of the parcel and runs along and around the proposed restaurant.

Landscaping

The plans depict landscaping along Decatur Boulevard within a pedestrian realm of 20 feet wide behind a detached sidewalk and landscape area. Landscaping is also shown throughout the shopping center with diamond landscape islands. Landscaping includes trees, shrubs, and groundcover along the proposed drive-thru.

Elevations

The plans depict a commercial building at 21 feet in height with awning, drive-thru window and canopy, architectural enhancements, including stone veneer, dark cherry wood trim, parapet walls and includes desert colors.

Floor Plans

The plans depict a floor plan with cooler, office, restrooms, service area, and seating with an outside yard area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the overall site plan, building elevations, and layout are compatible with other commercial developments in the area. The proposed restaurant with drive-thru is a compatible use within this area and the shopping center with similar intensities and will not impact the surrounding area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-22-0453	Outside dining and drinking, pedestrian access, and design review for outside dining and drinking area	Approved by PC	May 2022
WC-19-400124 (ZC-18-0256)	Waived conditions of a zone change requiring a design review as a public hearing for lighting	Approved by BCC	November 2019
ADR-19-900608	Redesigned drive-thru for an approved restaurant (Burger King)	Approved by ZA	September 2019
DR-19-0462	Signage	Approved by BCC	August 2019
DR-19-0334	Parking lot and building lighting	Approved by BCC	June 2019
VS-18-0854	Vacated and abandoned easements for detached sidewalks	Approved by PC	December 2018
TM-18-500169	1 lot commercial subdivision	Approved by PC	October 2018
VS-18-0279	Vacated and abandoned government patent easements	Approved by BCC	May 2018
ZC-18-0256	Reclassified the subject property to C-2 zoning	Approved by BCC	May 2018

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Corridor Mixed-Use	C-2	Commercial development

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Staff finds the proposed restaurant with a drive-thru is a common element of shopping centers throughout the County. The proposed landscaping and building materials comply with Title 30 standards and are appropriate for the area. Staff finds that the overall design of the site shows the required cross access, pedestrian walkways, a loading zone, trash enclosure, bicycle parking, ample vehicular parking, and proper on-site circulation. Staff supports the design review for this establishment.

**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 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Traffic study and compliance.

- Applicant is advised that the finished floor elevation needs to be raised to 2385.30 feet.

**Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; 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.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0368-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: ATWELL, LLC**

**CONTACT: CATHERINE ATCHLEY, ATWELL, LLC, 9001 AIRPORT FREEWAY, SUITE 660, NORTH RICHLAND HILLS, TX 76180**



# LAND USE APPLICATION

# 1A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) (ORIGINAL APPLICATION #)  <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>DR-22-0505</u> DATE FILED: <u>9/16/22</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10/12/24</u> PC MEETING DATE: <u>11/1/22</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>BLUE DIAMOND DECATUR PLAZA, LLC</u> ADDRESS: <u>8350 W SAHARA AVE # 210</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>ATWELL, LLC</u> ADDRESS: <u>9001 AIRPORT FREEWAY, STE 660</u> CITY: <u>NORTH RICHLAND HILLS</u> STATE: <u>TX</u> ZIP: <u>76180</u> TELEPHONE: <u>972-638-8860</u> CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: _____ ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-13-813-004  
 PROPERTY ADDRESS and/or CROSS STREETS: BLUE DIAMOND RD & S DECATUR BLVD  
 PROJECT DESCRIPTION: An Eating Establishment With a Drive-Thru

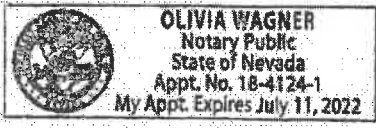
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in the application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature) [Signature]      Property Owner (Print) RONNIE SCALWARTZ

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/13/2022 (DATE)

By [Signature]  
 NOTARY PUBLIC: Olivia Wagner



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



June 22, 2022

DR-22-0505

Clark County Comprehensive Planning  
500 S Grand Central Parkway, Box 551741  
Las Vegas, NV 89155-1741  
(702) 455-4314

**Subject: Site Design Review • APN 176-13-813-004 • Salad & Go  
Blue Diamond & Decatur • Town of Enterprise**

Dear Staff,

On behalf of And Go Concepts, LLC, we are providing information regarding a Site Design Review for a proposed development at the parcel number listed above. The parcel is located Southwest of the intersection of Blue Diamond Road and South Decatur Boulevard.

The parcel is a part of a larger development area platted as Blue Diamond/Decatur Plaza, a commercial subdivision, recorded at book 161 page 69. It is the desire of ownership to build an eating establishment with a drive-thru at this location, being *Salad and Go*.

The current property is zoned General Commercial (C-2) and the proposed fast-food restaurant is a permitted use.

The project will be consistent with the existing development with regards to esthetics and landscaping. Parking will be provided to accommodate the small footprint of the proposed building.

If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely,  
ATWELL, LLC

A handwritten signature in black ink, appearing to read "Travis Bousquet".

Travis Bousquet, PE  
DFW Market Leader



11/01/22 PC AGENDA SHEET

SECONDHAND SALES  
(TITLE 30)

ROBINDALE RD/LAS VEGAS BLVD S

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0515-7680 SOUTH LAS VEGAS BLVD, LLC:**

**USE PERMIT** for proposed secondhand sales within an existing shopping center on a portion of 5.1 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/sd/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-09-210-005 ptn

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7680 Las Vegas Boulevard South
- Site Acreage: 5.1 (portion)
- Project Type: Secondhand sales
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 51,556
- Parking Required/Provided: 271/272

**Site Plan**

The site plan depicts an existing retail and restaurant building on the northeast corner of Las Vegas Boulevard South and Robindale Road. The building is a part of the overall shopping center of the Las Vegas South Premium Outlet Mall. The L-shape building has entrances to the lease spaces which primarily face a northeasterly direction. Access to the site is provided via driveways along Las Vegas Boulevard South and Robindale Road. Furthermore, cross access is provided via internal drive aisles throughout the shopping mall. Parking is located along the perimeter of the site, including parking spaces adjacent to the building and shared parking to the north and eastern parcels. The applicant is proposing to open a Goodwill store at this location as part of the existing retail uses and is located within the center portion of the existing building. The roll-up doors used for drop-off and collections are facing towards Robindale Road.

### Landscaping

Perimeter landscaping and parking lot landscaping are located throughout the site. No changes to the landscaping are proposed or required with this request.

### Elevations

Elevation plans depict a 1 story commercial building with an overall height of 32 feet. The existing exterior materials include stucco walls, a parapet roof, and black aluminum store front and window systems.

