



ENTERPRISE TOWN ADVISORY BOARD

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

November 1, 2023
6:00pm

AGENDA

Note:

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

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

Barris Kaiser, Vice Chair
Chris Caluya

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

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

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

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

- III. Approval of Minutes for October 11, 2023. (For possible action)
- IV. Approval of the Agenda for November 1, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning

- 1. **ET-23-400134 (UC-18-0874)-CLAYTON PLAZA, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) convenience store; 2) gasoline station; 3) reduce the separation from a proposed convenience store to a residential use; and 4) reduce the separation from a proposed gasoline station to a residential use.
DESIGN REVIEW for a convenience store and gasoline station on a portion of 3.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Windmill Lane and the west side of Buffalo Drive within Enterprise. JJ/tpd/syp (For possible action) 11/08/23 BCC
- 2. **PA-23-700034-NALA PROPERTIES, LLC; ET AL:**
PLAN AMENDMENT to redesignate the existing land use categories from Ranch Estate Neighborhood (RN), Open Lands (OL), and Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 23.1 acres. Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/gc (For possible action) 11/21/23 PC
- 3. **ZC-23-0678-NALA PROPERTIES, LLC; ET AL:**
ZONE CHANGE to reclassify 23.1 acres from an R-E (Rural Estates Residential) Zone, an R-E (Rural Estates Residential) (RNP-I) Zone, and an R-2 (Medium Density Residential) Zone to an R-2 (Medium Density Residential) Zone for a future residential development. Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/gc/syp (For possible action) 11/21/23 PC
- 4. **UC-23-0652-CATS MEOW TRUST & HETHERINGTON TRICIA M TRS:**
USE PERMIT for accessory structure size.
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a rooftop balcony in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Miller Lane, approximately 270 feet north of Ford Avenue within Enterprise. JJ/tpd/syp (For possible action) 11/21/23 PC

5. **UC-23-0661-DELGADO FERNANDO M:**
USE PERMIT to allow an accessory structure (detached workshop) not architecturally compatible with the principal building.
WAIVER OF DEVELOPMENT STANDARDS for increased height of an accessory structure (detached workshop) on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Schuster Street, 135 feet south of Eldorado Lane within Enterprise. MN/bb/syp (For possible action) 11/21/23 PC

6. **UC-23-0669-JER 2911 PARTNERS, LLC:**
USE PERMIT for a day spa establishment in conjunction with an existing office complex on a 0.3 acre portion of 9.2 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Giles pie Street, approximately 385 feet south of Warm Springs Road within Enterprise. MN/tpd/syp (For possible action) 11/21/23 PC

7. **UC-23-0670-SRMF TOWN SQUARE OWNER, LLC:**
USE PERMIT for a recreational facility (indoor golf simulator) with accessory uses (shop, restaurant, and bar) in conjunction with 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 west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/dd/syp (For possible action) 11/21/23 PC

8. **VS-23-0662-RICHMOND LIMITED PARTNERSHIP:**
VACATE AND ABANDON an easement of interest to Clark County located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise (description on file). MN/mh/syp (For possible action) 11/21/23 PC

9. **VS-23-0671-8415 RAVEN, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Becket Ranch Court and between Raven Avenue and Creek Canyon Avenue within Enterprise (description on file). JJ/nai/syp (For possible action) 11/21/23 PC

10. **DR-23-0474-NEVADA INVESTMENT ASSN GRP, LLC:**
DESIGN REVIEW for finished grade in conjunction with an approved mini-warehouse facility on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Warm Springs Road and the west side of La Cienega Street within Enterprise. MN/rp/syp (For possible action) 11/21/23 BCC

11. **ET-23-400140 (ZC-21-0396)-DIAMOND TORINO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) single family residential development; 2) hammerhead street design; and 3) finished grade on 1.4 acres in an R-E (Rural Estates Residential) Zone. Generally located 350 feet east of Decatur Boulevard, 300 feet south of Ford Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action) 11/21/23 BCC

12. **ET-23-400146 (NZC-21-0285)-RAINBOW BADURA LAND OWNER, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 14.0 acres from an R-E (Rural Estates Residential) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential (High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; 3) increase sign area; 4) increase sign height; and 5) allow an alternative security gate design and geometrics.
DESIGN REVIEWS for the following: 1) multiple family development; and 2) comprehensive sign plan in the CMA Design Overlay District. Generally located on the south side of Badura Avenue and the west side of Redwood Street within Enterprise (description on file). MN/rp/syp (For possible action) 11/21/23 BCC
13. **VS-23-0688-KEYES, CHARLES:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road and between Rancho Destino Road and Gilespie Street within Enterprise (description on file). MN/jor/syp (For possible action) 11/21/23 BCC
14. **WS-23-0687-KEYES, CHARLES:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and street landscaping; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision on an existing single family residence on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Ford Avenue and Gilespie Street within Enterprise. MN/jor/syp (For possible action) 11/21/23 BCC
15. **WS-23-0683-LMG NEVADA LAND EXPANSION, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEWS for the following: 1) an office/warehouse building; and 2) increase finished grade in conjunction with a previously approved office/warehouse on 2.4 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the northwest corner of Capovilla Avenue and Windy Street within Enterprise. MN/jud/syp (For possible action) 11/21/23 BCC
16. **ZC-23-0608-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:**
ZONE CHANGE to reclassify 2.4 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce driveway separation.
DESIGN REVIEWS for the following: 1) a proposed single family residential detached development; and 2) finished grade. Generally located on the north side of Richmar Avenue, 165 feet west of Valley View Boulevard within Enterprise (description on file). JJ/hw/syp (For possible action) 11/21/23 BCC
17. **VS-23-0609-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Meranto Avenue and between Valley View Boulevard and Hinson Street, and a portion of right-of-way being Richmar Avenue located between Valley View Boulevard and Hinson Street within Enterprise (description on file). JJ/hw/syp (For possible action) 11/21/23 BCC

- 18. **TM-23-500127-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:**
TENTATIVE MAP consisting of 12 single family detached residential lots and 2 common lots on 2.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Richmar Avenue, 165 feet west of Valley View Boulevard within Enterprise. JJ/hw/syp (For possible action) 11/21/23 BCC

- 19. **ZC-23-0686-MOLLY V. SERIES 3, LLC:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone for a single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) eliminate street landscaping.
DESIGN REVIEWS for the following: 1) single family residential subdivision; 2) allow a hammerhead street design; and 3) finished grade. Generally located on the northwest corner of Conquistador Street and Gomer Road within Enterprise (description on file). JJ/sd/syp (For possible action) 11/21/23 BCC

- 20. **VS-23-0685-MOLLY V. SERIES 3, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Conquistador Street and Hualapai Way and between Gomer Road and Cliff Dwellings Avenue (alignment) within Enterprise (description on file). JJ/sd/syp (For possible action) 11/21/23 BCC

- 21. **TM-23-500140-MOLLY V. SERIES 3, LLC:**
TENTATIVE MAP consisting of 20 single family residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Conquistador Street and Gomer Road within Enterprise. JJ/sd/syp (For possible action) 11/21/23 BCC

VII. General Business

- 1. None.

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

IX. Next Meeting Date: November 15, 2023.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Windmill Library – 7060 W. Windmill Lane
<https://notice.nv.gov>



Enterprise Town Advisory Board

October 11, 2023

MINUTES

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

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

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

Lorna Phegley, Current Planning

II. Public Comment

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

- None

III. Approval of Minutes for September 27, 2023 (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** Minutes as amended for September 27, 2023.

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

IV. Approval of Agenda for October 11, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** as amended.

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

Applicant requested Holds:

17. ET-23-400134 (UC-18-0874)-CLAYTON PLAZA, LLC: The applicant has requested a **HOLD** to Enterprise TAB meeting on November 1, 2023.

Related applications:

9. PA-23-700028-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
 10. ZC-23-0610-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:
 11. PA-23-700029-LV SILVERADO SCHUSTER, LLC; ET AL:
 12. ZC-23-0611-LV SILVERADO SCHUSTER, LLC:
 13. VS-23-0612-LV SILVERADO SCHUSTER LLC:

 15. ET-23-400126 (VS-21-0124)-PN II, INC:
 16. ET-23-400127 (VS-19-0145)-PN II, INC:

 19. VS-23-0621-ROMAN CATHOLIC BISHOP LAS VEGAS:
 20. WS-23-0620-ROMAN CATHOLIC BISHOP LAS VEGAS:
 21. TM-23-500128-ROMAN CATHOLIC BISHOP LAS VEGAS:

 22. WC-23-400136 (ZC-1254-06)-MTL TRUST:
 23. VS-23-0598-MTL TRUST:
 24. WS-23-0597-MTL TRUST:

 28. ZC-23-0639-SAMERTHAI, RANEE & GONZALES, TANYA SAMERTHAI:
 29. VS-23-0640-SAMERTHAI, RANEE & GONZALES, TANYA SAMERTHAI:
- Hear items 28 & 29 prior to item 1.

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **Monster Mash Trunk or Treat**
Clark County Parks & Recreation and Enterprise Area Command Presents:
Trunk or Treat
Music- Games-Party
October 26th, 5PM to 9PM
At The Crossing
7950 W Windmill Lane
Las Vegas, NV, 89113
 - **Groundbreaking Ceremony**
LeBaron and Lindell Neighborhood Park
October 30, 2023, 10AM
On site

VI. Planning & Zoning

1. **VS-23-0506-MARUNDE BRISTOL:**
VACATE AND ABANDON easement of interest to Clark County located between Rancho Destino Road and Gilespie Street, and between Mesa Verde Lane and Robindale Road within Enterprise (description on file). MN/mh/syp (For possible action) **10/17/23 PC**

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

2. **WS-23-0573-OCHOA SERGIO R & LETICIA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setback reduction; and 2) eliminate building separation in conjunction with a single family residence on 0.1 acres in an R-2 (Mid-Intensity Residential) Zone. Generally located on the south side of Silver Bough Court, 160 feet west of Silver Pebble Street within Enterprise. MN/jud/syp (For possible action) 10/17/23 PC

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

3. **UC-23-0600-REAL EQUITIES, LLC:**
USE PERMIT for a service bar in conjunction with an existing hookah lounge in a shopping center on a portion of 28.7 acres in a H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/mh/syp (For possible action) 11/07/23 PC

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

4. **UC-23-0628-TOSCANA FAMILY LP:**
USE PERMIT for a major training facility within a portion of existing industrial complex on 0.3 acres in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone. Generally located on the south side of Sunset Road, 350 feet west of Arville Street within Enterprise. MN/tpd/syp (For possible action) 11/07/23 PC

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

5. **UC-23-0647-VAN ZANT HOLDINGS TRUST & FASTOW BRIAN M TRS:**
USE PERMITS for the following: 1) allow an accessory structure (storage building) that is not architecturally compatible with the existing principal dwelling; 2) allow an accessory structure larger than one half the footprint of the principal dwelling; 3) increase the cumulative area of all accessory structures to exceed the footprint of the principal dwelling; and 4) waive design standards.

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between buildings in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 300 feet north of Mesa Verde Lane on the east side of La Cienega Street within Enterprise. MN/mh/syp (For possible action) 11/07/23 PC

Motion by Barris Kaiser
Action: **APPROVE**
ADD Comprehensive Planning condition

- Building color to match primary residence

Per staff conditions
Motion **PASSED** (4-0) /Unanimous

6. **VS-23-0452-GAUGHAN SOUTH LLC:**
VACATE AND ABANDON easements of interest to Clark County and right-of-way located between I-15 and Las Vegas Boulevard South, and between Silverado Ranch Boulevard and Le Baron Avenue within Enterprise (description on file). MN/jgh/syp (For possible action) **11/07/23 PC 11/07/23 PC**

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

7. **WS-23-0525-KELLIE AND MICHAEL NESTO:**
WAIVER OF DEVELOPMENT STANDARDS for reduced accessory structure side setback on 0.4 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the east side of Buffalo Drive, 200 feet south of Ford Avenue within Enterprise. JJ/bb/syp (For possible action) **11/07/23 PC**

Motion by Chris Caluya
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

8. **WS-23-0603-ZMU REVOCABLE LIVING TRUST & MALIK UMER ZAHID & IQRA TRS:**
WAIVER OF DEVELOPMENT STANDARDS for increased residential driveway width. **DESIGN REVIEW** for single family residential models for a previously approved single family residential development on 9.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Pebble Road, 570 feet west of Rosanna Street within Enterprise. JJ/jud/syp (For possible action) **11/07/23 PC**

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

9. **PA-23-700028-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on a 3.9 acre portion of a 5.6 acre site. Generally located on the northwest corner of Silverado Ranch Boulevard and Valley View Boulevard within Enterprise. JJ/gc (For possible action) **11/07/23 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

10. **ZC-23-0610-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify a 3.9 acre portion of 5.6 acres from an R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
USE PERMITS for the following: **1)** reduced separation from a convenience store to a residential use; **2)** reduced separation from a car wash to a residential use; and **3)** reduced separation from a tavern to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce height/setback ratio adjacent to single family residential use; **2)** allow alternative landscaping/screening adjacent to single family residential use; **3)** allow a talk box to face future residential development; and **4)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** shopping center with a tavern, retail, convenience store, gasoline station, vehicle wash, and restaurants with drive-thru; and **2)** finished grade. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk/syp (For possible action) **11/07/23 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

11. **PA-23-700029-LV SILVERADO SCHUSTER, LLC; ET AL:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 12.8 acres. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise. JJ/gc (For possible action) **11/07/23 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

12. **ZC-23-0611-LV SILVERADO SCHUSTER, LLC:**
ZONE CHANGE to reclassify 12.8 acres from an R-E (Rural Estates Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce height/setback ratio adjacent to single family residential use; **2)** reduce the setback for garage openings to a drive aisle; and **3)** allow alternative landscaping/screening adjacent to single family residential use.
DESIGN REVIEWS for the following: **1)** multiple family residential development; and **2)** finished grade. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk/syp (For possible action) **11/07/23 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

13. **VS-23-0612-LV SILVERADO SCHUSTER LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Hinson Street (alignment), and between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of a right-of-way being Schuster Street located between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of right-of-way being Gary Avenue located Valley View Boulevard and Hinson Street (alignment); and a portion of right-of-way being Silverado Ranch Boulevard located between Valley View Boulevard and Hinson Street (alignment); and a portion of right-of-way being Valley View Boulevard located between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of right-of-way being Hinson Street (alignment) located between Silverado Ranch Boulevard and Gary Avenue (alignment) within Enterprise (description on file). JJ/rk/syp (For possible action) 11/07/23 PC

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

14. **AR-23-400125 (WS-21-0525)-LMG LAS VEGAS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS APPLICATION FOR REVIEW for landscaping in conjunction with an existing distribution facility and outside storage yard on 4.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise. MN/rp/syp (For possible action) 11/08/23 BCC

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

15. **ET-23-400126 (VS-21-0124)-PN II, INC.:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road within Enterprise (description on file). MN/nai/syp (For possible action) 11/08/23 BCC

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) /Unanimous

16. **ET-23-400127 (VS-19-0145)-PN II, INC.:**
VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road, and a portion of right-of-way being Chartan Avenue located between Placid Street and Bermuda Road within Enterprise (description on file). MN/rp/syp (For possible action) 11/08/23 BCC

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions.
Motion **PASSED** (4-0) /Unanimous

17. **ET-23-400134 (UC-18-0874)-CLAYTON PLAZA, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** convenience store; **2)** gasoline station; **3)** reduce the separation from a proposed convenience store to a residential use; and **4)** reduce the separation from a proposed gasoline station to a residential use.
DESIGN REVIEW for a convenience store and gasoline station on a portion of 3.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Windmill Lane and the west side of Buffalo Drive within Enterprise. JJ/tpd/syp (For possible action) **11/08/23 BCC**

The applicant has requested a **HOLD** to Enterprise TAB meeting on November 1, 2023.

18. **UC-23-0631-BUDGET RENT A CAR SOUTHERN CA:**
USE PERMIT for a monorail on approximately 11.2 acres in an M-1 (Light Manufacturing) Zone and a C-2 (General Commercial) (AE-70, AE-65, & AE-60) Zone. Generally located between Desert Inn Road and Warm Springs Road, and between Maryland Parkway and Valley View Boulevard within Paradise and Enterprise. MN/JG/JJ/bb/syp (For possible action) **11/08/23 BCC**

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

19. **VS-23-0621-ROMAN CATHOLIC BISHOP LAS VEGAS:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Mohawk Street and between Agate Avenue and Serene Avenue (alignment) and a portion of right-of-way being Lindell Road located between Agate Avenue and Serene Avenue (alignment) within Enterprise (description on file). JJ/jor/syp (For possible action) **11/08/23 BCC**

Motion by David Chestnut
Action: **APPROVE**
Public Works - Development Review
CHANGE Bullet #1 to Read:

- Right-of-way dedication to 40 feet for Lindell Road, 60 feet for Oleta Avenue, 30 feet for Mohawk Street and associated spandrels

Per staff conditions
Motion **PASSED** (4-0) /Unanimous

20. **WS-23-0620-ROMAN CATHOLIC BISHOP LAS VEGAS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) retaining wall height; and 2) eliminate sidewalks and reduce street landscaping; and 3) eliminate sidewalk and street landscaping.
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade on 9.8 acres in an R-E (RNP-I) Zone. Generally located on the north and south side of Oleta Avenue, the west side of Mohawk Street, and east side of Lindell Road within Enterprise. JJ/jor/syp (For possible action) **11/08/23 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning condition:

- Install asphalt pathways along Lindell Rd, Oleta Ave, and Mohawk St.

ADD Public Works - Development Review condition

- Use Rural Road standards

Public Works - Development Review

CHANGE Bullet #4 to read:

- Right-of-way dedication to 40 feet for Lindell Road, 60 feet for Oleta Avenue, 30 feet for Mohawk Street and associated spandrels;

Per staff if approved conditions

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

21. **TM-23-500128-ROMAN CATHOLIC BISHOP LAS VEGAS:**
TENTATIVE MAP consisting of 16 single family residential lots on 9.8 acres in an R-E (RNP-I) Zone. Generally located on the north and south sides of Oleta Avenue, the west side of Mohawk Street, and east side of Lindell Road within Enterprise. JJ/jor/syp (For possible action) **11/08/23 BCC**

Motion by David Chestnut

Action: **APPROVE**

Public Works - Development Review

ADD Public Works - Development Review condition

- Use Rural Road standards

DELETE condition # 3

CHANGE Bullet #4 to read:

- Right-of-way dedication to 40 feet for Lindell Road, 60 feet for Oleta Avenue, 30 feet for Mohawk Street and associated spandrels;

Per staff if approved conditions

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

22. **WC-23-400136 (ZC-1254-06)-MTL TRUST:**
WAIVER OF CONDITIONS of a zone change requiring the following: **1)** right-of-way dedication to include 30 feet for Mann Street and associated spandrels; and **2)** construct full off-site improvements in conjunction with a towing services yard with ancillary building on 4.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Oleta Avenue, 328 feet east of Torrey Pines Drive within Enterprise. JJ/sd/syp (For possible action) **11/08/23 BCC**

Motion by Barris Kaiser
Action: **APPROVE** per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

23. **VS-23-0598-MTL TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Oleta Avenue, and between Mann Street and Torrey Pines Drive and a portion of right-of-way being Mann Street located between Oleta Avenue and Blue Diamond Road within Enterprise (description on file). JJ/sd/syp (For possible action) **11/08/23 BCC**

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

24. **WS-23-0597-MTL TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; **2)** eliminate street landscaping and detached sidewalk; and **3)** not construct a commercial driveway. **DESIGN REVIEW** for a towing services yard with an ancillary office and storage building on 4.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Oleta Avenue, 328 feet east of Torrey Pines Drive within Enterprise. JJ/sd/syp (For possible action) **11/08/23 BCC**

Motion by Barris Kaiser
Action: **DENY** Waivers of Development Standards #s 1 and 2
APPROVE Waiver of Development Standards # 3
DENY Design Review
ADD Comprehensive Planning conditions:
• Design review as a public hearing for lighting and signage
Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

25. **WS-23-0606-SOUTHERN HILLS MEDICAL CENTER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow roof signs.
DESIGN REVIEWS for the following: **1)** lighting; and **2)** signage for a previously approved emergency medical care facility on a portion of an approved shopping center on 4.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. JJ/lm/syp (For possible action) **11/08/23 BCC**

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

26. **WS-23-0638-CFT LANDS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height, and 2) alternative landscaping.
DESIGN REVIEW for finished grade in conjunction with a previously approved residential subdivision on 9.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Pyle Avenue and Polaris Avenue within Enterprise. JJ/jud/syp (For possible action) 11/08/23 BCC

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

27. **ZC-23-0625-DIAMOND WINDMILL, LLC:**
ZONE CHANGE to reclassify a 0.6 acre portion of 1.0 acre from a C-P (Office and Professional) Zone to a C-1 (Local Business) Zone. Generally located on the southwest corner of Windmill Lane and Gilesie Street within Enterprise. MN/sd/syp (For possible action) 11/08/23 BCC

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

28. **ZC-23-0639-SAMERTHAI, RANEE & GONZALES, TANYA SAMERTHAI:**
ZONE CHANGE to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow service bay doors to face a street; 2) increase wall height; and 3) reduce driveway throat depth.
DESIGN REVIEWS for the following: 1) a vehicle wash; and 2) finished grade. Generally located on the southeast corner of Wigwam Avenue and Arville Street within Enterprise (description on file). JJ/al/syp (For possible action) 11/08/23 BCC

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning conditions:
• Design review as a public hearing for lighting and signage
ADD screening to the gate on Windmill Ave.
Per staff conditions
Motion **PASSED** (4-0) /Unanimous

29. **VS-23-0640-SAMERTHAI, RANEE & GONZALES, TANYA SAMERTHAI:**
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Schirlls Street (alignment), and between Wigwam Avenue and Cougar Avenue within Enterprise (description on file). JJ/al/syp (For possible action) 11/08/23 BCC

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

VII. General Business:

1. Review and finalize next year's budget request(s) and take public input regarding the budget request(s). (For possible action)

Motion by Barris Kaiser

Action: **APPROVE** with additions and revisions presented

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

VIII. Public Comment:

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

- A citizen wants to know the status of public facilities including police stations, parks, fire stations, aquatic facilities, and rec centers. They complimented the board for their work on behalf of the community.

IX. Next Meeting Date

The next regular meeting will be November 1, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Barris Kaiser

Action: **ADJOURN** meeting at 8:35 p.m.

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

ENTERPRISE BUDGET REQUESTS 2024-2025

Enterprise's need for multiple County facilities

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

Rapidly Increasing Population

- County facilities have not kept up with Enterprise population increases.
 - There are 248,000+ citizens in Enterprise.
 - Enterprise population in 2000 was approximately 14,000.
 - Enterprise population in 2010 was approximately 108,000.
 - Enterprise population in 2020 was approximately 214,000.
- Enterprise covers 67 sq. miles.

Residential uses are increasing rapidly

- Higher density, multifamily projects are being built or planned.
- A significant increase in multi-family housing along Las Vegas Blvd.
- Lower density land use is being replaced with higher density land use.

Significant connectivity barriers

- South of CC215, arterial roads are spaced every two miles. The standard is one every mile.
- Interstate 15 limits east/west access.
- 4 Major Projects, 3 are active {Southern Highlands, Mountain's Edge, and Rhodes Ranch), one failed (Pinnacle Peaks).
 - Arterial and collector roads have been removed from the transportation grid by Major projects.
 - Enclosed subdivisions have vacated local roads for more homes.
 - Major projects' plans have not added sufficient facilities to serve the public.
- South of CC 215, only three east/west arterials are available. All are not fully built out from 1-15 to Fort Apache Rd.
 - UPRR tracks block or inhibit arterial and collector road development.
 - Geographic features, 12% or greater slopes block arterial and collector road development.
 - Local roads are being vacated to build enclosed subdivisions.
 - Local road vacations have reduced alternate traffic routes.
 - Public transportation, where available, is oriented north/south.
- The connectivity barriers significantly increase travel time, traffic and milage to county facilities currently planned for western Enterprise.
 - The planned regional park facilities in Mountain's Edge are not centrally located in Enterprise.
 - Individuals east of 1-15 most likely will not use those facilities.

Other factors

- If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.
- BLM reservations are being released and sold, significantly decreasing land available for needed county facilities given the population increases.

ENTERPRISE BUDGET REQUESTS 2024-2025

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

County Major Facilities

Priority #1: Enterprise Community Centers

- Multiple centers are needed to serve 248,000 residents.
- The Mountain's Edge Recreational Center and aquatic facility should be moved up on the priority list and be funded.
- There is one recreational center under construction at Silverado Ranch Park.
 - Completion early 2024
 - Dog park was recently renovated
 - LED lighting was upgraded throughout the park

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\Robindale and Windmill\ Duneville.
 - Add to County's Community Park CIP list.
 - Lack of effective east/west public transportation.
 - Traffic density higher than seniors are comfortable driving in.
- A senior room is included in the Recreation Center at Silverado Ranch Park.
 - The senior room is a start to fill the need for senior services east of 1-15.
 - Reserve additional property for a senior center east of 1-15.
 - Add an eastern Enterprise senior center to CIP list and fund.

Priority #3: Aquatic Facilities

- There are no aquatic facilities for the 248,000+ people living in Enterprise.
- Aquatic facilities are needed in Enterprise eastern and western locations.
- Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\ Duneville.
 - Add aquatic facilities to the funding list for community parks.
- 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 an aquatic facility east of 1-15.
 - Drive time to Mountain Edge is too long from east of 1-15 for a western aquatic facility .

ENTERPRISE BUDGET REQUESTS 2024-2025

Parks/RPM

Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr, Cactus Ave, Rainbow Blvd and Blue Diamond Rd.

- Fund at least two additional parks.
- Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
- Currently Enterprise population requires 610+ acres of developed parks (2.5 acres per 1000 residents).
- At a growth rate of 4,000 residents per year, 10 acres of new parks, every year, is needed to meet the County standard.
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Le Baron and Lindell (APN 176-25-201-020) funded, design completed and very close to completion.
- 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 needs 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

Priority #2: Reserve and add to the CIP list a 30-acre community park bounded by Valley View Blvd, Serene Ave, Arville St and Agate Ave.

- Currently, there are 66 acres, APN 177-19-601-003 identified for public use.
- Transfer from Department of Aviation to Parks and Rec and add to CIP list.
- This land is centrally located in an area that does not have any parks between Dean Martin and Decatur
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
 - Currently Enterprise population requires 610+ acres of developed parks (2.5 acres per 1000 residents).
 - At a growth rate of 4,000 residents per year, 10 acres of new parks, every year, is needed to meet the County standard.

ENTERPRISE BUDGET REQUESTS 2024-2025

Advanced Planning

Priority #1: Study and develop a plan to use electrical transmission easements for multi-modal trail system Throughout Enterprise.

- ADD to work plan.
- 60 to 100 ft electrical transmission easements exist throughout Enterprise.
- Many areas of Enterprise are connected via electrical transmission easements.
- Obtain permission to use electrical transmission easements for multi-modal trails.
- Identify funding sources for the multi-modal trail system.
- Design multi-modal trail system throughout Enterprise using Highlands Ranch Trail Agreement example.

ENTERPRISE BUDGET REQUESTS 2024-2025

Public Works

Priority #1: Connect Cactus Ave from Buffalo Drive to Durango

- Under construction, estimated completion summer 2024.
- 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 alternate route(s) to Blue Diamond Rd for east/west traffic flow.

Priority #2: Complete the Bridge over the UPRR at Blue Diamond Rd.

- Construction contract awarded. Construction to start in the 1st quarter of 2024.
- The Jones Blvd improvements south of Blue Diamond Rd have been completed.
- The arterial north/south route is needed to help relieve traffic on Rainbow Blvd.
- The area south of Blue Diamond Rd has been increasing residential density.

Priority #3: Widen Warm Springs Rd from Dean Martin Dr to Decatur Blvd.

- Road Design is at 90%.
- Sewer design is at 10%.
- Build according to proposed plan including signalize horse crossing at Arville St.
- Not out for bid or construction date given.
- Warm Springs Rd is a two-lane road from Dean Martin Dr to Decatur Blvd.
 - South of CC 215, there are only three arterials that could provide arterial east/west travel routes.
 - Traffic is significantly increasing on Warm Springs Rd with frequent backups at Decatur Blvd.
- South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.

Priority #4 Develop Valley View Blvd from Blue Diamond Road to Cactus using RTC diagram 244.12-100

- Valley View Blvd will serve as the area's north/south arterial road.
 - Valley View serves as an alternate north/south for Southern Highlands.
 - Valley View Blvd either cuts through or is adjacent to Ranch Estates.
 - West of Valley View Blvd are several large R-2 housing developments.
 - There are 117 acres of available Open Land along Valley View Blvd.
 - Dean Martin Dr was downgraded to collector road status.
- A comprehensive plan is needed for Valley View Blvd and local roads.
 - The Open Land is available for large scale public projects.
 - The proposed DMV facility at Valley View Blvd/Silverado Ranch Blvd is the first
 - The DMV project does not have adequate offsites to accommodate the truck and other vehicle traffic.
- Require any new offsites along Valley View From Blue diamond to Cactus to use RTC diagram 244.12-100.
- Add to 10-year plan.

ENTERPRISE BUDGET REQUESTS 2024-2025

Public Works Continued

Priority #5: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.

- Design just started, should have final design by end of year.
- Use the plan drawn up by Traffic Management. See attached diagram.
- The Cougar Ave connector from Dean Martin to Valley View Blvd is an excellent idea.
- Install S Island as depicted in the attached Traffic Management diagram. (See Attachment 1)
- The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
 - As the Silverton Casino grows, traffic into the RNP-1 has increased.
 - The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
 - RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
 - The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.
- Valley View Blvd will serve as the area's arterial road.
- Dean Martin Dr was downgraded to a collector road.
- Dean Martin Dr is developed to rural standards south of the Silverton to Silverado Ranch Blvd.

Priority #6: Mitigate traffic on Dean Martin Dr between the Wigwam Ave and Silverado Ranch Blvd.

- Reduce Dean Martin to a local road from Wigwam to Silverado Ranch Blvd.
- Install mini traffic circles at Dean Martin Dr and:
 - Ford Ave
 - Raven Ave
 - Richmar Ave
 - The mini traffic circles can be installed in the current right-of-way.
- Cut-through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
- Dean Martin Dr was downgraded to collector road status.
- Valley View Blvd will serve as the area's arterial road.
- The connection to Valley View Blvd via Cougar Ave is an excellent idea.
- As the Silverton Casino grows, the traffic into the RNP-1 has increased.

Priority #7 Plan and Design Robindale Road as an east/west route from Las Vegas Blvd to Durango Drive.

- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up: currently 2025-2026.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- Work with NDOT for a bridge to cross 1-15
- Begin working with the UPRR for above or below grade crossing.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

Priority #8 Plan and Design Windmill Lane as an east/west route from Valley View Blvd to Durango Drive.

- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up.
- Design and fund above or below grade crossing at UPRR tracks.
- Begin working with the UPRR for above or below grade crossing.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

ENTERPRISE BUDGET REQUESTS 2024-2025

Public Works Continued

Priority #9: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.

- Under design.
- Included on a list as a future project for Rainbow Blvd.
- Additional ROW is needed.
- We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate peak traffic.

Priority #10: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.

- Under design.
- Included on a list as a future project for Rainbow Blvd.
- Additional ROW is needed.
- We can include it in our Rainbow widening project from Warm Springs to Blue Diamond.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate the peak traffic.

CONVENIENCE STORE/GASOLINE STATION
(TITLE 30)

WINDMILL LN/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400134 (UC-18-0874)-CLAYTON PLAZA, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** convenience store; **2)** gasoline station; **3)** reduce the separation from a proposed convenience store to a residential use; and **4)** reduce the separation from a proposed gasoline station to a residential use.

DESIGN REVIEW for a convenience store and gasoline station on a portion of 3.9 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Windmill Lane and the west side of Buffalo Drive within Enterprise. JJ/tpd/syp (For possible action)

RELATED INFORMATION:

APN:
176-16-501-010 ptn

USE PERMITS:

1. Allow a convenience store.
2. Allow a gasoline station.
3. Reduce the separation from a proposed convenience store to a residential use to 38 feet where 200 feet is required per Table 30.44-1 (an 81% reduction).
4. Reduce the separation from a gasoline station to a residential use to 175 feet where 200 feet is required per Table 30.44-1 (a 13% reduction).

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 1.3 (project site)/3.9 (overall site)
- Project Type: Convenience store and gasoline station
- Number of Stories: 1
- Building Height (feet): 22 (convenience store)/19.5 (fuel canopy)
- Square Feet: 3,225 (convenience store)
- Parking Required/Provided: 13/15

Request

This is the second extension of time request to keep the previously approved use permits active for the site. While the original site design was approved by UC-18-0874, a new site design was approved per WS-20-0485. The plan descriptions in this report have been updated to match the latest approved plans in WS-20-0485 with the design conditions of UC-18-0874 having been addressed on the plans.

Site Plans

The approved plans depict a 3,225 square foot proposed convenience store, located on the northern portion of the site, consisting of 1.3 acres. The convenience store is set back 23 feet 2 inches from the east property line. A gasoline station, consisting of a fuel canopy with an area measuring 3,154 square feet, is located immediately to the north of the convenience store and set back 143 feet from the west property line. The gasoline station is set back 75 feet from the north property line and 53 feet 8 inches from the east property line. The required trash enclosure is located to the south of the convenience store. The required bicycle spaces are located adjacent to the north side (front) of the convenience store. Five foot wide internal pedestrian walkways connect the proposed convenience store to the detached sidewalks along the public streets. Six fueling pumps are located underneath the fuel canopy. Parking spaces are provided for the proposed development along Windmill Lane and adjacent to the convenience store. Access to the site is granted via proposed commercial driveways along Windmill Lane and Buffalo Drive.

Landscaping

The approved plans depict a 15 foot wide landscape area that includes 5 foot wide detached sidewalks adjacent to portions of Windmill Lane and Buffalo Drive. Along Buffalo Drive, south of the commercial driveway, there is a proposed 5 foot wide landscape area located on a portion of Buffalo Drive with a 5 foot wide sidewalk behind the property line with an additional 10 feet of landscaping. Groundcover will be provided behind the sidewalk at the corner of Windmill Lane and Buffalo Drive, with a minimum of 15 feet of landscaping located behind the property line. As previously required, an intense landscape buffer, measuring 25 feet in width with large Evergreen trees planted 20 feet on center, is located along the northwestern property line adjacent to the existing single family residential development. Interior parking lot landscaping is equitably distributed throughout the site.

Elevations

The approved plans depict a proposed convenience store with a height ranging from 20 feet to 22 feet to the top of the parapet wall. An aluminum storefront window system with decorative stone veneer is featured on the north elevation of the building. The north, south, east, and west elevations of the convenience store feature varying rooflines and a stucco exterior. The convenience store features a baked clay and sandstone color scheme.

The approved plans depict a fuel canopy that has been reduced in size from what was previously approved (UC-18-0874) and measures 19.5 feet in height and 83 feet in length with 6 fuel pumps. A 4 foot high stone veneer base is featured on each steel supporting column of the fuel canopy. Decorative stone veneer and a stucco coating is featured along the roofline of the canopy. The supporting columns of the fuel canopy will be stucco coated.

Floor Plans

The approved plans depict a proposed convenience store with an open floor plan measuring 3,225 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400028 (UC-18-0874):

Current Planning

- Until February 20, 2023 to commence.
- 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-18-0874:

Current Planning

- Per revised plans submitted on February 20, 2019;
- On western edge of the proposed development, mature landscaping to be installed in a 25 foot dense landscape buffer with 24 inch box evergreen trees (Mondell Pines), 12 feet high, planted 20 feet on center with shrubs;
- Landscape buffer of at least 15 feet to be maintained on the remainder of boundary between parcel and residential homes on the western border of the parcel;
- No car wash permitted;
- Any changes to the proposed development must be brought to the Enterprise Town Board and the Board of County Commissioners;
- All mechanical equipment on roofs to be screened;
- Color scheme of building elevations to match color schemes of residential homes west of the proposed development;
- Parking lot lighting to face downward;
- Signage shall be monument size;
- No music or sales announcements to be played outside of the buildings;
- The Air/Water/Fill unit is to be located closest to Buffalo Drive or at least 185 feet away from the residential wall;
- No more than 6 fuel pumps to be installed;
- Outside sales (other than gas) such as fireworks sales, food trucks/carts, and similar are prohibited;
- Design review as a public hearing for significant changes to plans;
- Design review as a public hearing on final plans for the remaining portion of the project site;

- 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.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant shall install a median island on Buffalo Drive as approved by Public Works - Development Review;
- Right-of-way dedication to include up to 15 feet for Windmill Lane together with any additional right-of-way necessary for the spandrel with the correct back of curb radius and property line radius at the intersection of Windmill Lane and Buffalo Drive;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- Applicant is advised that plans must be in compliance with the Uniform Standard Drawings; and that the installation of detached sidewalks will require the dedication of right-of-way to back of curb, or vacation of right-of-way as necessary, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0633-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states they had a change of representative as the previous representatives were not fulfilling their duties. In the process of starting over and vetting new architects for the project, the applicant lost track of the expiration date; therefore, they are requesting this extension of time to start the construction within the next 6 to 10 months.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400028 (UC-18-0874)	First extension of time for a convenience store with gasoline station	Approved by BCC	April 2021
WS-20-0485	Allowed alternative street landscaping and non-standard street improvements for a convenience store with gasoline station	Approved by BCC	December 2020

Prior Land Use Requests

Application Number	Request	Action	Date
WC-20-400127 (UC-18-0874)	Waived a condition on a use permit requiring development per revised plans	Approved by BCC	December 2020
TM-20-500167	1 lot commercial subdivision	Approved by BCC	December 2020
UC-18-0874	Convenience store with gasoline station	Approved by BCC	February 2019
VS-0085-12	Vacated and abandoned right-of-way (Mistral Avenue) and patent easements - recorded	Approved by PC	April 2012
ZC-0964-08	Reclassified the project site from R-E to C-1 zoning for a future shopping center	Approved by BCC	February 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-2	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Compact Neighborhood (up to 18 du/ac)	R-3	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

Staff understands the complexities the developer faced and can support this extension of time request as the applicant indicates it will take no more than a year to commence the construction. However, staff may not be able to support future extension of time requests if steps are not taken towards commencement of the project.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until February 20, 2025 to commence;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: TONY MERSHO

CONTACT: TONY MERSHO, 5752 COUNTRY CLUB PARKWAY, SAN JOSE, CA 95138



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 1A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-18-0874 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-23-400134</u> DATE FILED: <u>9/11/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10/11/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/08/23</u> FEE: <u>\$ 600</u>
	PROPERTY OWNER NAME: <u>Clayton Plaza LLC</u> ADDRESS: <u>745 Jarvis Drive</u> CITY: <u>Morgan Hill</u> STATE: <u>CA</u> ZIP: <u>95037</u> TELEPHONE: _____ CELL: <u>N/A</u> E-MAIL: <u>Tonym@MershoCo.com</u>
	APPLICANT NAME: <u>SAME AS PROPERTY OWNER</u> ADDRESS: _____ CITY: _____ STATE: <u>CA</u> ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Tony Mersho</u> ADDRESS: <u>5752 Country Club Pkwy</u> CITY: <u>San Jose</u> STATE: <u>CA</u> ZIP: <u>95138</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>Tonym@MershoCo.com</u> REF CONTACT ID #: <u>228898</u>

PLANNER COPY

ASSESSOR'S PARCEL NUMBER(S): 176-16-501-010
 PROPERTY ADDRESS and/or CROSS STREETS: Buffalo Drive and Windmill Lane
 PROJECT DESCRIPTION: Extension of Time for a Previously Approved Convenience store with gasoline station (WC-20-400127)

(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)* TONY MERSHO
 Property Owner (Print)

STATE OF California
 COUNTY OF Santa Clara

SUBSCRIBED AND SWORN BEFORE ME ON 01 September 2023 (DATE)

By Tony Mersho
 NOTARY PUBLIC: Brenda K Conner

*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.