### Floor Plans

The plans submitted include an open retail floor space, breakroom, changing rooms, offices, checkout stands, utility room, and roll-up door adjacent to the area for collection items that have been donated. The roll-up doors are located on the southwest corner and will allow for pedestrian drop-off points and also allow drive-up donations.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states the request is to establish a secondhand sales store whose purpose is to benefit a substantial portion of the population, including job training for local employers. In addition, Goodwill provides programs for education and hands on experience to anyone needing job skills.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0377	Live entertainment and hookah lounge	Approved by BCC	September 2021
UC-0477-16	Allowed restaurants, art gallery studio, personal services, photographic studio, and sporting goods	Approved by BCC	September 2016
ADR-0324-15	Exterior façade model and landscape improvement of an existing shopping center	Approved by ZA	April 2015
ADR-0097-06	Exterior tower feature in conjunction with an existing shopping center	Approved by ZA	February 2006
TM-0217-95	1 lot commercial subdivision for the existing Las Vegas South Premium Outlets	Approved by PC	September 1995
ZC-137-91	Reclassified the site and the remaining undeveloped areas of Las Vegas South Premium Outlets	Approved by BCC	October 1991

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	FedEx office print center, Las Vegas South Premium Outlet, & restaurant pad-sites
South	Entertainment Mixed-Use	H-1	Bootleggers Italian Bistro

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Entertainment Mixed-Use	H-1	Marriot Hotel & retail/restaurant buildings
West	Entertainment Mixed-Use	H-1	Undeveloped

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

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

Staff does not anticipate any negative impacts to the existing development in terms of inadequate parking or a change in the character of the complex by locating a secondhand sales business within the shopping center. The existing shopping center has adequate parking available on-site, and the proposed business will not intensify the existing uses on the property. Staff can support this request.

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

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

#### Public Works - Development Review

- No comment.

#### Fire Prevention Bureau

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GOODWILL INDUSTRIES OF SOUTHERN NEVADA

**CONTACT:** GOODWILL INDUSTRIES OF SOUTHERN NEVADA, 250 E. PILOT RD.,  
SUITE 140, LAS VEGAS, NV 89119

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 2A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

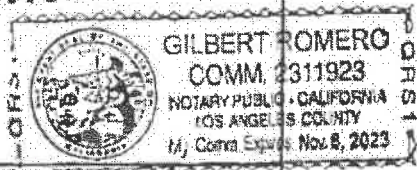
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  <input type="checkbox"/> ANNEXATION REQUEST (AR) <input type="checkbox"/> EXTENSION OF TIME (ET) <input type="checkbox"/> APPLICATION REVIEW (AR)  <input type="checkbox"/> (ORIGINAL APPLICATION #) <input type="checkbox"/> (ORIGINAL APPLICATION #) <input type="checkbox"/> (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>UC-22-0515</u> DATE FILED: <u>9/7/22</u> PLANNER ASSIGNED: <u>SND</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>10/12/22</u> PC MEETING DATE: <u>11/1/22</u> BCC MEETING DATE: _____ FEE: <u>\$ 675</u>
	<b>PROPERTY OWNER</b> NAME: <u>7660 South Las Vegas Blvd LLC</u> ADDRESS: <u>4401 Downey Rd</u> CITY: <u>Vernon</u> STATE: <u>CA</u> ZIP: <u>90068</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	<b>APPLICANT</b> NAME: <u>Goodwill Industries of Southern Nevada</u> ADDRESS: <u>250 E Pico Rd. Ste 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-214-2320</u> CELL: <u>802-460-0782</u> E-MAIL: <u>JOHNS@SNGOODWILL.ORG</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: _____ ADDRESS: _____ CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-09-210-005  
 PROPERTY ADDRESS and/or CROSS STREETS: 7660 S Las Vegas Blvd Las Vegas, NV 89139  
 PROJECT DESCRIPTION: Second Hand Sales

I, (we) the undersigned assessor and say that I, (we) are the owner(s) of record as the Tax Rate of the property involved in this application, or (we, are) otherwise entitled to file a 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 enforcing compliance of the proposed application.

Property Owner (Signature): Levi Litmanovich  
 Property Owner (Print): Levi Litmanovich

STATE OF California  
 COUNTY OF Los Angeles  
 SUBSCRIBED AND SWORN BEFORE ME ON Nov 08 2021 (DATE)  
 By Levi Litmanovich  
 NOTARY PUBLIC: [Signature]



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant is not the property owner or is a corporation, partnership, trust, or provides signature in a representative capacity.

Rev. 1/22

May 19, 2022

Clark County Business License  
500 S Grand Central Pkwy #3  
Las Vegas, NV 89155

UC-22-0515

Re: Justification Letter for APR-22-100674

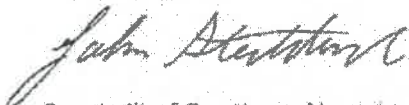
Hello,

We respectfully submit this justification letter in conjunction with our Land Use Application.

We are a non-profit operating in the State of Nevada whose primary purpose is to benefit a substantial indefinite class of persons who are the legitimate subjects of charity. Revenue from our donated goods sold at our retail stores allow us to serve job training needs for local employers. We offer several programs that provide education, hands on work experience and assistance to anyone ready and willing to work, no matter their barrier to employment.

With the opening of another location, we can provide jobs within our community, and continue to reduce the impact of poverty by helping Southern Nevadans obtain local employment and upward mobility.

Respectfully,



Goodwill of Southern Nevada  
John Stoddard  
Chief Operating Officer  
702-214-2020

LIGHTING AND SIGNAGE  
(TITLE 30)

WARM SPRINGS RD/HAVEN ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-22-0514-PINGREE 2000 REAL ESTATE HOLDINGS, LLC:**

**DESIGN REVIEWS** for the following: 1) comprehensive sign plan; and 2) lighting plan in conjunction with a vehicle rental facility on 2.7 acres in a C-2 (General Commercial) (AE-60) Zone.

Generally located on the south side of Warm Springs Road and the east side of Haven Street within Enterprise. MN/jgh/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

177-09-115-003

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.7
- Project Type: Lighting & signage
- Number of Stories: 1
- Building Height (feet): Up to 28
- Parking Required/Provided: 44/170

**History and Request**

The project site was approved for vehicle rental, vehicle maintenance, and vehicle wash facilities via UC-21-0328. More specifically, the facility will be utilized for the rental, maintenance, and washing of Enterprise moving trucks. The trucks rented and maintained at the proposed facility do not meet the Code definition of commercial vehicles and do not require a commercial driver's license to operate.

**Site Plans**

The plans depict a proposed vehicle rental facility located on a 2.7 acre site. The building is centrally located within the project site and has the following setbacks: 1) 75 feet from the north property line, adjacent to Warm Springs Road; 2) 152 feet from the east property line; 3) 147 feet

from the west property line, adjacent to Haven Street; and 4) 53 feet from the south property line, adjacent to an existing single family residential development. Loading spaces and trash enclosures are provided at the southeast corner of the building. Access to the project site is granted via commercial driveways located along Warm Springs Road and Haven Street. The proposed facility requires a total of 44 parking spaces where 170 parking spaces are provided.

Landscaping

No changes to landscaping are proposed with this request.

Lighting

The plans depict lighting for the project consisting of pole and exterior wall mounted fixtures along the sides of the building and throughout the property. The plans indicate all lighting fixtures will be shielded and will range in size. The pole mounted fixtures "S1" and "S3" will be 25 feet high mounted at 28 feet above ground. The pole mounted fixtures "S2" will stand at 13 feet high mounted at 15 feet above ground.

Signage

The plans depict a total of 2 wall signs and vinyl window swipes for the vehicle rental facility. On the north and west sides of the building, the signs will read "Enterprise Truck Rental" and the wall signs will be 15 feet wide and 95 square feet. The vinyl window swipes are more of a decorative feature and will range in size with the largest size being approximately 4.4 square feet. The wall signs will have an illuminated wall cabinet with green, black, and white letters.