ET-23-4000134
APP

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

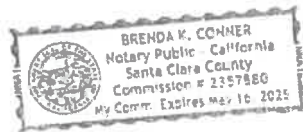
~~_____
Signature of Document Signer No. 1~~

~~_____
Signature of Document Signer No. 2 (if any)~~

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

State of California
County of Santa Clara

Subscribed and sworn to (or affirmed) before me
on this 01 day of September, 20 23
by Tony Mercho
(1) Tony Mercho
(and (2) _____),
Name(s) of Signer(s)



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

Signature Brenda K Conner
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Land Use Application Document Date: 01 September
Number of Pages: _____ Signer(s) Other Than Named Above: _____

ET-23-400134
JL

CLAYTON PLAZA, LLC

5752 Country Club Pkwy,
San Jose, CA 95138
Tony Mersho
Tel: (408)744-2444

8/28/23

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

RE: Justification Letter for an Extension of Time for UC-18-0874 (APN-176-16-501-010)

Hi Sami,

Thanks for the phone call earlier today.

To clarify:

We have had a change of representatives and consultants as they were not fulfilling their duties to the landlord. As our team revoked and terminated their duties, we felt it was best in our interest to take on the job ourselves. As we were busy starting over vetting and hiring Architects, GC, etc., we lost track and focus on the Extension of time and didn't know we needed one as this is my first time as a landlord going through this process. We would like to ask for permission for an extension of time to help us catch up and start construction within the next 6-10 months.

APPLICATION # UC—18-0874

Best,

Tony Mersho
Clayton Plaza, LLC
Owner/Developer/Design

408.744.2444

11/21/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

PEBBLE RD/GRAND CANYON DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700034-NALA PROPERTIES, LLC: ET AL:

PLAN AMENDMENT to redesignate the existing land use categories from Ranch Estate Neighborhood (RN), Open Lands (OL), and Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 23.1 acres.

Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:
176-18-401-011; 176-18-401-012; 176-18-801-009 through 176-18-801-011

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)
ENTERPRISE - OPEN LANDS
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 9824 W. Pebble Road, 8880 S. Grand Canyon Drive, and N/A
- Site Acreage: 23.1 acres

Applicant's Justification

The applicant states that the surrounding area has changed over time, and that a number of R-2 zoned subdivisions have been approved to the north, south, and east. One of the subject parcels APN 176-18-801-011 is already zoned R-2 per NZC-22-0222, and the plan amendment request to Mid-Intensity Suburban Neighborhood (MN) would bring the Master Plan designation in line with the existing zoning on the parcel. Furthermore, there is a demand for housing in Enterprise, and many pockets of vacant land are being converted to suburban single family residential development. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0222	Reclassified APN 176-18-801-011 from R-E to R-2 zoning for a single family residential development	Approved by BCC	August 2022
TM-22-500076	32 single family residential lots on APN 176-18-801-011	Approved by BCC	August 2022
VS-22-0223	Vacated and abandoned a flood control easement on APN 176-18-801-011	Approved by BCC	August 2022
PA-21-700003	Removed an 80 foot wide right-of-way being Grand Canyon Drive located between Pebble Road and Ford Avenue from the Transportation Map of the Master Plan	Adopted by BCC	November 2021
UC-21-0512	Allowed an accessory structure prior to a principal structure on APN 176-18-801-009	Approved by BCC	November 2021
VS-21-0513	Vacated and abandoned government patent easements and a portion of right-of-way being Pebble Road on APN 176-18-801-009	Approved by BCC	November 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands, Mid-Intensity Suburban Neighborhood (up to 8 du/ac), & Compact Neighborhood (up to 18 du/ac)	R-E & R-2	Flood channel, undeveloped, & single family residential
South	Open Lands, Ranch Estate Neighborhood (up to 2 du/ac), & Low-Intensity Suburban Neighborhood (up to 5 du/ac),	R-E (RNP-I), R-1, & R-2	Undeveloped & single family residential
East	Open Lands	R-E	Flood channel & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

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

Related Applications

Application Number	Request
ZC-23-0678	A zone change to reclassify the site from R-E, R-E (RNP-I) and R-2 to R-2 zoning for future single family residential development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

Staff finds the request for the Mid-Intensity Suburban Neighborhood (MN) land use designation appropriate for this location. The surrounding area has seen a transition from lower density residential uses to middle density residential uses. Former R-E (RNP-I) zoned areas to the south and east have been recently rezoned to R-2 (NZC-22-0222, NZC-22-0305, & NZC-23-0239). A portion of NZC-23-0239 was rezoned to R-1, since that portion was immediately adjacent to an existing 10 lot, R-E (RNP-I) zoned subdivision. With the lack of development of R-E (RNP-I) properties and the transition to R-2 zoning in the area, the site is no longer suitable for the existing Ranch Estate Neighborhood (RN) designation. R-2 zoned properties are also located to the north across the flood channel. APN 176-18-801-011, which is a part of this request, is already zoned R-2 and the change to the MN land use designation would bring the parcel in line with its existing zoning. The request complies with Policy 6.1.4 of the Master Plan which encourages compact and efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources while considering community compatibility.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 20, 2023 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CENTURY COMMUNITIES OF NEVADA, LLC

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

Planned Land Use Amendment PA-23-700034



Current



Requested

DRAFT

Enterprise Clark County, Nevada

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Requested Area To Change
- Planning Areas

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

Map created on: **October 02, 2023**

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.





MASTER PLAN AMENDMENT APPLICATION 2A

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE <input type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT	STAFF	APP. NUMBER: <u>PA-23-700034</u> DATE FILED: <u>9/27/23</u>
		PLANNER ASSIGNED: <u>AL LAIRO</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>11/1/23 @ 6:00</u> PC MEETING DATE: <u>11/21/23 @ 7:00</u> BCC MEETING DATE: <u>12/20/23 @ 8:00</u> TRAILS? <input type="checkbox"/> YES <input type="checkbox"/> NO FEE: <u>\$2,700.00</u>

PROPERTY OWNER	NAME: <u>NALA Properties, LLC</u>
	ADDRESS: <u>269 Beverly Drive</u> CITY: <u>Beverly Hills</u> STATE: <u>CA</u> ZIP: <u>90212</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

APPLICANT	NAME: <u>Century Communities of Nevada, LLC</u>
	ADDRESS: <u>8390 E. Crescent Parkway, Suite 650</u> CITY: <u>Greenwood</u> STATE: <u>CO</u> ZIP: <u>80111</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Stephanie Allen - Kaempfer Crowell</u>
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-792-7000</u> CELL: _____
	E-MAIL: <u>sallen@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-18-401-011-012, and 176-18-801-009

CURRENT LAND USE PLAN DESIGNATION: Ranch Estate Neighborhood

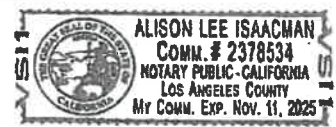
REQUESTED LAND USE PLAN DESIGNATION: Mid-Intensity Suburban Neighborhood

PROPERTY ADDRESS and/or CROSS STREETS: Pebble/Park

(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.

Alison Lee Isaacman
 Property Owner (Signature)* Property Owner (Print)
 STATE OF California
 COUNTY OF Los Angeles
 SUBSCRIBED AND SWORN BEFORE ME ON 9/16/2023 (DATE)
 By Alison L. Isaacman
 NOTARY PUBLIC: Alison Lee Isaacman



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

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

KAEMPFER

CROWELL

Stephanie A Allen
sallen@kcwlvw.com
D: 702.792.7000

September 25, 2023

VIA HAND DELIVERY

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

**Re: *Justification Letter – Master Plan Amendment
Century Communities of Nevada and 215 Properties
APNs: 176-18-401-011 and 012, 176-18-801-009, 010, and 011***

**PLANNER
COPY**

To Whom It May Concern:

Please be advised this office represents Century Communities of Nevada and 215 Properties (the "Applicants") in the above-referenced matter. The proposed project is located on approximately 23.07 acres and is generally located north of Blue Diamond Road and west of Fort Apache. The property is more particularly described as APNs: 176-18-401-011 and 012, 176-18-801-009, 010, and 011 (the "Site"). The Applicants are planning a single family residential development on the Site, but the site design will be submitted subsequent to this application. This application is for a master plan amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) with a corresponding zone change from R-E (RNP 1) to R-2.

Master Plan Amendment:

The Land Use Plan designation for the Site is RN and the zoning is R-E, with a portion of the Site within the RNP I overlay. A change of the land use plan to MN and zone change to R-2 satisfies the requirements set forth in Table 30.12-1(h).

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

The Site is planned for RN which generally contemplates low intensity residential use, up to 2 du/ac. While the Site is zoned R-E, and some portions of the Site are located within the RNP I overlay, the Site is located between numerous medium density developments to the north, south, and east. The intent of the Master Plan remains single family housing, but the housing densities have changed in the area.

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

This area within the Enterprise Township has been growing and developing significantly in the last ten years, with several residential developments being approved at varying densities to accommodate the demand for housing. The Master Plan contemplates the growth of Enterprise, stating, "Enterprise has experienced rapid growth over several decades and development patterns are

continuing to evolve... many pockets of vacant land are being converted to suburban single-family residential development.” See, Clark County Master Plan, page 120. The proposed amendment is in keeping with this growth as identified in the Master Plan.

3. The proposed amendment is compatible with the surrounding area

The Site is currently zoned R-E, with some portions of the Site located within the RNP I overlay, which is a low-intensity zoning district. However, the Site is surrounded by developments of similar or higher densities. Adjacent to the south of the site is a mix of Mid-Intensity and Low-Intensity single family developments, zoned R-2 and R-D. North of the Site is Compact Neighborhood developments zoned R-2, R-3 and RUD.

While the proposed Site is located partially within an RNP I overlay, the Site is appropriate for R-2 as the surrounding area has become primarily medium density residential in recent years while Clark County has experienced increasing need for single family homes. NZC-22-0222 was recently approved by the Board of County Commissioners for a zone change to R-2, and the subject site of that application also contains a portion within the RNP I overlay.

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

Here, the Site is surrounded by R-2, RUD, R-3 and R-D developments, as well as largely vacant parcels. The character of the area and the housing needs of the Las Vegas Valley have changed to such an extent that strict adherence to the current zoning is no longer feasible. However, the Applicants' goal is to create a development using the appropriate considerations to ensure the area's character is maintained while also fulfilling the housing need in this growing area.

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

The proposed master plan amendment to MN and zone change to R-2 meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies including specifically the following:

- Policy 1.1.2 encourages concentration of higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services. Here, the Site is near Blue Diamond Rd., Fort Apache, Durango, and Rainbow Boulevard which are major high-frequency transit corridors, as well as the amenities offered in the Rhodes Ranch area.

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

The proposed plan amendment and zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Water and sewer utilities are located near the Site and the Applicants will provide the necessary infrastructure connecting the existing utilities to the Site. Finally, the Applicants will mitigate any impacts the proposed development may have.

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

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

Therefore, a master plan amendment to MN is appropriate as the Applicants have satisfied the standard for approval.

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Stephanic Allen

EEO/lak

FUTURE RESIDENTIAL DEVELOPMENT
(TITLE 30)

PEBBLE RD/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0678-NALA PROPERTIES, LLC; ET AL;

ZONE CHANGE to reclassify 23.1 acres from an R-E (Rural Estates Residential) Zone, an R-E (Rural Estates Residential) (RNP-I) Zone, and an R-2 (Medium Density Residential) Zone to an R-2 (Medium Density Residential) Zone for a future residential development.

Generally located on the north side of Pebble Road, and the east and west sides of Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/gc/syp (For possible action)

RELATED INFORMATION:

APN:

176-18-401-011; 176-18-401-012; 176-18-801-009 through 176-18-801-011

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9824 W. Pebble Road, 8880 S. Grand Canyon Drive, and N/A
- Site Acreage: 23.1
- Project Type: Future residential development

Site Plans

This is a zone change request with no plans submitted and is a companion item with a Plan Amendment (PA-23-700034). The site is 23.1 acres in size with street frontage along the south property line (Pebble Road).

Applicant's Justification

The applicant states that the surrounding area has changed over time, and that a number of R-2 zoned subdivisions have been approved to the north, south, and east. One of the subject parcels APN 176-18-801-011 is already zoned R-2 per NZC-22-0222. However, the applicant is requesting to expunge NZC-22-0222 with approval of this application, to bring APN 176-18-801-011 under 1 zone change entitlement with the other subject properties. Furthermore, there is an increasing need for single family homes in Clark County and Enterprise. The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0222	Reclassified APN 176-18-801-011 from R-E to R-2 zoning for a single family residential development	Approved by BCC	August 2022
TM-22-500076	32 single family residential lots on APN 176-18-801-011	Approved by BCC	August 2022
VS-22-0223	Vacated and abandoned a flood control easement on APN 176-18-801-011	Approved by BCC	August 2022
PA-21-700003	Removed an 80 foot wide right-of-way being Grand Canyon Drive located between Pebble Road and Ford Avenue from the Transportation Map of the Master Plan	Adopted by BCC	November 2021
UC-21-0512	Allowed an accessory structure prior to a principal structure on APN 176-18-801-009	Approved by BCC	November 2021
VS-21-0513	Vacated and abandoned government patent easements and a portion of right-of-way being Pebble Road on APN 176-18-801-009	Approved by BCC	November 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands, Mid-Intensity Suburban Neighborhood (up to 8 du/ac), & Compact Neighborhood (up to 18 du/ac)	R-E & R-2	Flood channel, undeveloped, & single family residential
South	Open Lands, Ranch Estate Neighborhood (up to 2 du/ac), & Low-Intensity Suburban Neighborhood (up to 5 du/ac),	R-E (RNP-I), R-1, & R-2	Undeveloped & single family residential
East	Open Lands	R-E	Flood channel & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residence

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

Related Applications

Application Number	Request
PA-23-700034	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN), Open Lands (OL), and Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds the proposed zone change request to R-2 zoning compatible with the surrounding area. The surrounding area has seen a transition from lower density residential uses to middle density residential uses. Former R-E (RNP-I) zoned areas to the south and east have been recently rezoned to R-2 (NZA-22-0222, NZC-22-0305, & NZC-23-0239). A portion of NZC-23-0239 was rezoned to R-1, since that portion was immediately adjacent to an existing 10 lot R-E (RNP-I) zoned subdivision. R-2 zoned properties are also located to the north across the flood channel. With the transition to R-2 zoning in the area, the proposed zone change request is in harmony with the surrounding area. APN 176-18-801-011, which is part of this request, is already zoned R-2. The request complies with Policy 6.1.4 of the Master Plan which encourages compact and efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources while considering community compatibility.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 20, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Expunge NZC-22-0222;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CENTURY COMMUNITIES OF NEVADA, LLC

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

DRAFT



LAND USE APPLICATION 3A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input 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>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>2C-23-0678</u> DATE FILED: <u>9/27/23</u></p> <p>PLANNER ASSIGNED: <u>AL LARSO</u></p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>11/1/23</u></p> <p>PC MEETING DATE: <u>11/21/23 @ 7:00 A.M.</u> @ <u>6:00 PM</u></p> <p>BCC MEETING DATE: <u>12/20/23 @ 9:00 A.M.</u></p> <p>FEE: <u>\$1,050.00</u></p>
	PROPERTY OWNER	<p>NAME: <u>NALA Properties, LLC</u></p> <p>ADDRESS: <u>269 Beverly Drive, Suite 322</u></p> <p>CITY: <u>Beverly Hills</u> STATE: <u>CA</u> ZIP: <u>90212</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>Century Communities of Nevada, LLC</u></p> <p>ADDRESS: <u>8390 E. Crescent Parkway, Suite 650</u></p> <p>CITY: <u>Greenwood</u> STATE: <u>CO</u> ZIP: <u>80111</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Stephanie Allen - Kaempfer Crowell</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>sallen@kcnvlaw.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-18-401-011, 012, 176-18-801-009

PROPERTY ADDRESS and/or CROSS STREETS: Pebble/Park

PROJECT DESCRIPTION: Zone Change

We the undersigned swear and say that We are the owner(s) of record on the Tax Rolls of the property involved in this application, or 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. 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.

Alison Lee Isaacman
 Property Owner (Signature)* Property Owner (Print)

STATE OF California
 COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON 9/16/2023 (DATE)
 By Alison L. Isaacman

NOTARY PUBLIC: Alison Lee Isaacman



*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.

September 25, 2023

VIA HAND DELIVERY

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

**Re: Justification Letter – Zone Change
Century Communities of Nevada
APNs: 176-18-401-011 and 012, 176-18-801-009, 010, and 011**

**PLANNER
COPY**

To Whom It May Concern:

Please be advised this office represents Century Communities of Nevada (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 23.07 acres and is generally located north of Blue Diamond Road and west of Fort Apache. The property is more particularly described as APNs: 176-18-401-011 and 012, 176-18-801-009, 010, and 011 (the “Site”). The Applicants are planning a single family residential development on the Site, but the site design will be submitted subsequent to this application. This application is for a zone change from R-E (RNP 1) to R-2. There is a corresponding master plan amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN).

Zone Change:

The Site is currently zoned R-E, with some portions of the Site located within the RNP I overlay, which is a low-intensity zoning district. However, the Site is surrounded by developments of similar or higher densities. Adjacent to the south of the site is a mix of Mid-Intensity and Low-Intensity single family developments, zoned R-2 and R-D. North of the Site is Compact Neighborhood developments zoned R-2, R-3 and RUD.

While the proposed Site is located partially within an RNP I overlay, the Site is appropriate for R-2 as the surrounding area has become primarily medium density residential in recent years while Clark County has experienced increasing need for single family homes. NZC-22-0222 was recently approved by the Board of County Commissioners for a zone change to R-2, and the subject site of that application also contains a portion within the RNP I overlay.

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Water and sewer utilities are located near the Site and the Applicants will provide the necessary infrastructure connecting the existing utilities to the Site. Finally, the Applicants will mitigate any impacts the proposed development may have.



Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink that reads "Stephanie Allen".

Stephanie Allen

EEO/lak

11/21/23 PC AGENDA SHEET

ACCESSORY STRUCTURES
(TITLE 30)

FORD AVE/MILLER LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0652-CATS MEOW TRUST & HETHERINGTON TRICIA M TRS:

USE PERMIT for accessory structure size.

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a rooftop balcony in conjunction with an existing single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the west side of Miller Lane, approximately 270 feet north of Ford Avenue within Enterprise. JJ/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

176-16-711-013

USE PERMIT:

1. a. Allow a proposed 3,612 square foot accessory building where a maximum of 1,829 square feet (half the footprint of the principal dwelling) is allowed per Table 30.44-6 (a 197% increase).
- b. Allow the cumulative footprint of accessory structures (4,204 square feet) to exceed the footprint of the principal dwelling (3,658 square feet) where not permitted per Table 30.44-6 (a 115% increase).

WAIVER OF DEVELOPMENT STANDARDS:

Reduce rear setback for a rooftop balcony to 9 feet 9 inches where 27 feet is required per Table 30.40-1 (a 64% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8657 S. Miller Lane
- Site Acreage: 0.7
- Number of Lots: 1
- Project Type: Accessory Structures

- Building Height (feet): 6 (fence)/25 (multi-purpose building)/11 (accessory structure)
- Square Feet: 3,612 (multi-purpose building)/592 (accessory structure)/1,259 (rooftop balcony)

Site Plan

The submitted site plan depicts an existing single family residence on the eastern portion of the subject parcel. The central portion of the rear yard includes a proposed swimming pool, daybed area, fire pit, and hot tub. A new accessory structure is also proposed that will provide shade for the outdoor patio area with an attached bathroom, located on the southern edge of the central portion, approximately 5 feet from the south boundary line. The plans show that the accessory structure meets all required setbacks and building separation per Title 30. The plans also show a new multi-purpose building which is set back 5 feet from the west boundary line, 7 feet from the north boundary line, and 6 feet from the south boundary line. It will be located in the western portion of the rear yard.

Landscaping

Plans show artificial lawn and landscaping will be installed to separate the proposed multi-purpose building and shade structure.

Elevations

Staff finds that the existing principal dwelling includes materials such as stucco and wood, and concrete tile roof. The proposed shade structure will be 11 feet in height with an enclosed bathroom on the western edge of the outdoor patio area. The bathroom walls will be constructed of a smooth stucco finish, painted to match the existing home. The roof will be made of steel trellis.

The multi-purpose building will be 25 feet in height and have a roof top balcony that is enclosed on all sides. It will be constructed of a smooth stucco finish and painted to match the existing home. There will be stone veneer constructed along the north and east elevations to match the existing residence. The roof will be constructed of concrete tile that will match the existing residence. The plans depict 5 windows/openings along the eastern wall of the balcony that direct towards the existing principal dwelling.

Floor Plans

The plans depict the multi-purpose building consists of a 2 car garage, safe room, yoga room, spa, and a gym. Access to the proposed roof top balcony will be provided by a set of stairs adjacent to the yoga room. The accessory structure plans depict a barbeque area, patio area, seating area, and bathroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant would like to construct a multi-purpose accessory building in the rear of their property, as well as a detached patio cover with an attached bathroom. The design of all the proposed structures match the main existing residence in architectural style, color scheme, and

materials. The overall coverage of the site is at 26% where 50% is the maximum. Landscaping features will be incorporated into the construction as well.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0851-13	Allowed a single family residence to have access from a collector street, waived full off-site improvements, with a design review for a single family residential development	Approved by BCC	February 2014

This parcel is in the Public Facilities Needs Assessment (PFNA) area.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit and Waiver of Development Standards

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.

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.

Staff finds that although the proposed multi-purpose building is not going to be viewable from the right-of-way and will be architecturally compatible with the house, the request for increased square footage along with the rear setback reduction for the rooftop deck, is altogether excessive and no mitigation has been provided. Adequate setback for a rooftop balcony will preserve the R-E (RNP) zoned neighbors and their privacy. The requests are not compatible with the surrounding properties; for instance, the property to the west, which will be most impacted by these requests, has a similar accessory building; however, it meets all the Title 30 requirements. Staff cannot support these requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- 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: TRICIA HETHERINGTON

CONTACT: SIMONA STEPHENS, 960 HERITAGE COVE DR., HENDERSON, NV 89011



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

4A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>123-0052</u> DATE FILED: <u>9/18/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/1/23</u> PC MEETING DATE: <u>11/21/23</u> BCC MEETING DATE: _____ FEE: <u>\$1150</u>
	PROPERTY OWNER NAME: <u>CATS MEOW TRUST and HETHERINGTON TRICIA M TRS</u> ADDRESS: <u>8657 S Miller Ln.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>triciaheth@gmail.com</u>
	APPLICANT NAME: <u>Tricia Hetherington and Brian Evans</u> ADDRESS: <u>8657 S Miller Ln.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>triciaheth@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Simona Stephens</u> ADDRESS: <u>960 Heritage Cove Dr.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89011</u> TELEPHONE: <u>702-234-3865</u> CELL: _____ E-MAIL: <u>ssarchitect2018@gmail.com</u> REF CONTACT ID #: _____

PLANNER COPY

ASSESSOR'S PARCEL NUMBER(S): 176-16-711-013
 PROPERTY ADDRESS and/or CROSS STREETS: 8657 S Miller Ln., Las Vegas, NV 89113
 PROJECT DESCRIPTION: Increase allowable accessory structure's square footage at existing residential property

(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.

Tricia Evans Tricia Evans
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 7, 2023 (DATE)
 By Tricia Evans

NOTARY PUBLIC: Betsabe Parker

Notary Public - State Of Nevada
 COUNTY OF CLARK
BETSABE PARKER
 My Appointment Expires
 March 31, 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.

SIMONA STEPHENS, Architect

September 10, 2023

23-0652

Clark County Comprehensive Planning
Current Planning Division
500 South Grand Central Pky.
P.O. Box 551744
Las Vegas, Nevada 89155-1744

RE: Justification letter for Use Permit and Waiver of Development Standards

**8657 S. Miller Lane
Las Vegas, NV 89113
APN#: 176-16-711-013**

Please accept this as the required justification letter for a Design Review, Use Permit and Waiver of Development Standards on APN# 176-16-711-013 for miscellaneous structures at the existing lot with single-family residence.

The parcel is zoned R-E, rural estates residential and the existing residence, 3658 square feet, sits on 0.68 acres of land. There is no septic tank, house is connected to a public sewer. The lot is large, and Owners want to add structure to include garage, gym and spa and multi-purpose room as well as an outdoor living area. The Multi-Purpose building which includes a 2-car garage (770 square feet), a gym (883 square feet), spa (826 square feet), multi-purpose open space (883 square feet) with Safe Room (176 square feet) at basement level and Entry (74 square feet). The overall area of the Multi-Purpose building is at 3,612 square feet including garage and does exceed the allowable 1,829 square feet, see below for Use Permit. The floor plan of Multi-Purpose building is open. Garage will be used to store vehicles and personal tools and the rest of the building will be used as gym and spa. Owners will be providing gym and spa equipment for their personal use. The portion of the multi-purpose building also has a roof access, no shade structure. The overall height of the structure is at 25'-0", as max allowed for any accessory structure. See below for Waiver of Development Standards for the roof deck setback. The Owner is also wanting to create an outdoor shaded patio/ BBQ area (480 square feet) and dining area as well as lounge area by the pool along standalone small outdoor bathroom and shower to be accessed from the pool area. The outdoor restroom and shower is at 112 square feet and is incorporated with patio expansion. The restroom portion will be fully enclosed with full height walls at 10'-3" and solid roof. The patio, however, will be enclosed with ¾ height wall (7'-0" above finish floor) on one side only. It will have semi solid roof with trellis beams to match the existing residence court yard. The proposed day bed area is not going to be shaded.

The design of all of the proposed structures match the main existing residence in architectural style, color scheme and materials. The overall coverage of the site, including new and existing, is at 26% where 50% is allowed. The Owner is incorporating landscape features

960 Heritage Cove Dr. Henderson, NV 89011
Email: SSArchitect2018@gmail.com, Phone: 702-234-3865

SIMONA STEPHENS, Architect

23-0652

and site elements to work with an existing grade. The existing 5'-0" private drainage easement will remain maintained.

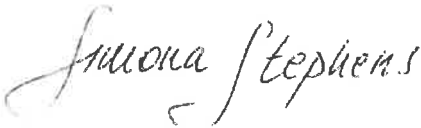
With this application, I am requesting the approval of the following Special Uses:

- To allow larger accessory use within R-E zoning than allowed 1,829 square feet (Permit Per Table 30.44 of Title 30, it says that the accessory structure cannot exceed 1,829 square feet). Owner would like to increase that to 3,612 square feet which would include a 2-car garage, home gym, spa and large open space multi-functional space.
- To allow all additional/ new structures (total area 4,204 square feet) to be larger than overall footprint of the existing residence which is 3,658 square feet.

With this application, I am also requesting the approval of the Waiver of Development Standards to allow 9'-0" setback of the roof deck at the Multi-Purpose Building where 27'-0" is required.

Thank you. If you have any questions or require additional information, please call me at (702) 234-3865 or Email at ssarchitect2018@gmail.com.

Sincerely,
Simona Stephens



11/21/23 PC AGENDA SHEET

SINGLE FAMILY RESIDENCE
(TITLE 30)

SCHUSTER ST/ELDORADO LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0661-DELGADO FERNANDO M:

USE PERMIT to allow an accessory structure (detached workshop) not architecturally compatible with the principal building.

WAIVER OF DEVELOPMENT STANDARDS for increased height of an accessory structure (detached workshop) on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Schuster Street, 135 feet south of Eldorado Lane within Enterprise. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:
177-07-604-003

USE PERMIT:
Allow an accessory structure (detached workshop) not architecturally compatible with the principal building where required per Table 30.44-1.

WAIVER OF DEVELOPMENT STANDARDS:
Increase the building height of an accessory structure (detached workshop) to 29 feet where 25 feet is the maximum height per Table 30.40-1 (a 16% increase).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 7550 Schuster Street
- Site Acreage: 1
- Project Type: Accessory structure (detached workshop)
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 1,500

Site Plan

The site plan depicts a 4,003 square foot single family home with accessory structures on a 1 acre parcel in an R-E (Rural Estates Residential) (RNP-I) Zone. The property is accessed from Schuster Street with the proposed workshop located 160 feet east of Schuster Street. The property has an existing 750 square foot guest house and 144 square foot shed in the backyard. The proposed workshop building is located 10 feet from the north and east property lines, and 8 feet from the existing shed.

Landscaping

No additional landscaping is proposed for this property.

Elevations

The elevations depict a workshop with metal siding and metal roof. The north, east, and south elevations are walls, with an RV roll-up door and pedestrian access located on the west side of the building.

Floor Plan

The 1,500 square foot workshop has an open floorplan with no interior walls and a hard surface floor.

Signage

Signage is not a part of this request.

Applicant's Justification

The owner is proposing an accessory workshop building that is 29 feet in height where 25 feet is the maximum height permitted. The owner purchased the metal building without confirmation of the height limitations. The owner has contacted surrounding owners to verify there are no objections to the proposed workshop. Each of the nearby neighbors have signed a statement of support. The surrounding area has 1 acre lots that are similar to this property. The metal workshop will be painted to match the principal dwelling.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified to add an RNP-I overlay	Approved by BCC	October 2005

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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. While the architecture of the proposed metal building has a pitched roof similar to the principal residence, it will not be consistent with the surrounding properties and intent of Title 30 to have accessory structures that match the materials of existing homes. Staff is unable to support the special use permit with the additional 4 feet of height creating greater bulk and exposed metal building than other lots in the area. Staff cannot support this request.

Waiver 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. The surrounding area is zoned R-E with similar uses on similar sized lots. The allowed height of 25 feet is a standard height for accessory structures, many of which exceed the height of existing one story single family homes. The additional 4 feet of height would not be compatible with the surrounding area and would not meet the intent of Title 30 standards that are intended to provide a uniform standard; therefore, staff cannot support the waiver request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Plant 5 medium size Evergreen trees 20 feet apart on the north (3) and east (2) sides of the workshop;
- Certificate of occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has

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

Public Works - Development Review

- No comment.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District when modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FERNANDO DELGADO

CONTACT: FERNANDO DELGADO, 7550 SCHUSTER ST, LAS VEGAS, NV 89139



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 5A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</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 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>	STAFF	<p style="font-size: 1.5em; font-weight: bold;">UC/WS-23-0661</p> <p>APP. NUMBER: _____ DATE FILED: <u>9-21-2023</u></p> <p>PLANNER ASSIGNED: <u>RGB</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11-1-2023</u></p> <p>PC MEETING DATE: <u>11-21-2023</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$1,150</u></p>
	PROPERTY OWNER	<p>NAME: <u>Fernando Delgado</u></p> <p>ADDRESS: <u>7550 Schuster St</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u></p> <p>TELEPHONE: <u>7025954088</u> CELL: <u>702-595-4088</u></p> <p>E-MAIL: <u>fernando@tickmansound.com</u></p>
	APPLICANT	<p>NAME: <u>Fernando Delgado</u></p> <p>ADDRESS: <u>7550 Schuster St</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u></p> <p>TELEPHONE: <u>7025954088</u> CELL: _____</p> <p>E-MAIL: <u>fernando@tickmansound.com</u> REF CONTACT ID #: <u>N/A</u></p>
	CORRESPONDENT	<p>NAME: <u>Fernando Delgado</u></p> <p>ADDRESS: <u>7550 Schuster St</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u></p> <p>TELEPHONE: <u>7025954088</u> CELL: _____</p> <p>E-MAIL: <u>fernando@tickmansound.com</u> REF CONTACT ID #: <u>N/A</u></p>

ASSESSOR'S PARCEL NUMBER(S): 177-07-604-003

PROPERTY ADDRESS and/or CROSS STREETS: 7550 Schuster St

PROJECT DESCRIPTION: Building an accessory building for equipment storage.

(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)*

Fernando Delgado

Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 05-12-23 (DATE)

By Fernando Delgado

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.

Page 1 of 2
APR-23-100678

March 16, 2023

Department of comprehensive planning
Clark county Nevada
500 S. Grand Central Parkway
Las Vegas, NV 89155

UC-23-0661

RE: justification letter in regards to waiver of development standards for the site located at 7550 Schuster St., Las Vegas, NV 89139.

To whom it may concern:

This letter is written on behalf of Fernando Delgado homeowner and shall serve as justification letter for waiver of development standards

Fernando purchased a pre-fabricated steel building to use as a personal workshop and to run his home-based business out of. Unfortunately, as an owner builder, he overlooked the height requirements and purchased a building that exceeds said requirements by 5 feet. The neighborhood is situated on Schuster Street between El Dorado and Maulding Ave. All of the homes adjacent to this property are on 1 acre lots. This building will not interfere with anything that is going on in the area in anyway.

Thank you very much

Fernando Delgado (homeowner)
702-595-4088
7550 Schuster St., Las Vegas, NV 89139

PLANNER
COPY

11/21/23 PC AGENDA SHEET

DAY SPA
(TITLE 30)

WARM SPRINGS RD/GILLESPIE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0669-JER 2911 PARTNERS, LLC:

USE PERMIT for a day spa establishment in conjunction with an existing office complex on a 0.3 acre portion of 9.2 acres in a C-P (Office & Professional) Zone.

Generally located on the west side of Gillespie Street, approximately 385 feet south of Warm Springs Road within Enterprise. MN/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

177-09-113-003 through 177-09-113-008; 177-09-113-010; 177-09-113-012; 177-09-113-013; 177-09-113-015 through 177-09-113-017; 177-09-113-020 through 177-09-113-023

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 163 E. Warm Springs Road
- Site Acreage: 0.3 (Suite 2)/9.2 (complex)
- Project Type: Day Spa
- Square Feet: 4,800 (Suite 2)
- Parking Required/Provided: 425/445 (complex)

Site Plan & Request

The site plan provided shows an existing office complex consisting of 16 buildings. Access to the site is via 2 driveways on Warm Springs Road and 2 driveways on Gillespie Street. Existing parking areas surround each building.

This application is for a day spa that will be offering multiple services such as micro-needling, laser resurfacing treatments, chemical peels, facials, and body contouring. The day spa will be in Suite 2, located in building 6 which is on the southeast portion of the site APN: 177-09-113-013, approximately 120 feet west of Gillespie Street. The business will operate Tuesday through Saturday with hours of operation between 10:00 a.m. and 6:00 p.m.

Landscaping

Landscaping exists around all office buildings, along the streets, and within the parking lot. No changes are proposed or required with this request.

Elevations

No changes to the exterior of the building are proposed. The provided photos depict a stucco finish building with a flat rooftop. There is a metal awning over the entrance of the building on the southern elevation.

Floor Plans

The floor plans show a 4,800 square foot office building with rooms dedicated for various services including office, day spa, bathroom, and break-room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant would like to operate a Day Spa that offers micro-needling, laser resurfacing treatments, chemical peels, facials, and body contouring. The business would operate Tuesday through Saturday, from 10:00 a.m. to 6:00 p.m. The applicant is interested in using this location because of its proximity to the Las Vegas Strip and its potential for attracting new clients.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0409-04	Waived the number of signs and separations along one street frontage in conjunction with an office complex	Approved by PC	April 2004
TM-500036-03	Commercial lot on 8.7 acres in a C-P (Office & Professional) Zone	Approved by PC	March 2003
ZC-1835-02	Reclassified 9.2 acres from R-E to C-P, C-1, and C-2 zoning for a retail/office center	Approved by BCC	February 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Vehicle rentals
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP I)	Single family residential
East	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-P & R-E	Commercial complex & single family residential
West	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-1 & R-2	Vacant & single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

The existing C-P zoned office complex provides professional services to the area while at the same time buffering the adjacent single family subdivision to the south from more intense uses along Warm Springs Road. The day spa will be in an existing office building that is set back approximately 155 feet from a developed single family residential area to the south, and is separated by another existing office building. Also, there are existing office buildings within this complex that buffer the subject building on all 4 sides. Adequate parking is provided for this use as well as other uses within the building and the entire complex. Staff finds that this proposed use is harmonious with the existing complex and can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SAMANTHA GUERRERO

**CONTACT: SAMANTHA GUERRERO, 7053 RANGE VALLEY ST, LAS VEGAS, NV
89084**

DRAFT



LAND USE APPLICATION 6A

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

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0669</u> DATE FILED: <u>9/25/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>11/1/23</u> PC MEETING DATE: <u>11/21/2023</u> BCC MEETING DATE: _____ FEE: <u>\$675.00</u>
	PROPERTY OWNER NAME: <u>MKI Financial Services</u> ADDRESS: <u>163 E. Warm Springs Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-898-9000</u> CELL: _____ E-MAIL: <u>angi@mkgcpas.com / bill@mkgcpas.com</u>
	APPLICANT NAME: <u>Samantha Guerrero</u> ADDRESS: <u>7053 Range Valley Street</u> CITY: <u>N. Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89084</u> TELEPHONE: _____ CELL: <u>323-394-1670</u> E-MAIL: <u>samantha.c.guerrero@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Samantha Guerrero</u> ADDRESS: <u>7053 Range Valley St</u> CITY: <u>N. LV</u> STATE: <u>NV</u> ZIP: <u>89084</u> TELEPHONE: <u>323-394-1670</u> CELL: _____ E-MAIL: <u>Samantha.c.guerrero@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-09-113-013 003 through 8, 10, 12, 15, 16, 17, 20, 21

PROPERTY ADDRESS and/or CROSS STREETS: Warm Springs & Gillespie 22, 23

PROJECT DESCRIPTION: Renting Suite for Day Spa (Med spa)

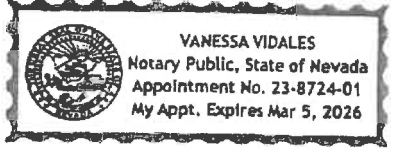
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Angie Guerrero Property Owner (Signature)* Angie Guerrero Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 08-22-2023 (DATE)

By Vanessa Vidales
 NOTARY PUBLIC: Vanessa Vidales



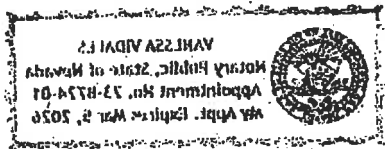
*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

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2020-2021

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Hello,

UC-23-0669

I am interested in a Special Use Permit for a Day Spa located inside suite two within McCarthy Kaster Guerrero CPAs, 163 E. Warm Springs Road, Las Vegas, NV 89119. My intent in renting suite two is to become a solo esthetician instead of working for a large spa. My business name would be Luna Glow Aesthetics, my hours of operation would be Tuesday through Saturday 10am-6pm. I will be providing micro-needling, laser resurfacing treatments, chemical peels, facials and body contour. I am intrigued with this location due to how close it is to the Las Vegas Strip and the potential it has to bring in clientele. I am eager to get this permit approved to start this business I am passionate about.