Applicant's Justification

The applicant indicates this request is intended to fulfill the requirements from UC-21-0328, where a design review for lighting and signage was listed as a condition of approval.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-21-0328	Vehicle rental, vehicle maintenance, and vehicle wash	Approved by PC	August 2021
ADR-20-900506	Drive-thru in conjunction with a cannabis establishment	Approved by ZA	December 2020
UC-20-0288	Cannabis establishment (retail store)	Approved by BCC	August 2020
ADR-19-900698	Retail building on the same portion of the parcel as the subject application	Approved by ZA	October 2019
TM-19-500174	One lot commercial subdivision	Approved by PC	October 2019
ZC-0176-08	Reclassified from R-E to C-1 zoning for a shopping center	Approved by BCC	April 2008



### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Airport car rental facility
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Neighborhood Commercial	C-1	Undeveloped
West	Entertainment Mixed-Use	H-1	Shopping center

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

###### Design Review #1

The proposed signage complies with the requirements of Code and is consistent with signage provided with other similar developments in the area. Staff finds the signage complies with the intent of the Master Plan which encourages signage to be compatible with surrounding development; therefore, staff can support this design review.

###### Design Review #2

The lighting is designed to minimize the impact to the surrounding area. Low foot-candles are used adjacent to the residential uses, and shorter parking lot lighting is provided adjacent to residential. Staff has no objections to this request.

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

##### Current Planning

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

##### Public Works - Development Review

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ENTERPRISE LEASING COMPANY – WEST, LLC

**CONTACT:** PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV  
89135

DRAFT



# LAND USE APPLICATION

# 3A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (VWS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>DR 22-0514</u> DATE FILED: <u>9/7/22</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10/12/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/2/22</u> <u>6pm</u> FEE: <u>\$675</u>
	<b>PROPERTY OWNER</b> NAME: <u>Pingree 2000 Real Estate Holdings, LLC; Daniel C. Wessel</u> ADDRESS: <u>600 Corporate Park Drive</u> CITY: <u>Saint Louis</u> STATE: <u>MO</u> ZIP: <u>63105</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b> NAME: <u>Enterprise Leasing Company - West LLC</u> ADDRESS: <u>6855 Bermuda Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-597-1600</u> CELL: _____ E-MAIL: <u>michael.peters@ehi.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>Bob Cronauer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Dr, Ste 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-693-4262</u> CELL: _____ E-MAIL: <u>psieck@kcrlaw.com</u> REF CONTACT ID #: _____


ASSESSOR'S PARCEL NUMBER(S): 17709115003

PROPERTY ADDRESS and/or CROSS STREETS: SW corner of Warm Springs and Haven

PROJECT DESCRIPTION: Site Lighting design review per conditions of UC21-0328 and signage submitted

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

  
 Property Owner (Signature)

  
 Property Owner (Print)

STATE OF MISSOURI  
 COUNTY OF ST. LOUIS

SUBSCRIBED AND SWORN BEFORE ME ON JUNE 3, 2022 (DATE)  
 BY DANIEL C. WESSEL

NOTARY PUBLIC: Susan E. Cantillon

SUSAN E. CANTILLON  
 Notary Public, Notary Seal  
 State of Missouri  
 St. Louis County  
 Commission # 12494401  
 My Commission Expires 02-13-2024

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

**KAEMPFER  
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

**ROBERT J. GRONAUER**  
rjg@kcwlaw.com  
702.792.7000

**LAS VEGAS OFFICE**  
1900 Festival Plaza Drive  
Suite 550  
Las Vegas, NV 89135  
Tel: 702.792.7000  
Fax: 702.798.7181

**RENO OFFICE**  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel: 775.852.3800  
Fax: 775.327.2011

**CARSON CITY OFFICE**  
710 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

DR-22-0514

June 9, 2022

**PLANNER  
COPY**

VIA UPLOAD

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

**Re: Justification Letter – Design Review for Signage and Lighting  
Warm Springs and Haven  
APN: 177-09-115-003**

To Whom It May Concern:

Please be advised our office represents Enterprise Holdings (the "Applicant"). The Applicant is submitting its design review for lighting and signage for property generally located at the southeast corner of Warm Springs Road and Haven Street, more particularly described as APN: 177-09-115-003 (the "Site"). The Site was previously approved for a vehicle maintenance and rental facility via application UC-21-0328 with a condition of approval for signage and lighting as a public hearing.

Lighting

The enclosed site plan and lighting fixture schedule demonstrates the selected fixtures and locations maintain foot-candles at or below 0.05 FC where adjacent to residential uses. The parking lot lights are mounted at +27'-6" except for those that are adjacent to the residential development to the south. Those lights are mounted at a shorter height of +15' to ensure light does not spill into the residential development.

Signage

The Applicant is proposing two (2) wall signed on the north and west sides of the building near the office entrance. Each sign will be 86 square feet illuminated shield box signs. The lettering will be minimal with the name of the business only. The signage will not face the neighboring residential. Rather, they will be oriented toward Warm Springs and Haven to the north and west.

KAEMPFER

CROWELL

Clark County Comprehensive Planning  
Department  
June 9, 2022  
Page 2

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 RINSHAW  
GRONAUER & FIORENTINO

Anthony J. Celeste

AJC/AMP



11/02/22 BCC AGENDA SHEET

TOWN SQUARE HOTEL  
(TITLE 30)

LAS VEGAS BLVD S/SUNSET RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400107 (WS-19-0682)-SRMF TOWN SQUARE OWNER, LLC:

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to encroach into air space.

**DESIGN REVIEW** for a hotel in conjunction with an existing shopping center (Town Square) on a portion of 94.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/dd/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

177-05-510-002 ptn

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6601 Las Vegas Boulevard S.
- Site Acreage: 94.5 (portion)
- Project Type: Hotel
- Number of Rooms: 118 (with kitchens)
- Number of Stories: 5
- Building Height (feet): 67
- Square Feet: 84,100
- Parking Required/Provided (entire shopping center): 5,243/5,543

**Site Plan**

The original site plan depicts a proposed hotel located on the north side of an existing shopping center (Town Square). The hotel is set back from the north property line along Sunset Road approximately 357 feet, and it is set back from the west property line along I-15 approximately 454 feet. Existing parking lots are located to the north and west of the site, and the hotel will be located on an existing pad site that is partially developed with landscaping and turf. Access will be provided via existing drive aisles within the shopping center. Overall, 5,543 parking spaces will be provided where 5,243 parking spaces are required.

The footprint of the hotel is an "L" shape, and guest amenities are provided on the northeast side of the building, including an outdoor patio, barbeque, fireplace, and pool. Additional parking spaces and a trash enclosure are also located on the northeast side of the building. Building separations between the hotel and existing buildings include approximately 26 feet to a retail building and parking garage to the east, and approximately 65 feet to a retail building to the south. A porte-cochere is located on the south side of the hotel, which is accessed from an existing drive aisle with a roundabout located to the southeast. Existing parking spaces will remain on the west side of the hotel.

#### Landscaping

Landscaping is included around the base of the building, within the amenities area, and within the parking lot. Landscaping and a sidewalk are located on the east side of the site, separating the existing parking garage from the hotel and parking lot.