Thank You,

Samantha Guerrero

11/21/23 PC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

LAS VEGAS BLVD S/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0670-SRMF TOWN SQUARE OWNER, LLC:

USE PERMIT for a recreational facility (indoor golf simulator) with accessory uses (shop, restaurant, and bar) in conjunction with 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 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: 6623 Las Vegas Boulevard South (Suite A-140)
- Site Acreage: 94.4 (portion)
- Project Type: Recreational facility (indoor golf simulator) with accessory uses (shop, restaurant, and bar)
- Number of Stories: 1
- Square Feet: 8,769
- Parking Required/Provided: 5,497/5,543 (overall shopping center)

Site Plans

The plans show a proposed golf simulator facility within an existing shopping center (Town Square). The lease area is located in the southern portion of the shopping center in Building F, Suite A. Access to the shopping center is from Las Vegas Boulevard South and Sunset Road via multiple driveways.

Landscaping

No changes to the existing landscaping are proposed or required with this application.

Elevations

The golf simulator facility will occupy a portion of the first floor of Building F. The façade consists of glazed window paneling and enhanced architectural features.

Floor Plans

The floor plans depict an 8,769 square foot lease area. The interior of the space will consist of 7 golf simulation areas, a bar & restaurant, and a small merchandise area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they wish to open a golf simulation recreational facility in Town Square that serves food and alcohol. Additionally, the applicant notes that there are currently other recreational facilities that serve food and alcohol in Town Square already, and states that this use would conform to others in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0159	Recreational facility (putting course)	Approved by BCC	June 2023
UC-23-0126	Use permit & design review for a monorail station (Vegas Loop)	Approved by BCC	May 2023
ET-22-400107 (WS-19-0682)	First extension of time for a hotel	Approved by BCC	November 2022
WS-19-0682	Waived development standards for a hotel encroaching into air space	Approved by BCC	October 2019
WS-18-0918	Amended a comprehensive sign package	Approved by BCC	March 2019
UC-18-0804	Recreational facility (escape room)	Approved by PC	December 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

Prior Land Use Requests

Application Number	Request	Action	Date
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-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
East	Entertainment Mixed Use	H-1	Recreational facility (golf course)
West	Business Employment	M-1, M-D, & R-E	I 15 & industrial

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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 has no concerns with the request for the proposed recreational facility, given that the existing shopping center (Town Square) is already host to many other recreational facilities of varying kinds. This use is consistent with other uses along the resort corridor and there are policies established in the Master Plan that encourages sites to be compatible with adjacent land uses and off-site circulation patterns. Additionally, the project site has ample parking to accommodate visitors; therefore, staff can support this request.

Department of Aviation

The property lies within the AE-65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

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 Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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: ENCOMPASS STUDIO
CONTACT: CHAMPION RESOURCE GROUP, LLC, 4310 PLUMERIA MIST STREET,
LAS VEGAS, NV 89129



LAND USE APPLICATION 7A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input checked="" 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="text-align: center;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="text-align: center;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="text-align: center;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC-23-0670</u> DATE FILED: <u>09/26/2023</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/01/2023</u></p> <p>PC MEETING DATE: <u>11/21/2023</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$ 675</u></p>
	PROPERTY OWNER	<p>NAME: <u>SRMF TOWN SQUARE OWNER LLC</u></p> <p>ADDRESS: <u>1 East Wacker Drive, Ste. 3110</u></p> <p>CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60601</u></p> <p>TELEPHONE: <u>N/A</u> CELL: <u>N/A</u></p> <p>E-MAIL: <u>N/A</u></p>
	APPLICANT	<p>NAME: <u>Dante Amato, AIA Encompass Studio</u></p> <p>ADDRESS: <u>241 West Charleston Blvd., Ste. 155</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u></p> <p>TELEPHONE: <u>702-733-7759</u> CELL: <u>702-683-3646</u></p> <p>E-MAIL: <u>dante@estudiovegas.com</u> REF CONTACT ID #: <u>39880611</u></p>
	CORRESPONDENT	<p>NAME: <u>Mack McKnight</u></p> <p>ADDRESS: <u>4310 Plumeria Mist</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u></p> <p>TELEPHONE: <u>702-526-1313</u> CELL: <u>702-526-1313</u></p> <p>E-MAIL: <u>fmackmcknight@gmail.com</u> REF CONTACT ID #: <u>222027</u></p>

ASSESSOR'S PARCEL NUMBER(S): 177-05-510-002

PROPERTY ADDRESS and/or CROSS STREETS: Bldg. 'F', 6623, Ste. A-140, S. Las Vegas Blvd. | On ramp to I-15 N | On ramp to I-215 W

PROJECT DESCRIPTION: New 'Amusement' oriented tenant; X-Golf features high-end golf simulators, bar and restaurant for all age groups.

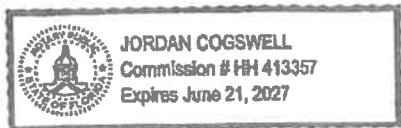
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature] KEN WETH P. JONES, Authorized Signatory
 Property Owner (Signature)* Property Owner (Print)

STATE OF FLORIDA
 COUNTY OF HILLSBOROUGH

SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 24, 2023 (DATE)
 By KENNETH P. JONES

NOTARY PUBLIC: *[Signature]* JORDAN COGSWELL



*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.



September 19, 2023

UC-23-0670

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

Re: **Justification Letter – Special Use Permit to allow On-Premises
Accessory Commercial Uses** in Conjunction with a 'Recreational Facility'
located within the Town Square H-1 Commercial Development
Bldg. F, Ste. A-140, 6623 S. Las Vegas Blvd., Las Vegas, NV 89119
APN: 177-05-510-002

To Whom it May Concern:

Please be advised that our office represents the Property Owner in the above-referenced matter. The Property Owner is requesting that its Tenant, known as **X-GOLF**, a high-end, indoor golf simulator 'Recreational Facility', be issued a special use permit allowing for accessory uses including a full bar and restaurant serving beer, wine, liquor and a selection of quick bites and entrees. The venue will be situated on the ground level of an existing building located within the Town Square open-air commercial development at 6623 S. Las Vegas Blvd; also known as APN: 177-05-510-002.

The site is zoned H-1. With a special use permit approval, accessory commercial uses may be permitted in conjunction with the establishment, but not limited to shops, snack bars, lounges and restaurants, provided the accessory uses are specified in a special use permit application. We contend that the issuance of a special use permit is appropriate for the following reasons: (1) the Site is not within 200' of a residential use, (2) the site is located on S. Las Vegas, Blvd, a major arterial, and (3) the Site is currently approved for similar uses. We believe that the issuance of a special use permit to allow accessory uses including food consumption, the on-premises consumption of alcohol, and the sale of miscellaneous venue-associated 'golf' items is compatible with the surrounding area.

Should you require additional information and/or clarification please do not hesitate to contact me.

Thank you.

Dante Amato, AIA
Project Director | Architect

**PLANNER
COPY**

cc: Mack McKnight, Special Consultant to the Owner
Gerard Amlin, Regional Operations Director | Fairbourne
Barrett Powley, Principal | Encompass Studio

principals

Barrett Powley, architect 5492
Deb Hopson, registered interior designer 056

EASEMENT
(TITLE 30)

ST. ROSE PKWY/MARYLAND PKWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0662-RICHMOND LIMITED PARTNERSHIP:

VACATE AND ABANDON an easement of interest to Clark County located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise (description on file). MN/mh/syp (For possible action)

RELATED INFORMATION:

APN:
177-34-716-001

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

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of the existing drainage easement granted per File 122 Page 8. A vacation and abandonment for another portion of this drainage easement was previously approved (VS-19-0754). The applicant indicates that a meeting with Clark County Flood Control determined that this portion of the drainage easement is unnecessary because the remainder of the drainage easement is sufficient for the conveyance of flow.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0589	Reduced the separation of an on-premises consumption of alcohol establishment (supper club) to a residential use	Scheduled for PC	October 2023
WS-23-0289	Increased the number of freestanding signs with a design review for existing and proposed signage	Approved by BCC	July 2023
UC-23-0080	Recreational facility with a restaurant and on-premises consumption of alcohol	Approved by BCC	April 2023
UC-22-0494	Supper club	Approved by BCC	October 2022
ET-21-400102 (WS-20-0121)	First extension of time for design reviews for a shopping center	Approved by BCC	August 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400096 (NZA-18-0283)	First extension of time for a zone change and a design review for a shopping center	Approved by BCC	August 2021
WC-20-400021 (NZA-18-0283)	Waived conditions of a zone change to provide intense landscape buffer adjacent to a single family use	Approved by ZA	March 2020
WS-20-0121	Shopping center with a lighting plan	Approved by ZA	March 2020
VS-19-0754	Vacated and abandoned easements of interest to Clark County located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street	Approved by PC	November 2019
TM-18-500194	1 lot commercial subdivision on 7.2 acres in a C-2 zone	Approved by PC	December 2018
NZA-18-0283	Reclassified 6.2 acres to C-2 zoning with a design review for a shopping center	Approved by BCC	July 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	City of Henderson	DH & IG	Undeveloped
East	City of Henderson	IG & IL	Undeveloped & warehouse
West	Urban Neighborhood (greater than 18 du/ac)	R-3	Single family residential & senior housing

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 the drainage easement that is not necessary for site, drainage, or roadway development.

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and 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

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND LIMITED PARTNERSHIP

CONTACT: BAUGHMAN & TURNER INC, 1210 HINSON ST, LAS VEGAS, NV 89102



VACATION APPLICATION 8A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>15-23-0662</u> DATE FILED: <u>9/23/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>enterprise</u> TAB/CAC DATE: <u>10/1/2023</u> PC MEETING DATE: <u>11/21/2023</u> BCC MEETING DATE: _____ FEE: <u>\$875.00</u>
--	----------------	--

PROPERTY OWNER	NAME: <u>Richmond Limited Partnership</u> ADDRESS: <u>1422 Edinger Ave #150</u> CITY: <u>Tustin</u> STATE: <u>CA</u> ZIP: <u>92780</u> TELEPHONE: <u>714-444-4940</u> CELL: _____ E-MAIL: <u>Scott.Knode@tfgflp.com</u>
----------------	---

APPLICANT	NAME: <u>Richmond Limited Partnership</u> ADDRESS: <u>1422 Edinger Ave #150</u> CITY: <u>Tustin</u> STATE: <u>CA</u> ZIP: <u>92780</u> TELEPHONE: <u>714-444-4940</u> CELL: _____ E-MAIL: <u>Scott.Knode@tfgflp.com</u> REF CONTACT ID #: _____
-----------	---

CORRESPONDENT	NAME: <u>Baughman & Turner, Inc.</u> ADDRESS: <u>1210 Hinson St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-870-8771</u> CELL: <u>702-870-8772</u> E-MAIL: <u>joshh@baughman-turner.com</u> REF CONTACT ID #: <u>137071</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-34-716-001

PROPERTY ADDRESS and/or CROSS STREETS: St Rose/Maryland

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

 Property Owner (Signature)*

Anthony Fanticola, President

 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC: _____

(see attached)

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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1–6 below)
- See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

~~_____

_____~~

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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

State of California
 County of Orange

Subscribed and sworn to (or affirmed) before me
 on this 5 day of September, 2023,
 by Anthony Fanticola
 (1) _____



(and (2) _____),
Name(s) of Signer(s)

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

Place Notary Seal and/or Stamp Above

Signature Pulido
Signature of Notary Public

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Clark County Nevada - Vacation Application

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

VS-23-0002

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

September 6, 2023

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

**Re: Vacation of Public Drainage Easements - APN 177-34-716-001
(Maryland Parkway and St Rose Parkway)**

To Whom It May Concern,

Please let this letter serve as Justification for the Vacation of a portion of a Public Drainage Easement. The subject drainage easement currently runs east/west across the middle of APN 177-34-716-001. A portion of this unused drainage easement has previously been vacated as it was unnecessary for conveying drainage (Order of Vacation VS 19-0754, Recorded Doc#20201104-3086). With the development of the final parcel in the commercial subdivision, the associated grading will route the drainage more efficiently towards the balance of the existing on-site drainage easements. A meeting was held with Clark County Flood Control staff and it was determined that this small portion of the remaining drainage easement is not necessary for the conveyance of flow.

The approval of this vacation will not have a negative impact on either the environment or the adjacent property owners. If you have any questions, please feel free to call me at the above referenced number.

Sincerely,
Baughman & Turner, Inc.


Josh Harney
Project Coordinator

JH/pp

PLANNED
COPY

11/21/23 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

RAVEN AVE/GAGNIER BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0671-8415 RAVEN, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Becket Ranch Court and between Raven Avenue and Creek Canyon Avenue within Enterprise (description on file). JJ/nai/syp (For possible action)

RELATED INFORMATION:

APN:
176-21-101-012

LAND USE PLAN:
ENTERPRISE – RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements located along the west, south, and east property lines, and a 3 foot wide patent easement along the north property line. The patent easements are requested to be vacated to facilitate future development for the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified from an R-E to an R-E (RNP I) zoning	Approved by BCC	October 2005
MP-1532-02	Neighborhood plan on 15 acres in an R-E zone	Approved by BCC	December 2002
MP-0466-02	Neighborhood plan for a mixed-use major project comprehensive planned community in an R-E, H-2, C-1, and C-2 zones	Approved by BCC	August 2002
WT-1577-95	Overhead Transmission lines	Approved by PC	October 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and 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

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

Clark County Water Reclamation District (CCWRD)

- No objection.

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

**APPLICANT: PHILIP WAKEFIELD
CONTACT: ANGELA BACA, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILESPIE
STREET, STE 120, LAS VEGAS, NV 89183**

DRAFT



VACATION APPLICATION 9A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0071</u>	DATE FILED: <u>9/26/23</u>
<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 #): _____		PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u>11/21/23</u> BCC MEETING DATE: _____ FEE: <u>\$ 875</u>	TAB/CAC DATE: <u>11/1/23</u> <div style="color: red; font-weight: bold; font-size: 1.5em; text-align: center;">PLANNER COPY</div>

PROPERTY OWNER	NAME: <u>8415 RAVEN LLC</u> ADDRESS: <u>7214 CAMERON STREET</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.810.6039</u> CELL: _____ E-MAIL: <u>stevencrm@gmail.com</u>
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APPLICANT	NAME: <u>BLUE DIAMOND CIVIL ENGINEERING</u> ADDRESS: <u>9816 GILESPIE STREET STE 120</u> CITY: <u>LAS VEGAS.</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702.478.8580</u> CELL: _____ E-MAIL: <u>pwakefield@bdce-lv.com</u> REF CONTACT ID #: _____
------------------	--

CORRESPONDENT	NAME: <u>BLUE DIAMOND CIVIL ENGINEERING</u> ADDRESS: <u>9816 GILESPIE STREET STE 120</u> CITY: <u>LAS VEGAS.</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702.478.8580</u> CELL: _____ E-MAIL: <u>abaca@bdce-lv.com</u> REF CONTACT ID #: _____
----------------------	---

ASSESSOR'S PARCEL NUMBER(S): 176-21-101-012

PROPERTY ADDRESS and/or CROSS STREETS: 8415 RAVEN AVENUE

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

Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 08/03/2023 (DATE)
 By Steven Khalilzadegan
 NOTARY PUBLIC: Natalie Freeman



***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.



23-0671

August 28, 2023

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

Re: Justification Letter for 8415 Raven Avenue
(Vacate US Patent Easement #1211243)

To Whom It May Concern:

Blue Diamond Civil Engineering, on behalf of our client, would like to formally request your review and approval of our application to vacate a patent easement that encumbers the property. The project is located at 8415 Raven Avenue near the cross streets of Raven Avenue and Gagnier Boulevard. (APN 176-21-101-012)

Vacation

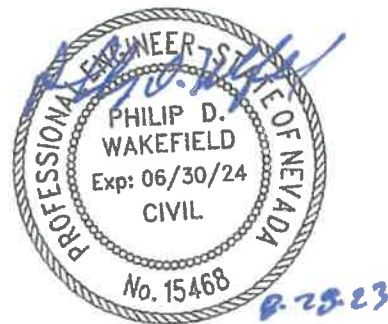
The area to be vacated can be seen on the attached vacation site exhibit. We are requesting to vacate 33 feet along the east, west, and the south boundaries of the parcel, along with 3 feet along the north side. The patent easement was created by the United States Patent Number 1211243. Since the parcel is being developed, the patent easements no longer necessary as they encumber the full potential to build on the parcel. We have also submitted a parcel map in which it is required to have the patent easements vacated. Access to the site has already been dedicated for Raven Avenue.

We are hopeful that this letter clearly describes the intent and justification of the proposed vacation. If you have any questions or require any additional information, please call (702) 478-8580.

Sincerely,

Blue Diamond Civil Engineering

Philip Wakefield, P. E
Principal



11/21/23 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

LA CIENEGA ST/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-23-0474-NEVADA INVESTMENT ASSN GRP, LLC:

DESIGN REVIEW for finished grade in conjunction with an approved mini-warehouse facility on 2.0 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Warm Springs Road and the west side of La Cienega Street within Enterprise. MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:

177-04-801-037

DESIGN REVIEW:

Increase finished grade to 48 inches (4 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 33.3% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Project Type: Increase finished grade for a mini-warehouse facility
- Number of Stories: 3
- Building Height (feet): 49
- Square Feet: 130,096
- Parking Required/Provided: 5/10

Site Plan

The approved plan depicts a 2 acre parcel located at the northwest corner of Warm Springs Road and La Cienega Street. The proposed mini-warehouse facility is centrally located on the parcel with parking located on the east and west sides of the building. There are 2 points of ingress to the facility 1 each on La Cienega Street and Warm Springs Road and 1 point of egress on La Cienega Street. There is 1 trash enclosure shown in the northwest corner of the parcel.

Landscaping

No changes are proposed or required to the landscaping areas of the approved mini-warehouse facility with this request.

Elevations

The submitted elevation plans depict a 49 foot tall 3 story building with a flat roof behind parapet walls. Construction materials consist of pre-finished metal panels, color EIFS system, exposed colored CMU block walls, glazing system, and painted metal panels.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this application is to fulfill the approval requirement of the Technical Drainage Study (PW22-19884) and off-site improvement plans. The applicant is requesting an increase of fill over 36 inches to fill a small depression on the northwest corner of the site that is currently at a lower elevation than the existing La Cienega Street roadway, fronting the property to the east. The excessive fill amount is approximately 48 inches and is in a localized area of the project; the remainder of the site will have an average fill of 2 feet to 2.5 feet. The applicant states the approval of this application will not adversely impact the general prosperity, health, safety, or welfare of the public or adjacent landowners and will allow for the orderly development of the subject parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0346	Vacated and abandoned easements	Approved by PC	August 2023
UC-22-0288	Mini-warehouse facility, waivers for increased wall height, increased building height, and reduced throat depth, and design review for a mini-warehouse	Approved by BCC	July 2022
ZC-19-0397	Reclassified the site to M-D zoning with a Resolution of Intent for a hotel	Approved by BCC	August 2019
WS-0009-12	Waiver to allow an overhead communication line on existing utility structures	Approved by PC	March 2012
ZC-1078-06	Reclassified the site from R-E to C-1 zoning for a future commercial use	Approved by BCC	September 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Parking lot
South	Neighborhood Commercial	C-P	Office buildings
East	Business Employment	C-1	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business Employment	C-1	Vehicle rental facility

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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:

Comprehensive Planning

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

Public Works - Development Review

- Comply with approved drainage study PW22-19884;
- 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.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

#0222-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NEVADA INVESTMENT ASSN GRP, LLC
CONTACT: TIMOTHY WELLS, PELOTON LAND SOLUTIONS, 5888 W. SUNSET ROAD, SUITE 101, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION 10A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input 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 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>	STAFF	<p>APP. NUMBER: <u>DR-23-0474</u> DATE FILED: <u>09/19/2023</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/01/23</u></p> <p>PC MEETING DATE: _____ @ 6pm</p> <p>BCC MEETING DATE: <u>11/21/23 @ 1 p.m.</u></p> <p>FEE: <u>\$675⁰⁰</u></p>
	PROPERTY OWNER	<p>NAME: <u>NEVADA INVESTMENT ASSN. GROUP LLC</u></p> <p>ADDRESS: <u>PO BOX 15667</u></p> <p>CITY: <u>LONG BEACH</u> STATE: <u>CA</u> ZIP: <u>90815</u></p> <p>TELEPHONE: <u>702-798-3977</u> CELL: _____</p> <p>E-MAIL: <u>TMCBRAYER@BRESLINBUILDERS.COM</u></p>
	APPLICANT	<p>NAME: <u>TODD MCBRAYER, BRESLIN BUILDERS LLC</u></p> <p>ADDRESS: <u>4710 W. POST RD., SUITE 140</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-798-3977</u> CELL: _____</p> <p>E-MAIL: <u>TMCBRAYER@BRESLINBUILDERS.COM</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>TIMOTHY J. WELLS, PE PELOTON LAND SOLUTIONS, LLC</u></p> <p>ADDRESS: <u>5888 W. Sunset Rd., Suite 101</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-848-2800</u> CELL: _____</p> <p>E-MAIL: <u>TIMOTHY.WELLS@PELOTONLAND.COM</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-04-801-037

PROPERTY ADDRESS and/or CROSS STREETS: E. WARM SPRINGS RD. AND LA CIENEGA ST.