#### Elevations

The 5 story hotel extends up to a maximum height of 67 feet. Due to the proximity to Harry Reid International Airport, a waiver of development standards is necessary to intrude into air space, and a determination by the FAA will be required before this extension of time application can be acted on by the Board of County Commissioners.

Overall, the hotel consists of a flat parapet wall along the roofline with several offset vertical planes to break-up the roofline and to provide visual relief for the apparent mass of the building. Finish materials include limestone ground face around the base of the building, EIFS and metal painted earth tone colors for the bulk of the building, repetitive windows, and mechanical equipment grills on the sides of the building.

#### Floor Plans

The first floor of the 84,100 square-foot hotel includes a reception area, lounge (with on-premises consumption of alcohol), dining area, meeting room, food preparation area, bicycle storage, restrooms, exercise room, laundry room, offices, and hotel rooms. The second through fifth floors mostly consists of hotel rooms, and many of the rooms within the hotel will include kitchens. A total of 118 hotel rooms are included in the building.

#### Previous Conditions of Approval

Listed below are the approved conditions for WS-19-0682:

#### Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.



Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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 FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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 #0508-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting an extension of time in order to submit final building plans. The applicant also states that there was a delay in working with NV Energy regarding power availability at the site that has since been resolved.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0682	Waived development standards for a hotel encroaching into air space	Approved by BCC	October 2019

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0918	Amended a comprehensive sign package	Approved by BCC	March 2019
ADR-18-900849	Accessory structures in the courtyard area	Approved by ZA	December 2018
UC-18-0804	Recreational facility (escape room)	Approved by PC	December 2018
DR-17-1109	2 hotels in conjunction with an existing shopping center	Withdrawn by BCC	July 2018
UC-17-1045	Banquet facility and major training facility	Approved by PC	January 2018
WS-0790-17	Modifications to an approved comprehensive sign package	Approved by BCC	November 2017
WS-0865-15	Gasoline station (alternative fuel/electric car charging station)	Approved by BCC	May 2016
DR-0781-15	Retail pad site building	Approved by BCC	March 2016
UC-0287-13	Recreational facility with dining and on-premises consumption of alcohol, restaurant, and retail sales with minor training facilities, major training facilities, and colleges/universities	Approved by PC	July 2013
UC-0123-12	Specific uses within an H-1 zoned regional shopping center and allowed an increased number of temporary commercial uses	Approved by PC	May 2012
UC-0040-11	Recreational facility (laser tag) and an arcade	Denied by BCC	April 2011
UC-0359-09	Banquet facility	Approved by PC	July 2009
UC-0391-05	Regional shopping center, live entertainment, nightclubs, theaters, and associated uses	Approved by BCC	May 2005

\*There have been numerous other land use applications for this development related to additional specific uses.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1 & H-1	Manufacturing, auto repair, industrial complex, & undeveloped
South	Entertainment Mixed Use	C-2	Empty commercial development (Clark County Aviation), liquor store, & retail buildings

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Entertainment Mixed Use	H-1	Recreational facility (golf course) & approved Las Vegas Extreme Park Recreational Facility
West	Business Employment	M-1, M-D, & R-E	I-15 & industrial complexes

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

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

The applicant has resolved issues with Nevada Energy and intends to submit for building permits in the next few months. As this is the first request, staff can support this extension of time.

##### Department of Aviation

The development still penetrates the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

More importantly, the development still penetrates the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action CANNOT occur until the FAA has issued an airspace Determination of No Hazard that is still valid and the Department of Aviation has reviewed the latest determination. (Note that Section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted two weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B].

##### Staff Recommendation

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- Until October 16, 2024 to commence.
- Applicant is advised that all plant material shall be recommended per the Southern Nevada Regional Plant list; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- No comment.

### **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;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code; 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 and is still valid.
- 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.

### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** THARALDSON HOSPITALITY DEVELOPMENT LLC  
**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135

DRAFT





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 4A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">WS-19-0682</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: _____ DATE FILED: _____</p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: _____ TAB/CAC DATE: _____</p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: _____</p> <p>FEE: _____</p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>S R M F Town Square Owner, LLC</u></p> <p>ADDRESS: <u>200 S. Michigan Avenue #400</u></p> <p>CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60604</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Tharaldson Hospitality Development, LLC</u></p> <p>ADDRESS: <u>1201 Page Dr. Suite 200</u></p> <p>CITY: <u>Fargo</u> STATE: <u>ND</u> ZIP: <u>58103</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u></p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Kaempfer Crowell - Jennifer Lazovich</u></p> <p>ADDRESS: <u>1980 Festival Plaza Dr. #650</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u></p> <p>E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u></p>

**ASSESSOR'S PARCEL NUMBER(S):** a portion of 177-05-510-002

**PROPERTY ADDRESS and/or CROSS STREETS:** Las Vegas Blvd and Sunset

**PROJECT DESCRIPTION:** Extension of time request for an approved hotel.

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

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

STATE OF Florida  
 COUNTY OF Willsborough

SUBSCRIBED AND SWORN BEFORE ME ON August 26, 2022 (DATE)  
 By Kenneth P. Jones

NOTARY PUBLIC:



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

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

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Fax: 775.327.2011

**CARSON CITY OFFICE**  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

August 4, 2022

**VIA UPLOAD**

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

**Re: *Tharaldson Hospitality Development LLC.***  
***Justification Letter – Extension of Time***

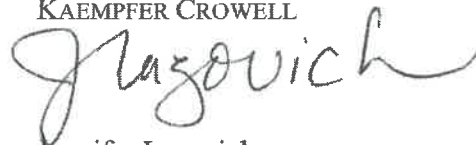
To Whom It May Concern:

Please be advised our office represents Tharaldson Hospitality Development, LLC (the “Applicant”) in the above-referenced matter. By way of background, the BCC at their October 16, 2019 hearing approved WS-19-0682 for a hotel in conjunction with an existing shopping center. Since the approval, the Applicant has been finalizing plans and while working diligently with outside agencies encountered a delay in receiving confirmation from NV Energy regarding power availability to the project. The Applicant has recently received confirmation from NV Energy regarding power. The Applicant intends to submit for building permits in the next couple of months. Therefore out of an abundance of caution we are respectfully requesting a two year extension of time.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact Ann Pierce me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/amp



11/02/22 BCC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT ERIE AVE/LAS VEGAS BLVD S  
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0504-46.8 ACRE INVESTORS LLC:

USE PERMIT for a multiple family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) reduce setback.

DESIGN REVIEWS for the following: 1) multiple family residential development; 2) modify parking requirements; 3) alternative parking lot landscaping and 4) finished grade on 19.5 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Erie Avenue, 575 feet west of Las Vegas Boulevard South within Enterprise. MN/md/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-32-701-004; 177-32-701-006

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow alternative landscaping and buffering along a freeway where landscaping is required per Figure 30.64-4.
2. Reduce the rear yard setback to 10 feet where a minimum setback of 20 feet is required per Table 30.40-3 (a 50% reduction).

**DESIGN REVIEWS:**

1. Multiple family residential development.
2. Modify the additional number of parking spaces required to 2 where 17 parking spaces are required for the enclosed parking garages per Table 30.60-1.
3. Increase finished grade to 120 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 233% increase).