PROJECT DESCRIPTION: THREE STORY SELF STORAGE BUILDING

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

[Signature] SAMIH S. ABUSHOUSHEH
 Property Owner (Signature)* Property Owner (Print)

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____

NOTARY PUBLIC: _____

- See attached document

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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

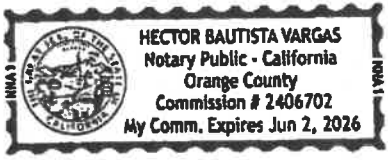
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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

State of California
 County of Los Angeles

Subscribed and sworn to (or affirmed) before me
 on this 17th day of May, 2023,
 by Samih S. Abushousheh
Date Month Year



(and (2) _____),
Name(s) of Signer(s)

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

Signature Hector Bautista Vargas
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Land Use Application

Document Date: N/A Number of Pages: 1

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



LAS VEGAS OFFICE
5888 W Sunset Rd. Suite 101
Las Vegas, Nevada 89118
702.848.2800
pelotonland.com

DR-23-0474

May 4, 2023

Clark County
Comprehensive Planning Department
500 S. Grand Central Parkway
PO Box 551741
Las Vegas, NV 89155-1741

RE: Justification Letter for ~~Patent Easement Vacation~~
APN 177-04-801-037 – Airport Self Storage
La Cienega Street
Clark County, NV

Dear County Planning Staff:

On behalf of our client, Nevada Investment Assn. Grp., LLC, please accept this justification letter in support of the enclosed Land Use Application - Design Review for increased fill height of over 36" per Title 30.32.040(a)(9)(b). This design review of excess fill is requested to fulfill the approval requirement of the Technical Drainage Study (PW22-19884) and Off-Site Improvement Plans for APN 177-04-801-037 for the above referenced development.

Per Clark County's Title 30 – Development Code Chapter 32 any request to increase the finished grade over 36 inches shall be considered by the Board through a Design Review as a public hearing. This project is requesting an increase of fill over 36" to fill a small depression on the northwest corner of the site that is currently at a lower elevation than the existing La Cienega Roadway, fronting the property to the east. The excessive fill amount is approximately 48" and is a localized area of the project, the remainder of the site will have an average fill of 2' to 2.5'. The increase of fill over 36" is caused due to need to provide flood protection to the development from the flow that is located within the E. Warm Springs Rd., fronting the project to the south.

Approval of this design review will not adversely impact the general prosperity, health, safety, or welfare of the public or adjacent land owners and will allow for the orderly development of the subject parcel. Thank you for your consideration of this Land Use Application – Design Review and please contact me at (702) 848-2800 if additional information or clarifications are required.

Most Respectfully,
Peloton Land Solutions

A handwritten signature in blue ink, appearing to read "Timothy Wells", is written over a light blue horizontal line.

Timothy Wells, PE
Project Manager

11/21/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

DECATUR BLVD/FORD AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400140 (ZC-21-0396)-DIAMOND TORINO, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) single family residential development; 2) hammerhead street design; and 3) finished grade on 1.4 acres in an R-E (Rural Estates Residential) Zone.

Generally located 350 feet east of Decatur Boulevard, 300 feet south of Ford Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action)

RELATED INFORMATION:

APN:
177-18-401-010

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the driveway distance to a spandrel to 7 feet where a minimum distance of 12 feet is required per Uniform Standard Drawing 222 (a 41.7% reduction).
- b. Reduce the width of residential driveways to 9 feet where a minimum driveway width of 12 feet is required per Uniform Standard Drawing 222 (a 25% reduction).

DESIGN REVIEWS:

1. Single family residential development.
2. Allow a street terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawing is preferred per Section 30.56.080.
3. Increase finished grade to 42 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 133.3% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.4
- Number of Lots: 18

- Density (du/ac): 13.6
- Minimum/Maximum Lot Size (square feet): 2,001 (gross and net)/2,239 (gross and net)
- Project Type: Single family residential development
- Number of Stories: 3
- Building Height (feet): 35
- Square Feet: 1,798 to 1,892
- Open Space Required/Provided: 3,600/3,739

Site Plan

The approved plans depict a single family residential development consisting of 18 lots on 1.4 acres with a density of 13.6 dwelling units per acre. The minimum and maximum lot sizes are 2,001 square feet and 2,239 square feet, respectively. The primary ingress and egress to the approved development is via a private street, which connects to the Torino Avenue alignment. The private street servicing the development is a north/south alignment terminating as a hammerhead design within the interior of the development, between Lot 9 and Lot 10. The private street measures 33 feet in width, necessitating a waiver of development standards to reduce the street width. A 4 foot wide sidewalk is located on the east side of the private street, adjacent to Lots 1 through 9 and the open space area. The 4 foot wide sidewalk connects to the approved 5 foot wide sidewalk along Torino Avenue. The approved single family residences within the development maintain a minimum setback of 10 feet from the front property line, which is permissible per the Code contingent upon 2 trees planted adjacent to the street for decorative features are provided and shown on plans, such as bay windows or stucco pop-outs, and color or texture is added to the driveway other than a grey, broom finish. The landscape plan depicts 2 trees planted adjacent to the street, complying with the Code requirement. Furthermore, enhanced architecture is provided on all elevations and enhanced colored concrete driveways are provided for all lots. All driveways maintain the minimum length of 20 feet per Code requirements. A waiver of development standards is required to reduce the interior side yard setbacks for Lots 2 through 17 and the rear yard setback for all 18 lots within the development. A waiver of development standards was also approved to reduce the separation distance to 8 feet and 7 feet from back of curb radius at Lot 1 and Lot 18, respectively, where 12 feet is required. Lot 1 and Lot 18 feature a driveway width of 9 feet, requiring a waiver to reduce the minimum width of 12 feet. The increase to finished grade will predominantly occur along the west portion of the development, with the maximum grade increase occurring at Lot 10 situated at the northwest portion of the site.

Landscaping

The approved landscape area measures 6 feet in width and is located behind an approved 5 foot wide attached sidewalk along Torino Avenue. Twenty four inch box trees are planted 15 feet on center within the landscape area in addition to shrubs and groundcover. Open space, consisting of 3,739 square feet, is located along the north portion of the site, immediately adjacent to the hammerhead cul-de-sac. Approximately 3,600 square feet of open space is required where 3,739 square feet of open space is provided.

Elevations

The approved plans depict 3 story model homes with 2 different elevations with a maximum height of 35 feet. The approved models consist of a pitched, concrete tile roof with exterior

materials featuring wood and stucco siding. Architectural enhancements are featured on all elevations including window fenestration and stucco pop-outs. The front elevations feature outdoor balconies on the second floor, with a cultured stone veneer exterior on the exterior of the first floor. No rooftop decks are approved with either 3 story model. The homes will consist of neutral, earth tone colors.

Floor Plans

The approved plans depict 3 story model homes with 2 different floor plans ranging in size from 1,798 square feet to 1,892 square feet. The model consisting of 1,798 square feet features a tandem 2 car garage on the first floor, a dining room, kitchen, powder room, kitchen, and a balcony on the second floor, and 3 bedrooms and 2 bathrooms on the third floor. The model consisting of 1,892 square feet includes a 2 car garage, family room, and bathroom on the first floor, a great room, dining room, kitchen, bathroom, and a balcony on the second floor, and 3 bedrooms and 2 bathrooms on the third floor.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-21-0396:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing for significant changes to plans;
- 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 the waivers of development standards and design reviews must commence within 2 years of approval date or they 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Torino Avenue;
- Provide paved legal access;
- Applicant shall apply for a Bureau of Land Management (BLM) grant for Torino Avenue.

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is 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.
- 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; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; 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 residents wish to have their buildings purchased or soundproofed.

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.

Applicant's Justification

The applicant has not commenced their project for a few reasons. The amount of time that was spent attending meetings with the Public Works Drainage Team and Regional Flood Control District have delayed this project. An additional 2 years is needed to resolve the issues that these teams have raised. Also, the Bureau of Land Management right-of-way application process has been initiated and additional time is needed for this process to complete.

Prior Land Use Requests

Application Number	Request	Action	Date
ORD-22-900371 (ZC-21-0396)	Standard development agreement to provide fair-share contribution toward public infrastructure for a single family residential development	Approved by BCC	April 2023
TM-22-500049	18 residential lots	Approved by PC	April 2022
VS-21-0397	Vacated and abandoned easements of interest to Clark County between Decatur Boulevard and Arville Street, and between Ford Avenue and Torino Avenue	Approved by BCC	October 2021
ZC-21-0396	Zone change, waivers, and design reviews for a single family residential development	Approved by BCC	October 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South & West	Compact Neighborhood (up to 18 du/ac)	R-4	Vacant
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Vacant

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

Staff finds that the applicant has taken steps towards commencing the project. There is a drainage study (PW22-12388) in process with the Department of Public Works. Additionally, a tentative map (TM-22-500049) was approved in April 2022 and a standard development agreement was approved in April 2023. It is for these reasons that staff can support the extension of time request with an expiration date to match the tentative map.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until April 19, 2026 to commence.
- Applicant is advised that the County has adopted a rewrite to Title 30, effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PETERSEN MANAGEMENT, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 110, LAS VEGAS, NV 89118



LAND USE APPLICATION 11A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</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>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ET) ZC - 21 - 0396 _____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>ET 23-400140</u> DATE FILED: <u>9/19/23</u></p> <p>PLANNER ASSIGNED: <u>SM</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/1/23</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>11/21/23</u></p> <p>FEE: <u>\$ 900</u></p>
	PROPERTY OWNER	<p>NAME: <u>DIAMOND TORINO LLC c/o PETERSEN MANAGEMENT LLC</u></p> <p>ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 768 - 1861</u></p> <p>E-MAIL: <u>dpetersen@visiconlv.com</u></p>
	APPLICANT	<p>NAME: <u>PETERSEN MANAGEMENT LLC - DARREN C. PETERSEN , MANAGER</u></p> <p>ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 768 - 1861</u></p> <p>E-MAIL: <u>dpetersen@visiconlv.com</u> REF CONTACT ID #: <u>186247</u></p>
	CORRESPONDENT	<p>NAME: <u>RICHARD C. GALLEGOS - D C PETERSEN PROFESSIONAL CONSULTANTS</u></p> <p>ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 524 - 0054</u></p> <p>E-MAIL: <u>rgallegos@visiconlv.com</u> REF CONTACT ID #: <u>168799</u></p>

ASSESSOR'S PARCEL NUMBER(S): 177 - 18 - 401 - 010

PROPERTY ADDRESS and/or CROSS STREETS: North side of TORINO AVE. approximately 600 feet east of DECATUR BLVD.

PROJECT DESCRIPTION: 18 lot single family residential subdivision on 1.25 gross acres

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

Property Owner (Signature)*

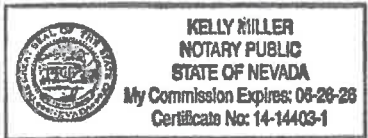
DARREN C. PETERSEN, Manager
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 31, 2023 (DATE)

By Darren C. Petersen

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.



DC PETERSEN, LLC
5052 S. Jones Blvd, Suite 110., Las Vegas, NV 89118 (702) 734-9393

September 11, 2023

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

**PLANNER
COPY**

Attn: Principal Planner

RE: DIAMOND TORINO SINGLE FAMILY RESIDENCES

**. ZC - 21 - 0396 and VS - 21- 0397
APN: 177-18-401-010
FIRST EXTENSION OF TIME
JUSTIFICATION LETTER**

Dear Staff,

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

There has been progress since approval was granted and we have accomplished the following

1. Drainage Study - Submitted and on final review.
2. Traffic Study- Approved.
3. Water Network Analysis - Approved.
4. Clark County Fire Department - Review pending
5. Clark County Water Reclamation - Approved
6. Las Vegas Valley Water District - Approved
7. NV Energy, Century Link, Southwest Gas - Service plans completed and approved .
8. Civil Improvement Plans have been prepared and will be submitted to Clark County Public Works once Drainage Study is approved.

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

Sincerely,


Richard c. Gallegos
Project Director

11/21/23 BCC AGENDA SHEET

MUTLIPLE FAMILY DEVELOPMENT
(TITLE 30)

BADURA AVE/REDWOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400146 (NZC-21-0285)-RAINBOW BADURA LAND OWNER, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 14.0 acres from an R-E (Rural Estates Residential) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential (High Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; 3) increase sign area; 4) increase sign height; and 5) allow an alternative security gate design and geometrics.

DESIGN REVIEWS for the following: 1) multiple family development; and 2) comprehensive sign plan in the CMA Design Overlay District.

Generally located on the south side of Badura Avenue and the west side of Redwood Street within Enterprise (description on file). MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:

176-02-301-012 through 176-02-301-015; 176-02-301-021

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 39 feet where 35 feet is the maximum permitted per Table 30.40-3 (an 18% increase).
2. Reduce parking to 538 spaces where a minimum of 558 spaces are required per Table 30.60-1 (a 4% reduction).
3. Increase project ID sign area to 188 square feet where 70 square feet is the maximum permitted per Table 30.72-1 (a 169% increase).
4. Increase project ID sign height to 12 feet where 10 feet is the maximum permitted per Table 30.72-1 (a 20% increase).
5. Allow an alternative security gate design and geometrics where compliance with Uniform Standard Drawing 222.1 is required.

DESIGN REVIEWS:

1. Multiple family development.
2. Comprehensive sign plan.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14
- Number of Units: 336
- Density (du/ac): 24
- Project Type: Multiple family development
- Number of Stories: 3
- Building Height (feet): Up to 39
- Open Space Required/Provided: 33,600/38,600
- Parking Required/Provided: 558/538

Site Plans

The approved plans depict a multiple family residential development consisting of 336 dwelling units distributed within fourteen, 3 story buildings. The site is 14 acres with a density of 24 dwelling units per acre. The complex will provide 1, 2, and 3 bedroom units. Minimum building setbacks are as follows: 20 feet to the north property line; 71 feet to the south property line; 87 feet to the east property line; and 52 feet to the west property line. The development requires 33,600 square feet of open space where 38,600 square feet of open space is provided. A clubhouse with a pool, sports court, and dog park are centrally located to the project site. Access to the site is granted by a proposed driveway located along Badura Avenue to the north, and an exit only driveway located along Arby Avenue to the south. Access to the site is controlled by security gates and a waiver of development standards is required as the security gates do not feature a center island or turnaround area as set forth in Uniform Standard Drawings. Internal circulation within the project consists of 24 foot wide drive aisles. Parking will consist of garage covered and surface parking spaces for both residents and visitors, which are distributed throughout the development.

Landscaping

The approved plans depict a 15 foot wide landscape area along Badura Avenue, Arby Avenue, and Redwood Street featuring a 5 foot wide detached sidewalk. A 10 foot wide landscape buffer per Figure 30.64-11 (1 row of trees spaced 20 feet apart) is proposed along the west property line. At each driveway entrance the plans show site amenity zones on both sides of the access points that will feature benches in the rear portions of the 15 foot wide street landscape element. Internal to the site, landscaping is equitably distributed throughout the parking lot and building footprints.

Elevations

The residential buildings are 3 story structures with maximum heights up to 39 feet. Exterior materials include a smooth plaster finish, decorative metal awnings, and railings around balconies. The mass of the buildings are reduced by off-set surface planes and parapet walls along the roofline at varying heights. The clubhouse will be 1 story and is shown at a maximum height of 25 feet. The design of the building will match the architecture and color palate of the apartment complex.

Floor Plans

The approved plans show a mix of 1, 2, and 3 bedroom units consisting of 216, one bedroom units, 96, two bedroom units, and 24, three bedroom units. The residential units are between 542 square feet and 1,446 square feet in area. The clubhouse is 8,827 square feet and consists of a leasing office, mail room, meeting rooms, message room, offices, fitness area, and restrooms.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-21-0285:

Current Planning

- Resolution of Intent to complete in 3 years with any extension of time to be a public hearing;
- Lease agreements for the units shall stipulate that garages shall be limited to parking and that they will be inspected monthly to verify they are not being used for storage;
- Provide site landscape amenity zones along public street frontage as shown on plans;
- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Badura Avenue and 25 feet to the back of curb for Arby Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way in some areas and the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the

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

Building Department - Fire Prevention

- 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 and reference POC Tracking #0371-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

Signage

The sign types within the approval submittal package consisted of project ID monument signs and wall signs. The project ID monument signs are 12 feet high and 188 square feet in area. The monument signs are located at the main driveway entrance along Badura Avenue and at the northwest and southwest corners of the project site. As for the wall signs, they have elements that are compatible with the materials used for the buildings in the complex and will consist of internally illuminated cabinets and panel channel letters. All wall signs meet Code for the allowable square footage and letter height.

Applicant's Justification

The applicant indicates the project will not be completed by the expiration date of August 18, 2024. The applicant is requesting the first extension of time. The applicant understands existing entitlements do not expire until the summer of 2024. However, due to the applicant's financing requirements the applicant is requesting an additional 5 years from the expiration date or until August 18, 2029.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0243	Vacated and abandoned patent easements and rights-of-way	Approved by PC	June 2022
NZC-21-0285	Reclassified 14 acres from R-E and C-2 to R-4 zoning	Approved by BCC	August 2021
VS-18-0775	Vacated and abandoned patent easements - expired	Approved by PC	November 2018
NZC-18-0551	Reclassified the west 10 acres of this site to C-2 zoning (currently under resolution of intent)	Approved by BCC	October 2018

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0844-13	Reclassified 10 acres from R-E, C-2, and M-1 to R-2 zoning in the CMA Design and MUD-3 overlay Districts	Denied by BCC	October 2014
VS-0845-13	Vacated and abandoned patent easements and rights-of-way	Denied by BCC	October 2014
ZC-0502-06	Reclassified 10 acres from C-2 to M-D zoning, use permit to exceed height, waiver for collector street landscape buffer requirement, and design review for a distribution center with an accessory office area and outside vehicle storage	Approved by BCC	May 2006
ZC-0372-01	Reclassified the east 5 acres of this site to C-2 zoning	Approved by BCC	May 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2 & M-D	Fleet fueling facility & undeveloped
East	Business Employment	M-D	Office/warehouse development
South	Corridor Mixed-Used & Business Employment	C-2 & M-1	Shopping center & office/warehouse development
West	Business Employment	C-2	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

Since the original approval, building permits for grading and the multiple family buildings were submitted. Off-site permits (PW-22-12973) have also been submitted and are in process. The applicant has made progress and demonstrated a good faith effort to commence the project. Therefore, staff can support the request of an extension of time for 3 years.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Resolution of Intent to complete by August 18, 2027 with any extension of time to be a public hearing.
- Applicant is advised that VS-22-0243 will expire on June 21, 2024; the County has adopted a rewrite to Title 30, effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RAINBOW BUFFALO LAND COMPANY & RAINBOW HUGHES LAND COMPANY, LLC

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



LAND USE APPLICATION
DEPARTMENT OF COMPREHENSIVE PLANNING

12A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) NZC-21-0285 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET 23-400146</u> DATE FILED: <u>9/27/23</u> PLANNER ASSIGNED: <u>SM</u> TAB/CAC: <u>Enter price</u> TAB/CAC DATE: <u>11/1/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/21/23</u> FEE: <u>\$ 2400</u>
	PROPERTY OWNER NAME: <u>Rainbow Buffalo Land Co, LLC and Rainbow Hughes Land Co, LLC</u> ADDRESS: <u>251 Little Falls Drive</u> CITY: <u>Wilmington</u> STATE: <u>DE</u> ZIP: <u>19808</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Rainbow Badura Land Owner LLC</u> ADDRESS: <u>251 Little Falls Drive</u> CITY: <u>Wilmington</u> STATE: <u>DE</u> ZIP: <u>19808</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Keampfer Crowell - Bob Gronauer</u> ADDRESS: <u>1880 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>184874</u>

ASSESSOR'S PARCEL NUMBER(S): 176-02-301-012, 013, 014, 015 and 021
 PROPERTY ADDRESS and/or CROSS STREETS: Rainbow and Arby
 PROJECT DESCRIPTION: approved multi-family project.