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 19.5

- Number of Units: 422
- Density (du/ac): 21.7
- Project Type: Multiple family development
- Number of Stories: 1 to 3
- Building Height (feet): 26 to 41 (multiple family buildings)/27 (clubhouse building)/17 (garage buildings)/15 (outbuilding)
- Square Feet: 3,563 to 24,838 (multiple family buildings)/13,022 (clubhouse)/2,120 to 2,239 (garage and maintenance buildings)
- Open Space Required/Provided: 42,200/99,350
- Parking Required/Provided: 740/742\*

\*Two additional parking spaces are provided where additional parking spaces are required per the number of enclosed parking garages.

### Site Plans

The plans depict a multiple family development located on a 19.5 acre site consisting of 422 dwelling units with a density of 21.7 dwelling units per acre. The proposal consists of 24 multiple family buildings, 5 garage buildings, and a clubhouse building. Seven multiple family buildings are located along the north portion of the site with a minimum building setback of 20 feet from Erie Avenue. Two multiple family buildings are located along the east portion of the site and are set back a minimum of 22 feet from the interior side property line. Seven multiple family buildings, 2 garage buildings, and a maintenance building are located along the south portion of the site with a setback of 10 feet from the rear property line. A waiver of development standards is required to reduce the rear yard setback for the aforementioned multiple family, garage, and maintenance buildings. Three garage buildings are located along the west portion of the property, and are set back a minimum of 75 feet from the interior side property line adjacent to the future I-15 frontage road. Nine multiple family buildings and the clubhouse building are centrally located within the subject property. The proposed development requires 740 parking spaces where 742 parking spaces are provided. Additionally, since 82 parking spaces are enclosed within garages, an additional 17 parking spaces are required. However, these additional spaces may be modified and reduced with a design review. The sole means of access to the site is granted via a single driveway with a security gate adjacent to Erie Avenue. A secondary "exit only" gate is located at the northwest corner of the development. The increase in finished grade will predominantly occur at the northeast corner of the site in proximity to Building 22.

### Landscaping

The plans depict a proposed 15 foot wide landscape area and pedestrian realm, including a 5 foot wide detached sidewalk, adjacent to Erie Avenue. The pedestrian realm may include decorative waste receptacles, benches, enhanced paving materials, and bicycle racks. The street landscape area consists of 24 inch box large and medium trees, 15 gallon small trees, in addition to shrubs and groundcover. In lieu of providing the required amount of landscape finger islands within the interior of the parking lot, the required trees have been distributed throughout the interior of the site. The development requires 124 trees within the interior of the parking lot where a combination of 140 medium and large trees have been equitably distributed throughout the site. The multiple family development requires 42,200 square feet of open space where 99,350 square feet of open space has been provided. The open space is centrally located within the project site,

oriented in an east/west direction, consisting of horseshoe and pickle ball courts, swimming pool and deck area, dog park, clubhouse, barbecue pit, walking paths, and secondary open space areas. A waiver of development standards is requested to allow alternative landscaping adjacent to the freeway, specifically I-15. Code requires a freeway buffer wall, in addition to one 24 inch box tree every 100 linear feet or 1 large 15 gallon tree every 50 linear feet within the interior side of the wall. The freeway buffer wall is set back approximately 75 feet from the west property line, adjacent to the freeway, to accommodate the future frontage road. The freeway wall is a combination of a 6 foot high painted stucco masonry wall integral with the rear elevation of the garage buildings, also painted stucco. Landscaping, consisting of 24 inch box trees, is intermittently dispersed between the parking garages.

#### Elevations

The plans depict 2 story and 3 story multiple family buildings ranging between 26 feet to 41 feet high. The buildings consist of varying roof lines that include parapet walls and pitched, standing seam metal roofs. The exterior of the buildings consists of stucco, aluminum windows, standing seam metal canopies, and balconies. Garages are located immediately below the 2 story multiple family buildings. The clubhouse measures up to 27 feet in height and features varying roof lines including parapet walls and a pitched, standing seam metal roof. The exterior of the clubhouse consists of stucco, stone veneer, and an aluminum storefront window system. All buildings will be painted with neutral, earth tone colors. Rooftop mounted equipment will be screened by parapet walls from public view and the right-of-way.

#### Floor Plans

The plans depict a total of 422 units consisting of 12 studio, 203 one bedroom, 183 two bedroom, and 24 three bedroom units. The floor plans depict a clubhouse area measuring 13,022 square feet in area featuring a gym, leasing offices, restroom facilities, foyer, and miscellaneous rooms available to the residents of the development.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates a multiple family development is appropriate for the following reasons: (1) there are existing multiple family developments in the area and (2) the property is in between Las Vegas Boulevard South and the I-15. Multiple terminating landscape finger islands do not have trees; however, 140 trees are proposed within the interior of the parking lot where 124 trees are required. Based on the number of multiple family units and required visitor spaces, 740 parking spaces are required. However, since 82 parking spaces are enclosed within garages, an additional 17 spaces are necessary which may be modified by a design review. A total of 742 parking spaces are provided throughout the interior of the site. An increase to finished grade is requested as the project site has approximately 11 feet of fall across the property. To fill in the existing natural drainage channels and balance the property's earthworks for flood protection, fill as deep as 10 feet will be required. Therefore, the applicant is requesting an increase in finished grade up to a maximum of 10 feet (120 inches). The applicant is providing the freeway buffer wall, but not along the property line. Instead it is located on the east side of a 60 foot roadway easement which is intended to be a future frontage road. The freeway wall is a combination of a

6 foot painted stucco masonry wall integral with the rear elevation of Garage buildings, also painted stucco. According to the applicant, the rear yard setback reduction is justified as the area within the reduction in setback is limited to 1 story and 2 story buildings with small footprints (1,782 square feet to 2,398 square feet).

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-18-0862	Vacated and abandoned patent easements	Approved by PC	July 2019
ZC-0806-05	Reclassified a 2.5 acre portion of the project site to H-1 zoning for future development	Approved by BCC	July 2005
ADR-0158-04	Off-premises sign	Approved by ZA	February 2004
ZC-0674-01	Reclassified a portion of the project site to H-1 zoning for a future resort hotel	Approved by BCC	November 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Undeveloped
South	Entertainment Mixed-Use	H-1	Multiple family residential
East	Entertainment Mixed-Use	C-2	Shopping center
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	P-F & R-3	Ortwein Elementary School & single family residential

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

\*Immediately to the west of the project site is I-15.

**Related Applications**

Application Number	Request
VS-22-0506	A request to vacate and abandon patent easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**  
**Current Planning**  
Use Permit

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

Multiple family residential developments require the approval of a use permit in the H-1 zoning district to permit the use and demonstrate the development is appropriate for the given location. The proposed development complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.3.2 that encourages a mix of housing options, both product types and unit sizes, within larger neighborhoods and multiple family developments. Per the Master Plan, multiple family residential uses are encouraged as a supporting use in the Entertainment Mixed-Use category to support the expansion of housing options within close proximity of services, amenities, and jobs. The proposed use complies with several goals and policies of the Master Plan; therefore, staff recommends approval.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #2

Multiple family developments within the H-1 zoning district are subject to the development standards, including the setbacks, established for the R-5 zoning district. The H-1 zoning district permits a 10 foot rear yard setback; however, a rear yard setback of 20 feet is required for the R-5 zone. The rear yard for the multiple family development is located along the south property line of the subject property, adjacent to an existing multiple family development. Furthermore, an interior side yard setback of 5 feet would be required if the south property line of the site was considered a side yard. The garage and multiple family buildings located along the south property line range between 17 feet to 27 feet in height. Staff finds the setback reduction should have minimal to no impact on the adjacent multiple family development; therefore, recommends approval.