(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)* [Signature] Eric Cohen on behalf of Rainbow Badura Land Owner LLC, Rainbow Buffalo Land Co, LLC and Rainbow Hughes Land Co, LLC
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 1, 2023 (DATE)

By Eric Cohen
 NOTARY PUBLIC: Teressita Montesinos [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.

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



BOB J. GRONAUER
 BGronauer@kcnvlaw.com
 D: 702.792.7052

September 27, 2023

VIA UPLOAD

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

RE: *Extension of Time - NZC-21-0285*
Calida Group – Redwood/Arby
APNs: 176-02-301-012 through 176-02-301-015 and 176-02-301-021

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. By way of background, on August 18, 2021, the Clark County Board of County Commissioners (the “BCC”) approved NZC-21-0285 allowing for a zone change to R-4 and a design review for a multi-family development consisting of 336 units along with waiver of development standards and a comprehensive sign plan on approximately 14 acres of properties located at the northwest corner of Redwood Street and Arby Avenue, more particularly described as Assessor’s Parcel Numbers: 176-02-301-012 through 176-02-301-015 and 176-02-301-021 (collectively the “Site”). Pursuant to the conditions of approval, one of the conditions states:

- Resolution of Intent to complete in 3 years with any extension of time to be public hearing

Since the project will not be completed by the expiration date of August 18, 2024, the Applicant is requesting this first extension of time. Even though the existing entitlements do not expire until the summer of 2024, due to the Applicant’s financing requirements and related covenants and terms imposed by the Applicant’s lender, the Applicant is required to submit this extension of time at this time to secure the required financing. With the requirement to “complete” the project instead of “commence”, the Applicant is requesting an additional 5-years from the expiration date or until August 18, 2029.

A first extension of time is reasonable as there have not been any substantial changes in the area. Rather, additional multi-family developments have been approved near the Site. One development, nearly completed, is located directly across Arby Avenue and is zoned R-5 and approved via NZC-21-0291. Similarly, on May 3, 2023, the Board of County Commissioners approved a multi-family development and zone change to R-4 for property located at the southwest corner of Torrey Pines Drive and Arby Avenue via NZC-23-0053. Therefore, a first extension of time is appropriate.



The Applicant is working in good faith towards commence of the development. Should you have any additional questions or concerns, please feel free to contact us.

Sincerely,
KAEMPFER CROWELL

A handwritten signature in blue ink that reads "Bob Gronauer". The signature is written in a cursive style.

Bob J. Gronauer

RJG/ajc

11/21/23 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

FORD AVE/GILESPIE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0688-KEYES, CHARLES:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road and between Rancho Destino Road and GilesPie Street within Enterprise (description on file). MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:
177-16-404-005

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

BACKGROUND:

Project Description

There are existing 33 foot wide patent easements along the south and west property lines. In addition, the site plan also depicts a 3 foot wide patent easement along the north property line adjacent to Ford Avenue. The applicant is requesting to vacate these easements since they are no longer needed for development of the subject parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
WS-1186-00	Increased the overall height of the residence to 43 feet	Approved by PC	September 2000

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-23-0687	A waiver of development standards to eliminate detached sidewalks and street landscaping along Ford Avenue and Giles pie Street, allow access to a collector street (Giles pie Street), and off-site improvements along Giles pie Street is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and 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

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

Clark County Water Reclamation District (CCWRD)

- No objection.

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

**APPLICANT: CHARLES KEYES
CONTACT: RAY FREDERICKSEN, PER4MANCE ENGINEERING, 4525 W. HACIENDA
AVENUE, SUITE 1, LAS VEGAS, NV 89118**

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

13A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<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 #): _____		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	PC MEETING DATE: _____
		BCC MEETING DATE: _____	FEE: _____

PROPERTY OWNER	NAME: <u>Charles Keyes</u> ADDRESS: <u>185 E Ford Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>Dream Construction Co. llc</u> ADDRESS: <u>911 American Pacific Dr. #190</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>7028165800</u> CELL: <u>7023007224</u> E-MAIL: <u>Ray@Dreamconstruction.co</u> REF CONTACT ID #: _____
------------------	--

CORRESPONDENT	NAME: <u>Ray Fredericksen/Per4mance Engineering</u> ADDRESS: <u>4525 W. Hacienda Ave. Ste 1</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-569-9770</u> CELL: <u>702-569-9770</u> E-MAIL: <u>rayf@per4mancelv.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-16-404-005

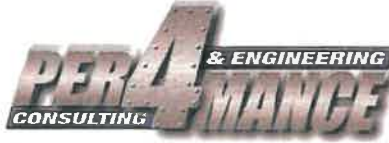
PROPERTY ADDRESS and/or CROSS STREETS: SWC - E Ford Ave & Gillespie St

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.

Charles Keyes
 Property Owner (Signature)*
 STATE OF NEVADA COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 8-1-2023 (DATE)
 By Charles Keyes
 NOTARY PUBLIC: Angelica Strickland

Charles Keyes
 Property Owner (Print)
 ANGELICIA J. STRICKLAND
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 06-11-27
 Certificate No: 23-2831-01

***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 4, 2023

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

**Re: 185 E Ford Avenue - Vacation of Patent Easements
(APN(s): 177-16-404-005)**

Dear Planner,

Per4mance Engineering, LLC. on behalf of the applicant, Charles Keyes, respectfully submits this justification letter in support of the Vacation application for the subject development. The request is to vacate all existing patent easements located along the project boundary lines that will end up outside public right of way.

The 33-ft patent easements are located along the west, north, and south property lines. The entire 33-ft patent easement along the west and south property lines are being requested to be vacated at this time while only the 3-ft outside the existing public right of way dedication (30-ft from center line to property line) will be vacated along the northern property line. Please refer to the enclosed exhibits for exact location.

By vacating the patent easements, the site will have a clear title and be free of encumbrances for development.

If you have any questions, please contact our office.

Thank You,

A handwritten signature in blue ink, appearing to read "Ray Fredericksen". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ray Fredericksen, P.E.
President

11/21/23 BCC AGENDA SHEET

OFF-SITES & ACCESS
(TITLE 30)

FORD AVE/GILESPIE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0687-KEYES, CHARLES:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalk and street landscaping; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision on an existing single family residence on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southwest corner of Ford Avenue and GilesPie Street within Enterprise. MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:
177-16-404-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate detached sidewalks along Ford Avenue and GilesPie Street where detached sidewalks are required per Figure 30.64-17.
- b. Eliminate street landscaping along Ford Avenue and GilesPie Street where street landscaping is required per Figure 30.64-17.
2. Waive full off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving) along GilesPie Street where required per Section 30.52.040.

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

BACKGROUND:
Project Description
General Summary

- Site Address: 185 E. Ford Avenue
- Site Acreage: 2
- Project Type: 2 lot minor subdivision with single family residential access to collector street, waive off-site improvements, and waive Figure 30.64-17

Site Plan

The plan depicts an existing single family residential parcel located on the southwest corner of Ford Avenue and GilesPie Street. The main residence is situated on the northeast corner of the parcel, with accessory structures to the west and south of the residence. The northwest corner of

the parcel includes an accessory apartment. The site also includes vehicular access to Ford Avenue to the north and Giles pie Street to the east.

The applicant is currently processing a 2 lot minor subdivision map (MSM-23-600032) with the Clark County Mapping Team. The applicant's intent is to subdivide the parcel into 2 lots and construct a second residence on the proposed western lot (Lot 2).

The applicant's request includes the following: waiving detached sidewalks and street landscaping along Ford Avenue and Giles pie Street where Figure 30.64-17 is required. Lastly, the applicant is also requesting to waive full off-site improvements along both Ford Avenue and Giles pie Street.

Landscaping

The applicant is not proposing any new street landscaping as a part of Figure 30.64-17. However, there is existing mature landscaping along the north, east, and south property lines, and within the front yard.

Applicant's Justification

Per the submitted justification letter, the waivers are being requested as the existing home (future Lot 1) has been in existence with rural street standards for 20 years. The owner of the property would like to subdivide the parcel to build a home on the proposed Lot 2 (to the west) for a family member. The developer is requesting these waivers to keep up with the rural feel of the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
WS-1186-00	Increased the overall height of the residence to 43 feet	Approved by PC	September 2000

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-23-0688	A vacation and abandonment for patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 #1a

Historical aerial photos show that there are no detached sidewalks within a 700 foot radius. The consistent streetscape of this neighborhood does not include street improvements similar to Figure 30.64-17. Staff finds the applicant's request does not negatively affect the neighborhood; therefore, staff can support this request.

Waiver of Development Standards #1b

The site currently includes mature landscaping within the majority of the site. Street landscaping per Figure 30.64-17 is not a common site improvement seen within this neighborhood. However, aerial photos from 2022 show that there were mature trees adjacent to Ford Avenue. Aerial photos from 2023 show that landscaping on the northwest corner of the site has diminished. Staff can support this request as long as new trees are planted along the north property line of the future Lot 2.

Public Works - Development Review

Waiver of Development Standards #2

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

Staff Recommendation

Approval of waiver of development standards #1; denial of waiver of development standards #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Plant 3 trees along the north property line of Lot 2 adjacent to Ford Avenue;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Applicant to submit for an off-site permit for the existing additional pavement on GilesPie Street from the north driveway south to the end of the site.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHARLES KEYES

CONTACT: RAY FREDERICKSEN, PER4MANCE ENGINEERING, 4525 W. HACIENDA AVENUE, SUITE 1, LAS VEGAS, NV 89118



14A

April 4, 2023

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

**Re: 185 E Ford Avenue - Vacation of Patent Easements
(APN(s): 177-16-404-005)**

Dear Planner,

Per4mance Engineering, LLC. on behalf of the applicant, Charles Keyes, respectfully submits this justification letter in support of the Vacation application for the subject development. The request is to vacate all existing patent easements located along the project boundary lines that will end up outside public right of way.

The 33-ft patent easements are located along the west, north, and south property lines. The entire 33-ft patent easement along the west and south property lines are being requested to be vacated at this time while only the 3-ft outside the existing public right of way dedication (30-ft from center line to property line) will be vacated along the northern property line. Please refer to the enclosed exhibits for exact location.

By vacating the patent easements, the site will have a clear title and be free of encumbrances for development.

If you have any questions, please contact our office.

Thank You,

A handwritten signature in blue ink, appearing to read "Ray Fredericksen".

Ray Fredericksen, P.E.
President

11/21/23 BCC AGENDA SHEET

PARKING REDUCTION & FINISHED GRADE
(TITLE 30)

CAPOVILLA AVE/WINDY ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0683-LMG NEVADA LAND EXPANSION, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEWS for the following: 1) an office/warehouse building; and 2) increase finished grade in conjunction with a previously approved office/warehouse on 2.4 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the northwest corner of Capovilla Avenue and Windy Street within Enterprise. MN/jud/syp (For possible action)

RELATED INFORMATION:

APN:

177-05-801-010

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the number of required parking spaces to 51 where 80 parking spaces are required per Table 30.60-1 (a 37% reduction).

DESIGN REVIEWS:

1. Office/warehouse building (building height increase for a previously approved building).
2. Increase finished grade to 4.5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 50% increase).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.4
- Project Type: Office/warehouse
- Number of Stories: 2
- Building Height (feet): 43
- Square Feet: 52,951
- Parking Required/Provided: 80/51

Site Plan, History, & Request

The site was previously approved for a 1 story office/warehouse through NZC-18-0865 in January 2019. The applicant is now requesting to revise the plans for the office/warehouse building to include an upper floor mezzanine. As a result of the proposed additional space more parking is required due to the increase in building height. This application also includes a design review of the site as well as a design review for increased finished grade because of subsequent grading and drainage studies.

The original application in comparison to the present application included the following:

	NZC-18-0865	WS-23-0683
Number of stories	1	2
Building Height	38	43
Square Feet	32,899	52,951
Parking Required/Provided	50/51	80/51

The current plans depict an office/warehouse consisting of 1 building. The plans indicate access is provided by commercial driveways along Capovilla Avenue and along Windy Street. Parking is provided along the north and west portions of the building with a 7 bay loading dock located along the northwest corner of the building, with all loading spaces/docks facing into the development or toward the adjacent properties, which will be screened with landscaping. Due to the 3 foot wide drainage easement on the north property line, the north driveway width has been reduced to 31 feet 9 inches rather than the 36 feet wide north driveway previously shown.

The provided grading profiles show that a maximum fill of 4.5 feet is needed under the proposed office/warehouse building particularly along the eastern side of the building.

Landscaping

The landscape plan indicates an 8 foot wide landscape strip along the north property line, which includes a 3 foot wide drainage easement. Furthermore, a 21 foot 7 inch wide landscape strip along the east side of the property shows an ADA ramp, 5 feet width, along a portion of the landscape strip. The perimeter landscaping along the west and south property lines remain the same as originally approved.

Elevations

The elevations show that the building is 2 stories with a maximum height of 43 feet. The building will be constructed of concrete tilt-up panels with flat roofs behind a parapet wall and painted earth tone colors. The office portion of the building will have aluminum framed storefronts with tempered glass doors and windows.

Floor Plans

The plans show that the building will have a total of 52,951 square feet. The first floor includes 3,111 square feet of office area with support and restroom facilities and 29,411 square feet of warehouse. The mezzanine level includes 2,675 square feet of office area and 17,754 square feet of warehouse.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the increase in finished grade is required due to an approved technical drainage study. In addition, the applicant also indicates the provided parking on-site should be sufficient for the building, as a completed parking study shows that the building should only require between 12 to 19 parking spaces, the 51 parking spaces provided will be sufficient.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400014 (Nzc-18-0865)	First extension of time for a reclassification of the site from R-E to M-D zoning for an office/warehouse facility	Approved by BCC	March 2023
Nzc-18-0865	Reclassified the site from R-E to M-D zoning for an office/warehouse facility	Approved by BCC	January 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	R-E	Storage facility
South	Entertainment Mixed-Use	R-E	Undeveloped
East	Entertainment Mixed-Use	H-1	Undeveloped
West	Entertainment Mixed-Use	M/D	Office/warehouse complex

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver 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.

Staff finds that based on the provided parking study that the number of parking spaces should be sufficient for the size and use of the building on the site. The parking study used a much larger building for reference and found that 12 to 19 parking spaces should be sufficient for the traffic for an office/warehouse of this size. Based on this information, 51 on-site parking spaces should be sufficient for the proposed use of the site as an office/warehouse. Additionally, while staff does not normally support parking reductions, staff can support this proposed reduction as the parking study provided indicates that parking for this type of use usually exceeds what is needed.

Furthermore, the provided parking study for the site indicates that the parking provided exceeds what is required at the subject site. For these reasons, staff can support this request.

Design Review #1

Staff finds the proposed architectural style of the buildings, and the overall site design, are consistent and compatible with existing developments in this area and finds the project is appropriate for the area. The project design provides for a development that complies with Title 30 and the Master Plan. Therefore, staff can support this request.

Public Works - Development Review

Design Review #2

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:

Comprehensive Planning

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

Public Works - Development Review

- Comply with approved drainage study PW23-13973;
- 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.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0106-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: WOOD RODGERS

**CONTACT: WOOD RODGERS, 8345 W. SUNSET ROAD, SUITE 150, LAS VEGAS, NV
89113**

DRAFT



LAND USE APPLICATION

15A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0683</u> DATE FILED: <u>09/27/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/01/2023</u> PC MEETING DATE: <u>11/21/2023</u> BCC MEETING DATE: _____ FEE: <u>\$975</u>
	PROPERTY OWNER NAME: <u>LMG Nevada Land Expansion LLC</u> ADDRESS: <u>2350 Investors Row</u> CITY: <u>Orlando</u> STATE: <u>FL</u> ZIP: <u>32837</u> TELEPHONE: _____ CELL: <u>407.758.3797</u> E-MAIL: <u>les.goldberg@img.net</u>
	APPLICANT NAME: <u>LMG Nevada Land Expansion LLC</u> ADDRESS: <u>2350 Investors Row</u> CITY: <u>Orlando</u> STATE: <u>FL</u> ZIP: <u>32837</u> TELEPHONE: _____ CELL: <u>407.758.3797</u> E-MAIL: <u>tom.savell@etp.net</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Jesse Patchett</u> ADDRESS: <u>8345 W Sunset Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: <u>916.932.6677</u> E-MAIL: <u>jpatchett@woodrogers.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-05-801-010

PROPERTY ADDRESS and/or CROSS STREETS: Windy Street and Capovilla Ave

PROJECT DESCRIPTION: Industrial Warehouse on 2.47 acres

(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)* Les Goldberg

 Property Owner (Print)

STATE OF Florida
 COUNTY OF Orange
 SUBSCRIBED AND SWORN BEFORE ME ON 7/12/2023 (DATE)
 By Les Goldberg
 NOTARY PUBLIC: Stacy Teal



*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.



WOOD RODGERS

September 19, 2023

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

WS-23-0683

**Subject: Justification Letter for a Title 30 Administrative Design Review and Waiver Application
(APN 177-05-801-010)**

Clark County Planning Staff:

On behalf of our client and property owner, LMG Nevada Land Expansion, LLC, we are submitting a design review for our increased fill height above 3 feet and a waiver request for reduced parking for our project.

The subject property is a 2.47-acre project located at the northwest corner of Windy Street and Capovilla Avenue. The property adjacent to our project site to the east is undeveloped and zoned for limited resort and apartment (H1), also undeveloped to the south and zoned for rural estates residential (RE), the developed site to the north is zoned for RE, and the developed property to the west is zoned for designed manufacturing (MD). Our site was originally zoned for RE but has been approved for MD.

Fill Height Justification

The Project proposes fill up to 4.5-feet where 36" is the maximum allowed without a waiver. The fill height elevation of the proposed LMG Warehouse was established consistent with the previously approved Technical Drainage Study (23-13973UP). The proposed fill height allows reasonable drainage & grading between the new building and adjacent improvements and facilitates ADA access to the building.

The Technical Drainage Study demonstrated that the proposed structure is adequately flood protected during a 100-year storm event. The Technical Drainage Study was approved by Clark County on June 16, 2023. A copy of the approval letter is attached.

We have worked to mitigate the grading and associated fill across the project site. However, at a few points within the building pad, the elevation exceeds 2 feet above the existing grade. Existing conditions, drainage criteria and building code requirements are driving the grading design and fill requirements for this project.

Parking Justification

The proposed building will be approximately 52,000 square feet (including an interior mezzanine). Per Title 30, the project is required to have 78 parking stalls (i.e. 1.5 parking stalls per 1,000 SF of area). The proposed project proposes 51 parking stalls where 78 parking stalls are required. The attached justification letter prepared by Lochsa indicates that only 19 stalls are required according to ITE Parking Generation criteria. Additionally, observations performed by Lochsa for a ~227,350 warehouse at 6845 South Decatur Blvd indicates that the peak hour parking demand was approximately 0.23 stalls per 1,000 sf, resulting in an estimated parking stall need of 12 parking stalls. The proposed 51 parking stalls exceeds both ITE Parking Generation estimates and observed parking stalls needed for a similar use in the area.