#### Design Review #1

Staff finds the proposed multiple family residential development complies with several goals and policies within the Master Plan. Policy 6.2.1 encourages the design and intensity of new development to be compatible with established neighborhoods and uses in terms of its height, scale, and overall mix of uses. The proposed development is consistent and compatible with the multiple family development to the south and the previously approved commercial development to the east. Policy 6.2.2 encourages the use of sustainable site design and development practices in new construction projects. The landscape plan for the site has been designed to incorporate multiple species of recommended trees, shrubs, and groundcover from the SNRPC Regional Plant List. Furthermore, the buildings include off-set surface planes, an aesthetically pleasing color palette, and parapet walls along the roofline at various heights; therefore, staff can support the design review request.

### Design Review #2 and Waiver of Development Standards #1

Staff finds the proposed alternative parking lot landscaping, including the distribution of the trees and landscape finger islands, is appropriate for the multiple family development. The site requires 124 trees for the interior parking lot area where the site has been designed to include an additional 16 trees (140 trees overall) that will be distributed throughout the interior of the development. Staff finds the proposed landscaping will reduce the "heat island" effect and improve the aesthetics of the project site and the surrounding area. Staff has no objection to the location of the freeway buffer wall and alternative landscaping along the west property line adjacent to the freeway. The configuration of the buffer wall and landscaping, as depicted on the site plan, should not have a negative impact on the development or the surrounding properties. Therefore, staff recommends approval of these requests.

### Design Review #3

Staff has no objection to eliminating the additional 17 unenclosed parking spaces required for the proposed 80 enclosed parking spaces. Eliminating the unenclosed parking spaces should not have an adverse or negative impact on the multiple family development. The proposed quantity of parking spaces are adequate to serve both the residents and guests of the development; therefore, staff recommends approval.

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

#### Design Review #4

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Erie Avenue and associated spandrel;
- Grant a 60 foot wide roadway easement for the frontage road on the west side of the site;
- 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; and 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.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0049-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: WOLFF ENTERPRISES III, LLC**

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







# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 5A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>UC-22-0504</u>      DATE FILED: <u>9/6/22</u></p> <p>PLANNER ASSIGNED: <u>MNO</u></p> <p>TAB/CAC: <u>ENTERPRISE</u>      TAB/CAC DATE: <u>10/10/22 @ 6:00 PM</u></p> <p>PC MEETING DATE: <u>-</u></p> <p>BCC MEETING DATE: <u>10/2/22 @ 9:00 A.M.</u></p> <p>FEE: <u>\$1,950</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>46.8 Acre Investors LLC (APN 177-32-701-004) and South Valley Investors, LLC (APN 177-32-701-008)</u></p> <p>ADDRESS: <u>10801 West Charleston Blvd, Suite 170</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89135</u></p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____</p>
	<b>APPLICANT</b>	<p>NAME: <u>Wolf Enterprises III, LLC</u></p> <p>ADDRESS: <u>6710 E. Camelback Rd, Suite 100</u></p> <p>CITY: <u>Scottsdale</u>      STATE: <u>AZ</u>      ZIP: <u>85251</u></p> <p>TELEPHONE: _____      CELL: <u>480-282-2888</u></p> <p>E-MAIL: <u>kraimer@awolf.com</u>      REF CONTACT ID #: <u>208088</u></p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Kuampfer Crowell - Bob Gronauer</u></p> <p>ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u>      CELL: _____</p> <p>E-MAIL: <u>ajc@kenlaw.com</u>      REF CONTACT ID #: _____</p>

**ASSESSOR'S PARCEL NUMBER(S):** 177-32-701-004; 177-32-701-008

**PROPERTY ADDRESS and/or CROSS STREETS:** South side of Erta, West of Las Vegas Boulevard

**PROJECT DESCRIPTION:** SUP and Design Review for Multi-Family

(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.

**Jeffrey L. Canarelli, Sr. Vice President**  
 Property Owner (Print) Investment Manager, Inc., its Manager

STATE OF Nevada  
 COUNTY OF Las Vegas

SUBSCRIBED AND SWORN BEFORE ME ON February 28, 2022 (DATE)  
 By Jeffrey L. Canarelli, Sr. Vice President

NOTARY PUBLIC:

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

August 8, 2022

**VIA UPLOAD**

**CLARK COUNTY COMPREHENSIVE PLANNING**  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, Nevada 89106

PLANNER  
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**Re: *Justification Letter – Design Reviews (1) for Multi-Family Development, (2) to Modify Guest Parking Per Table 30.60-1, (3) to Provide for Alternative Parking Lot Landscaping, and (4) Increase Grade; Special Use Permit to Allow a Multi-Family Development; and Waiver of Development Standards (1) for Alternative Location for Freeway Buffer Wall and (2) to Reduce Setback to Future ROW***  
**APNs: 177-32-701-004 & 006**  
**Wolff Enterprise III, LLC**

**To Whom It May Concern:**

Please be advised this Firm represents Wolff Enterprises III, LLC (the "Applicant") in the above-referenced matter. The proposed project is located on approximately 19.48 gross acres located on the south side of Erie Avenue and West of Las Vegas Boulevard, bearing Clark County Assessor's Parcel Numbers 177-32-701-004 & 006 (collectively the "Property"). The Applicant is proposing a design review and a special use permit to allow for a multi-family residential development along with related waiver of development standards.

The Property is bounded by undeveloped land to the north zoned H-1 (APNs 177-32-601-004 and 177-32-601-005); planned but currently undeveloped Ariva Retail and Office to the east (177-32-701-009); the recent Ariva Apartments multi-family to the south (177-32-701-008); and the I-15 freeway to the west. The Property is currently is zoned Limited Resort and Apartment (H-1) and master-planned Entertainment Mixed-Use (EM).

**DESIGN REVIEWS**

• **Multi-Family Development**

The Applicant is proposing a 422-unit apartment housing development. The proposed gross density is 21.66 du/acre. The primary access point will be a gated entrance off of Erie Avenue with a secondary access point (emergency access and resident exit-only) proposed further west on Erie Avenue. The geometry of the secondary access point is designed to meet

Fire turnaround requirements. On the western side of the property, a 60' road and utility easement is reserved for a future frontage road along the I-15. No structures have been designed within this easement.

The project will include 12-studio units, 203-one bedroom units, 183-two bedroom units, and 24-three bedroom units for a total of 422-units. These units would be spread across twenty-four (24) two-story and three-story residential buildings. The building architecture is contemporary in design with stucco exteriors proposed in two (2) color schemes with brick accents, large windows, balconies and patios.

Additionally, the Property will provide outdoor amenities such as a pool and spa, dog park, pickleball court, picnic and BBQ areas, 99,350 square feet of open space, and an 8,000 square foot clubhouse providing indoor amenities such as rooms for meetings, social gatherings, media room, and fitness center. The Applicant is providing ample landscaping along the perimeter of the Property and throughout the development exceeding the required open space of 42,000 square feet (100 square feet per unit).

- **Modify Guest Parking Pursuant to Table 30.60-1**

The Applicant is requesting a Design Review in accordance with Table 30.60-1 Schedule of Parking Requirements to reduce the additional one (1) visitor per every (5) enclosed garage space, or by seventeen (17) stalls. This design review would result in a requirement of 723 parking stalls. The project is currently designed to provide 742 parking spaces consisting of 82 garages, 417 carport spaces, and 243 open surface parking spaces. However, while the count of 742 parking stalls exceeds the required parking of 740 stalls without the design review, the Applicant intends to install up to sixteen (16) Electric Vehicle (EV) Charging Stations which will be exclusively dedicated to Electric Vehicles only. The remaining 726 parking stalls will be open to all vehicles.

- **Provide Alternative Parking Lot Landscaping**

The Applicant is also requesting an additional Design Review for Alternative Parking Lot Landscaping, as multiple terminating landscape finger islands do not have trees. However, as Landscape Plan Sheet "LP-1" Notes, 140 trees are proposed within the interior of the parking lot where 124 trees are required.

- **Increase Grade**

The Applicant is requesting a Design Review to allow for increased grade above the allowable 36-inches due to the existing topography of the area. The Property has approximately 11' of fall across it. To fill in the existing natural drainage channels and balance the Property's earthworks for flood protection, fill as deep as 10 feet' will be required. Therefore, the Applicant

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is requesting an increase in finished grade up to a maximum of 10 feet (120 inches).

**SPECIAL USE PERMIT**

In conjunction with the design review application, the Applicant is requesting a special use permit to allow for multi-family residential. With special use permit approval, a multi-family development is allowed in an H-1 zoned district. A multi-family development is appropriate for the following reasons: (1) there are existing multi-family developments in the area and (2) the Property is in between Las Vegas Boulevard South and the I-15.

**WAIVER OF DEVELOPMENT STANDARDS TO (1) PROVIDE ALTERNATIVE LOCATION FOR FREEWAY BUFFER WALL AND (2) REDUCE SETBACKS TO FUTURE ROW**

A decorative freeway buffer wall is required per Figure 30.64-04, page 30.64-130. The applicant is providing the freeway buffer wall, but not along the property line. Instead it is located on the east side of a 60 foot roadway easement which is intended to be a future frontage road. The freeway wall is a combination of a 6 foot painted stucco masonry wall integral with the rear elevation of Garage buildings, also painted stucco.

The Applicant is also requesting a waiver of setbacks for the future Right-of-Way (ROW) of this future frontage road. → Spoke w/ JAWAAN, NOT REQUIRED. MND / 9/6/22

Thank you for your consideration of this request. Please direct any communication regarding this matter to Bob Gronauer or me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

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EASEMENTS  
(TITLE 30)

ERIE AVE/LAS VEGAS BLVD S

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-22-0506-46.8 ACRE INVESTORS LLC:

VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue and Chartan Avenue (alignment), and between Las Vegas Boulevard South and I-15 within Enterprise (description on file). MN/md/syp (For possible action)

RELATED INFORMATION:

**APN:**  
177-32-701-004; 177-32-701-006

**LAND USE PLAN:**  
ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

This is a request to vacate and abandon 30 foot wide government patent easements located along the east and west portions of the project site, in addition to patent easements centrally located within the site. A second patent easement measuring 5 feet in width, located adjacent to Erie Avenue, will be vacated to accommodate the required detached sidewalk. The vacation of the patent easements are necessary to develop the project site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-18-0862	Vacated and abandoned patent easements	Approved by PC	July 2019
ZC-0806-05	Reclassified a 2.5 acre portion of the project site to H-1 zoning for future development	Approved by BCC	July 2005
ADR-0158-04	Off-premises sign	Approved by ZA	February 2004
ZC-0674-01	Reclassified a portion of the project site to H-1 zoning for a future resort hotel	Approved by BCC	November 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Undeveloped
South	Entertainment Mixed-Use	H-1	Multiple family development

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Entertainment Mixed-Use	C-2	Shopping center
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	P-F & R-3	Ortwein Elementary School & single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-22-0504	A use permit for a proposed multiple family 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:**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 35 feet to the back of curb for Erie Avenue, and associated spandrel;
- Grant a 60 foot wide roadway easement for the frontage road on the west side of the site;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

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

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: WESTWOOD PROFESSIONAL SERVICES**

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

DRAFT







# VACATION APPLICATION

# 6A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-22-0506</u>	DATE FILED: <u>9/6/22</u>
		PLANNER ASSIGNED: <u>MND</u>	TAB/CAC DATE: <u>10/12/22</u> <u>6:00 P.M.</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>11/1/22 @ 9:00 A.M.</u>	
		FEE: <u>\$875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>46.8 Acre Investors LLC</u>
	ADDRESS: <u>10801 West Charleston Blvd Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>Wolff Enterprises III, LLC</u>
	ADDRESS: <u>6710 E Camelback Road, Suite 100</u>
	CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85251</u>
	TELEPHONE: _____ CELL: <u>Katie Reiner: 480-282-2988</u>
	E-MAIL: <u>kreiner@awolff.com</u> REF CONTACT ID #: <u>208068</u>

<b>CORRESPONDENT</b>	NAME: <u>Tanya Steadham</u>
	ADDRESS: <u>5725 Badura Avenue, Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5380</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-32-701-004

PROPERTY ADDRESS and/or CROSS STREETS: South side of Erie; West side of Las Vegas Boulevard.  
Vacation of Patent Easements

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.

Lawrence D. Canavelli  
 Property Owner (Signature)\*

Lawrence D. Canavelli President  
 Property Owner (Print) Investment Manager Inc., ITS Manager

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON May 3rd, 2022 (DATE)  
 By Lawrence D. Canavelli  
 NOTARY PUBLIC: Teresa Arredondo-Dennis

TERESA ARREDONDO-DENNIS  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 APPT. NO. 08-102065-1  
 MY APPT. EXPIRES SEPTEMBER 22, 2025

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



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-22-0506</u>	DATE FILED: <u>9/6/22</u>
		PLANNER ASSIGNED: <u>MALLO</u>	TAB/CAC DATE: <u>11/12/22 @ 6:00 P.M.</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>11/12/22 @ 9:00 A.M.</u>	
		FEE: <u>1875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>South Valley Investors, LLC</u>
	ADDRESS: <u>10801 West Charleston Blvd Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>Wolff Enterprises III, LLC</u>
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	CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85251</u>
	TELEPHONE: _____ CELL: <u>Katie Reiner: 480-282-2988</u>
	E-MAIL: <u>kreiner@awolff.com</u> REF CONTACT ID #: <u>208068</u>

<b>CORRESPONDENT</b>	NAME: <u>Tanya Steadham</u>
	ADDRESS: <u>5725 Badura Avenue, Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5380</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-32-701-006

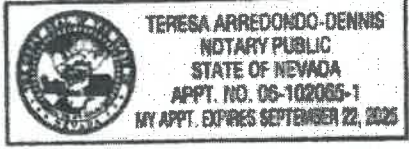
PROPERTY ADDRESS and/or CROSS STREETS: South side of Erie; West side of Las Vegas Boulevard.  
Vacation of Patent Easements

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

[Signature]  
 Property Owner (Signature)\*

Laurence D. Canavelli, President  
 Property Owner (Print) Investment Manager Inc., its  
 Manager

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON May 3rd, 2022 (DATE)  
 By Laurence D. Canavelli  
 NOTARY PUBLIC: [Signature]



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

April 21, 2022

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

VS-22-0506

Re: Justification Letter – Patent Easement Vacation for  
Las Vegas Blvd and Erie Avenue Apartments  
File WES2200

To Whom it May Concern:

Westwood, on behalf of the client, Wolff Enterprises III, L.L.C., respectfully submits this justification letter in support of an application for vacation of patent easements. The subject property is located on the south side of Erie Avenue between Las Vegas Blvd. and I-15 (APNs 177-32-701-006 and 177-32-701-004).

The proposed improvements to the site include the dedication of right-of-way and half street improvements for the extension of Erie Avenue along the north property line and a multi-family development with 24 residential buildings and a clubhouse across the rest of the site. These improvements will require the vacation of the existing patent easements to create a viable site plan.

We appreciate your evaluation and consideration for the revision submitted herein. Should you have any questions or require additional information, please call me at 702-284-5300.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

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Amber Allen, P.E.  
Assistant Project Manager



# **DRAFT ENTERPRISE BUDGET REQUESTS 2022-2023**

## **UPDATES AS OF 10/03/2022**

### ***Enterprise's need for multiple County facilities***

*Enterprise requires multiple community centers, seniors' facilities, aquatic facilities, parks and trails due to rapidly increasing population, significant connectivity barriers and physical size.*

#### **Rapidly Increasing Population**

- *There are 244,000+ 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.*
  - *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.*
  - *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 I-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 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 I-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.*



**DRAFT ENTERPRISE BUDGET REQUESTS 2022-2023**  
**UPDATES AS OF 10/03/2022**

**Budget Requests by Category**  
**The requested priority is listed within each category**

**County Major Facilities**

• **Priority #1: Enterprise Community Centers**

- There are currently no recreational centers and/or aquatic facilities for the 244,000+ people living in Enterprise.
- Recreation Center at Silverado Ranch Park is funded and out for bid.
- Completion maybe late 2023
- Recreation Center at Silverado Ranch Park improvements:
  - Dog park recently renovated;
  - Upgraded LED lighting thought the park is funded.
- The Mountain's Edge Recreational Center and aquatic facility should be moved up on the priority list and funded.
- Continue planning, development, and funding of parklands at Valley View and Robindale and Windmill and Duneville.

• **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.
- Continue planning, development, and funding of parklands at Valley View and Robindale and Windmill and Duneville.
  - 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 I-15.
  - Reserve an additional property for a senior center east of I-15.
  - Add an eastern Enterprise senior center to CIP list and fund.

**Priority #3: Aquatic Facilities**

- There are no aquatic facilities for the 244,000+ people living in Enterprise.
- Continue planning, development, and funding of parklands at Valley View and Robindale and Windmill and Duneville.
- Add aquatic facilities to funding list.
- Aquatic facilities are needed in Enterprise eastern and western locations.
- 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.
- Identify and add to the CIP list for a second aquatic facility east of I-15.
- Drive time is too long from east of I-15 for a western aquatic facility.





**DRAFT ENTERPRISE BUDGET REQUESTS 2022-2023**  
**UPDATES AS OF 10/03/2022**

**Public Works**

- ◆ **Priority #1: Connect Cactus Ave from Buffalo Drive to Durango**
  - Construction should start fall 2022 to be completed in 9 months.
  - This 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 an alternate route(s) to Blue Diamond Rd for east/west traffic flow.
  
- ◆ **Priority #2: Complete the Bridge over the UPRR at Blue Diamond Rd.**
  - The plans are completed, and the ROW has been obtained.
  - The agreement with UPRR has not been completed.
  - UPRR cannot commit to a time to complete the agreement.
  - 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 increasing residential density.
  
- ◆ **Priority #3: Widen Warm Springs Rd from Dean Martin Dr to Decatur Blvd.**
  - The project design is 60 % done. Estimated completion spring 2023.
  - No construction date currently 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.
  - Finish Western Trails Park by constructing a signalized horse crossing at Arville on Warm Springs Rd.
  
- ◆ **Priority #4: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.**
  - 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.
  - Dean Martin Dr was downgraded to collector road status.
  - Dean Martin Dr is developed to rural standards south of the Silverton to Silverado Ranch Blvd.
  - The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
  - Valley View Blvd will serve as the area's arterial road.
  - 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.
  
- ◆ **Priority #5: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**
  - 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.



**DRAFT ENTERPRISE BUDGET REQUESTS 2022-2023**  
**UPDATES AS OF 10/03/2022**

- 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.
  
- **Priority #6: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.**
  - 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.
  
- **Priority #7: Mitigate traffic on Dean Martin Dr between the Wigwam Ave and Silverado Ranch Blvd.**
  - Install single lane traffic circles at Dean Martin Dr and:
    - Ford Ave
    - Raven Ave
    - Richmar Ave
  - Reduce Dean Martin to a local road from Wigwam to Silverado Ranch Blvd.
  - 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.
  - As the Silverton Casino grows, the traffic into the RNP-1 has increased.
  
- **Priority #8 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 arterial road to serve the eastern part of Southern Highlands.
  - West of Valley View Blvd is several large R-2 housing developments.
  - Dean Martin Dr was downgraded to collector road status.
  - Valley View Blvd either cuts through or is adjacent to Ranch Estates.
  
- **Priority #9 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.
  - The continued development in Enterprise will overwhelm the arterials south of CC215.
  - Additional east/west routes will be needed to help relieve traffic congestion south of CC215.
  - When the disposal boundary is expanded additional east/west routes will be needed.



**DRAFT ENTERPRISE BUDGET REQUESTS 2022-2023**  
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**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.**
  - 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.
  - Current Enterprise population requires 610+ acres of developed parks (2.5 acres per 1000 residents).
  - At a growth rate of 10,000 resident per year, 25 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.
  - Southwest Ridge Park and Trailhead (176-18-301-012) opened September 30, 2022.
  - Le Baron and Lindell (APN 176-25-201-020) funded, design completed and very close to being put out to bid.
  - Park District 4 parks identified on the Neighborhood Parks CIP list include:
    - Serene and Jones (176-24-201-046) - 10-acre- 2015 estimate 10,959,220 need to be updated. Ranks #6.
    - Valley View and Pyle – 10 acres, 2015 estimate \$12,399,940 needs to be updated– ranked #9 up from 13 last year.
    - Cactus and Torrey Pines – 10 acres, 2015 estimate \$9,079,645 needs to be updated – ranked #14 up from 21 last year.
    - LeBaron & Rainbow (176-27-601-011) – 20 acres, 2012 estimate \$15,357,800 needs to be updated, ranked # 27
  - Fund at least two additional parks.
  
- **Priority #2: Study and develop a plan to use electrical transmission easements for multi-modal trail system throughout Enterprise.**
  - 60 to 100 ft electrical transmission easements exist throughout Enterprise.
  - Many areas of Enterprise are connected via the electrical transmission easements.
  - Obtain permission to use electrical transmission easements for multi-modal trails.
  - Design multi-modal trail system throughout Enterprise using Highlands Ranch Trail Agreement example.
  - Identify funding sources for the multi-modal trail system.