We believe these requests are appropriate based on the conclusions presented in the Technical Drainage Study and in the attached Parking letter from Lochsa. We respectfully seek your approval of this DR and WS application.

Respectfully,

Jesse Patchett, P.E., C.F.M.
Wood Rodgers, Inc.
916.932.6677 Mobile
jpatchett@woodrogers.com

PLANNER
COPY



9/19/23

SINGLE FAMILY DETACHED RESIDENTIAL RICHMAR AVE/VALLEY VIEW BLVD
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0608-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:

ZONE CHANGE to reclassify 2.4 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce driveway separation.

DESIGN REVIEWS for the following: 1) a proposed single family residential detached development; and 2) finished grade.

Generally located on the north side of Richmar Avenue, 165 feet west of Valley View Boulevard within Enterprise (description on file). JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-703-010; 177-19-703-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a combination retaining/screen wall to 12 feet (6 foot retaining wall with 6 foot screen wall) where a maximum height of 9 feet (3 foot retaining wall with 6 foot screen wall) is allowed per Section 30.64.050.
2. Reduce the separation between a residential driveway and a curb return at a street intersection to 10 feet where 12 feet is the standard per Uniform Standard Drawing 222 (a 20% reduction).

DESIGN REVIEWS:

1. Proposed single family detached residential development.
2. Increase finished grade to 120 inches (10 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.4

- Number of Lots/Units: 12 lots and 2 common lots
- Density (du/ac): 5
- Minimum/Maximum Lot Size (square feet): 6,362/6,958 (gross)
- Project Type: Single family detached residential development
- Number of Stories: 2
- Building Height (feet): 25.5 (minimum)/28.5 (maximum)
- Square Feet: 3,080

Site Plans

The plans depict a single family residential detached development totaling 12 single family lots and 2 common area lots on 2.4 acres located on the north side of Richmar Avenue, approximately 165 feet west of Valley View Boulevard. The density of the overall development is shown at 5 dwelling units per acre. The lots range in size from a minimum gross acreage of 6,362 square feet to a maximum gross acreage of 6,958 square feet. The development will have access from Richmar Avenue to the south. The lots within the subdivision will be served by a 330 foot long, 49 foot wide internal public street, which will terminate in a cul-de-sac. The public street will include a 5 foot wide sidewalk on both sides of the street. A 10 foot wide and 6 foot long private drainage easement is proposed at the northern tip of the proposed cul-de-sac. Parking within the development will be provided by 2 and 3 car garages and driveways on each lot with 4 on-street visitor parking spaces within the public street. The plans also depict that the finished grade of the site will be increased up to 10 feet along the south and east portions of the development to properly drain the site due to existing terrain.

Landscaping

A 15 foot wide landscape strip is provided along Richmar Avenue, which includes a 5 foot wide landscape strip, a 5 foot wide detached sidewalk, and a 5 foot wide landscape strip. The landscaping strip contains 19 Blue Palo Verde (*Parkinsonia Florida*) trees, spaced 10 feet apart in 2 staggered rows, where possible, with several 5 gallon shrubs dispersed between the trees. Two common lots are provided to contain the 15 foot landscaping strip with 1 common lot located on the west side of the entrance to the subdivision and a second common lot on the eastern side of the subdivision entrance.

Increased retaining wall heights are proposed on the eastern and northern sides of the subdivision. A 6 foot retaining wall with a 6 foot decorative screen wall is proposed on the east side of the site, along the eastern portion of the northern property line, and along the southern property line adjacent to Lot 1. The remainder of the northern property line and western side of the subdivision only contains a 6 foot decorative screen wall. A 6 foot decorative screen wall is also placed on the southern portion of the development behind the 15 foot landscaping strip. The eastern, western, and northern sides of the project are adjacent to undeveloped R-E or R-1 zoned unsubdivided lots.

Elevations

The elevations depict 1 proposed model for the development with the model having the option for 4 different architectural styles: Monterrey, Contemporary, American Traditional, and Prairie Ranch. All styles are shown to be 2 stories high with the proposed styles ranging in height from

25.5 feet tall up to 28.5 feet tall. The 2 story residences are shown to consist of painted stucco, pitched clay tile roofs, building pop-outs, and architectural enhancements to the windows and doors. All models are shown with an entrance portico and contain stone veneer accents. Each residence includes a 2 or 3 car garage.

Floor Plan

The model shown is approximately 3,500 square feet spread across 2 floors with 4 bedrooms with options that include 2 to 3 car garages, and options for bonus rooms and guest suites. The first floor primarily contains the main living areas and kitchen with the optional guest suite and the master bedroom. The second floor primarily consists of the additional bedrooms and optional bonus room.

Applicant's Justification

The applicant states, while there are several R-E zoned properties nearby, there are other developments of a similar density within the area, including a project recently approved to the west. Furthermore, the applicant also states that both the increased retaining wall height and the increase in-fill are the result of the terrain on the site are needed for proper drainage. Additionally, the applicant indicates there should be no reduction in functionality of neither the street intersection nor the driveway requiring the waiver. They state that the requested reduction represents the maximum possible reduction needed and similar reductions have been permitted in other portions of the County.

Surrounding Land Use*

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-1 & R-E	Undeveloped
South & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped

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

Related Applications

Application Number	Request
VS-23-0609	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.
TM-23-500127	A tentative map for a 12 lot single family detached subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The applicant is requesting to reclassify the subject parcel from R-E zoning to R-1 zoning and when reviewing such requests, it must be determined that such a change is necessary and compatible for the applicable site. Staff finds the proposed conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan. The existing subdivisions to the north of the site is also proposed to have a similar density with an R-1 zoning and a larger proposed development to the west is proposed to be developed at higher densities with smaller homes and lot sizes than the proposed project. Also, the adjacent residential properties on all 4 sides of the proposed development are also planned for Low-Intensity Suburban Neighborhood uses, the same as the subject site. For these reasons, staff finds that the request is compatible with the surrounding area; therefore, supports this request.

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 #1

The purpose of reviewing an increase in wall height, whether that be a retaining wall or a screen wall, is to ensure that the proposed wall will not negatively impact adjacent developments nor cause a safety hazard. Staff finds that the proposed retaining walls are necessary to maintain the amount of fill that is required for the proper functioning of the drainage of the site. In addition, the screen walls are needed to buffer possible R-E development along the eastern boundary of the site. Lastly, the surrounding properties are currently undeveloped so any negative impact would be minimal and any future impacts can be addressed when the adjacent parcels are developed. Although since staff is not supporting design review #1, staff cannot support this request.

Design Review #1

The proposed subdivision layout and the variety of exterior elevations are harmonious with the surrounding development. The proposed lots within the subdivision appear to be able to sufficiently handle the proposed layouts of the proposed single family homes. In addition, the provided landscaping along the street and the decorative wall surrounding the development meets Title 30 requirements and should sufficiently screen and soften the appearance of the development. The surrounding R-E zoned properties should serve as an effective buffer between the proposed development and the existing RNP-I neighborhoods to the east of Valley View Boulevard, while also serving to buffer the higher density and intense uses to the west. Overall, staff finds that the development supports Policy 1.5.2, which encourages the buffering and transitioning of densities near RNP neighborhoods. Although since staff is not supporting the waivers of development standards, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff finds the request to reduce the distance from the back of curb radius (BCR) to the driveway to be a self-imposed hardship. Since the lots are adjacent to Richmar Avenue, which serves as a residential collector street, compliance with the standard is of utmost importance; this will ensure that those wishing to gain access to the driveways can do so safely. Therefore, staff cannot support this request.

Design Review #2

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. However, since staff cannot support the application in its entirety, staff cannot support this request.

Department of Aviation

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

Staff Recommendation

Approval of the zone change; denial of waivers of development standards and the design reviews.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- All walls shall be decorative;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the

regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or they 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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0331-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: CIMARRON SPRINGS DEUX, LLC
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
SUITE 100, LAS VEGAS, NV 89113



LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

16A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>Eagle Nest Henderson, LLC</u> ADDRESS: <u>P.O. Box 370042</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u> TELEPHONE: <u>702-513-8162</u> CELL: _____ E-MAIL: <u>dariushimani@gmail.com</u>
	APPLICANT NAME: <u>Cimarron Spring Deux LLC Attn: Dariush Imani</u> ADDRESS: <u>11452 Opal Springs Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-513-8162</u> CELL: _____ E-MAIL: <u>dariushimani@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>ElishaS@taneycorp.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-19-703-011

PROPERTY ADDRESS and/or CROSS STREETS: W. Richmar Ave & S. Valley View Blvd

PROJECT DESCRIPTION: Single Family Residential

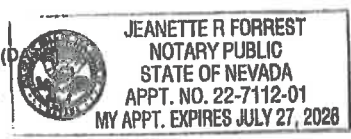
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5/4/2023
 By [Signature]

NOTARY PUBLIC: Jeanette Forrest
July 27, 2026



*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.



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

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 Property Owner (Signature)*

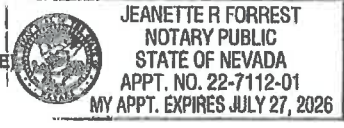
Dariush Imani
 Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5/4/23 (DATE)

By Jeanette Forrest

NOTARY PUBLIC: July 27, 2026



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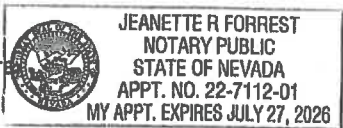
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STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5/4/23 (DATE)

By Jeanette Forrest

NOTARY PUBLIC: July 27, 2026



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LAND USE APPLICATION

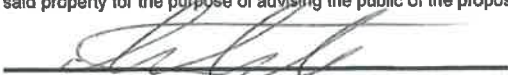
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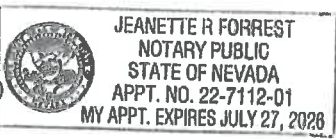
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 Property Owner (Signature)*

Hamid Moradi
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 4, 2023 (DATE)
 BY Jeanette Forrest



NOTARY PUBLIC: Jeanette Forrest
July 27, 2026

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July 28, 2023

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

**Re: Valley View & Richmar - South
APR-23-100626
APN: 177-19-703-010 & 177-19-703-011
Justification Letter (Revised)**

To whom it may concern:

Taney Engineering On behalf of our client, Cimarron Spring Duex, LLC, is respectfully submitting justification for a Tentative Map, a Zone Boundary Amendment, Waivers of Development Standards and Design Reviews for a proposed 2.4 gross acre, 12-lot single-family residential subdivision.

Tentative Map

The subject site is 2.4 gross acres and located north of Richmar Avenue and approximately 200 feet west of Valley View Boulevard. A Tentative Map is requested to allow for the development of a 12-lot single-family residential subdivision with a density of 5 dwelling units per acre. The lots range in size from 6,362 square feet to 6,958 square feet, with an average lot size of 6,822 square feet. The site is currently zoned R-E (Rural Estates Residential District) with a planned land use of LN (Low- Intensity Suburban Neighborhood).

Richmar Avenue will receive full off-site improvements including, curb, gutter, sidewalk, and streetlights. All lots will be accessed via 49-foot wide private street with 30" modified roll curb and gutter.

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

- North, East, South, and West: R-E (Rural Estates Residential District); LN (Low-Intensity Suburban Neighborhood); undeveloped

A 15-foot landscape buffer, with a detached 5-foot sidewalk, will be provided along Richmar Avenue in accordance with Figure 30.64-17.

Zone Boundary Amendment

This request is to rezone the subject parcel, currently zoned R-E (Rural Estates Residential) to R-1 (Single Family Residential District). Although the subject parcel abuts properties zoned R-E (Rural Estates Residential District), there are other proposed developments in the area with similar densities, including one that was just entitled west of the site. Since the proposed R-1 (Single Family Residential District) zoning category conforms with the current land use category, the request is warranted and appropriate for the area.

Waiver of Development Standards – Reduce Driveway Separation to Curb Return

This request is to allow for a minimum 10-foot separation from a driveway and a curb return where a 12-foot minimum is required per Section 30.56 and Uniform Standard Drawing 222. To accommodate the proposed three-car driveways, we are requesting that lot 1 have a separation of 10 feet and lot 12 have a separation of 11 feet. This reduction represents a maximum deviation of 8 percent. Minor reductions of this nature have been approved throughout Clark County and do not pose a safety or functionality concern within this development or for traffic on Richmar Avenue.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.64-50 (a)(4) to allow for a total 12-foot-high combination 6-foot screen wall and 6-foot maximum retaining wall along the north property line. The increase in height is necessary so that the site maintains adequate drainage while matching the existing grade of Richmar Avenue. As the property adjacent to the proposed 12-foot wall is currently undeveloped, the expected impact is negligible.

Design Review - Architecture

This request is for a design review of architectural floor plans and elevations. The two-story detached single-family homes are 3,109 square feet and 3,499 square feet. The exterior elevations reflect Monterey, Contemporary, American Traditional, and Prairie Ranch Designs and finishes. A two or three car garage will be provided for each home, in addition to a full-length driveway that can park a minimum of two vehicles.

Design Review – Excess Fill

This request is for a design review to allow for an excess fill of 10 feet where a 3-foot maximum is allowed per Section 30.32.040-9. The excess fill is needed for lots 1 through 6 and lot 9 to ensure adequate drainage of the site. As the property adjacent to the proposed 10-foot fill maximum is currently undeveloped, the expected impact is negligible.

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

Sincerely,



Susan Florian
Land Planner

11/21/23 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

RICHMAR AVE/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0609-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:

VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Meranto Avenue and between Valley View Boulevard and Hinson Street, and a portion of right-of-way being Richmar Avenue located between Valley View Boulevard and Hinson Street within Enterprise (description on file). JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-703-010; 177-19-703-011

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 33 foot wide government patent easement that runs along the northern, eastern, and western boundaries of the western APN 177-19-703-010 of the subject site. The plans show that an 8 foot portion of a patent easement will be vacated along the southern portion of the western parcel. The plans also depict the vacation and abandonment of a portion of a resolution of acquisition of right-of-way for Richmar Avenue, for both parcels. Five feet of right-of-way is proposed to be vacated from the northern portion of Richmar Avenue on the eastern portion of the site APN 177-19-703-011, as right-of-way for Richmar Avenue has only been dedicated on the eastern parcel of the subject site. The applicant states the vacation of the patent easement is needed to allow for the development of the site, and that the patent easements are no longer needed for any roads or utilities. The applicant also states the vacation of the right-of-way and resolution of acquisition of right-of-way along with the southern portion of the patent easements is needed to provide detached sidewalks for the proposed development.

Surrounding Land Use*

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-1 & R-E	Undeveloped
South & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped

Surrounding Land Use*

	Planned Land Use Category	Zoning District	Existing Land Use
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped

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

Related Applications

Application Number	Request
ZC-23-0608	A zone change to reclassify from an R-E to an R-M zone for a 12 lot single family detached subdivision development is a companion item on this agenda.
TM-23-500127	A tentative map for a 12 lot single family detached subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and 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 25 feet to the back of curb for Richmar Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRINGS DEUX, LLC

**CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
SUITE 100, LAS VEGAS, NV 89113**



VACATION APPLICATION 17A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____ DATE FILED: _____	PLANNER ASSIGNED: _____
<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 #): _____		TAB/CAC: _____ TAB/CAC DATE: _____	PC MEETING DATE: _____
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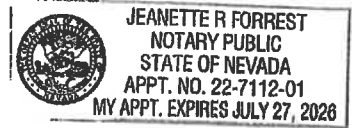
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Dariush Imani
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STATE OF NEVADA
 COUNTY OF Nevada
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 BY Jeanette Forrest
 NOTARY PUBLIC July 27, 2026



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ASSESSOR'S PARCEL NUMBER(S): 177-19-703-010

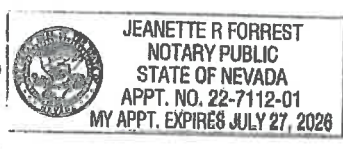
PROPERTY ADDRESS and/or CROSS STREETS: W. Richmar Ave & S. Valley View Blvd

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)*

Dariush Imani
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Nevada
SUBSCRIBED AND SWORN BEFORE ME ON 5/4/2023 (DATE)
By Jeanette Forrest
NOTARY PUBLIC: July 27, 2026



*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

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PC MEETING DATE: _____	BCC MEETING DATE: _____
		FEE: _____	

PROPERTY OWNER	NAME: <u>The Moradi Hakiminian Revocable Trust</u>
	ADDRESS: <u>P.O. Box 370042</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u>
	TELEPHONE: <u>702-513-8162</u> CELL: _____
	E-MAIL: <u>dariushimani@gmail.com</u>

APPLICANT	NAME: <u>Cimarron Spring Deux LLC Attn: Dariush Imani</u>
	ADDRESS: <u>11452 Opal Springs Way</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-513-8162</u> CELL: _____
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CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S Jones Blvd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-19-703-011

PROPERTY ADDRESS and/or CROSS STREETS: W. Richmar Ave & S. Valley View Blvd

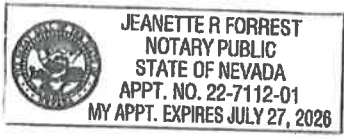
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Property Owner (Signature)*

Hamid Moradi
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Nevada
SUBSCRIBED AND SWORN BEFORE ME ON 5/14/2023 (DATE)

By Jeanette Forrest
NOTARY PUBLIC: July 27, 2026



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	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u>
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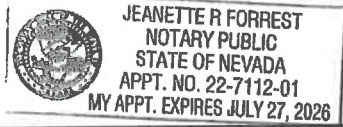
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August 30, 2023

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

**Re: Valley View & Richmar – South
APR-23-100626
APN: 177-19-703-010 & 177-19-703-011
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Cimarron Spring Duex, LLC, is respectfully submitting justification for vacations of a patent easement, resolutions relative to acquisition of right-of-ways, and a public right-of-way.

Patent Easement Vacation

This request is to vacate portions of a patent easement located along the north, east, south, and west property boundaries of APN: 177-19-703-010.

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

Resolution Relative to Acquisition of Right-of-Way Vacation I

This request is to vacate 5 feet of a resolution relative to acquisition of right-of-way located on the on the south property boundary of APN: 177-19-703-010.

This vacation is requested so that a 5-foot detached sidewalk may be constructed along Richmar Avenue.

Resolution Relative to Acquisition of Right-of-Way Vacation II

This request is to vacate 5 feet of a resolution relative to acquisition of right-of-way located on the on the south property boundary of APN: 177-19-703-011.

This vacation is requested so that a 5-foot detached sidewalk may be constructed along Richmar Avenue.

Right-of-Way Vacation

This request is to vacate 5-foot portion of Richmar Avenue, a public right-of-way conveyed to Clark County, along the south property boundary of APN: 177-19-703-011.

This vacation is requested so that a 5-foot detached sidewalk may be constructed along Richmar Avenue.

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

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

Sincerely,

A handwritten signature in cursive script that reads "Susan Florian". The signature is written in black ink and is positioned above the printed name.

Susan Florian
Land Planner

11/21/23 BCC AGENDA SHEET

VALLEY VIEW & RICHMAR - SOUTH
(TITLE 30)

RICHMAR AVE/VALLEY VIEW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500127-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:

TENTATIVE MAP consisting of 12 single family detached residential lots and 2 common lots on 2.4 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Richmar Avenue, 165 feet west of Valley View Boulevard within Enterprise. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-703-010; 177-19-703-011

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.4
- Number of Lots/Units: 12 lots and 2 common lots
- Density (du/ac): 5
- Minimum/Maximum Lot Size (square feet): 6,362/6,958 (gross)
- Project Type: Single family detached residential development

The plans depict a single family residential detached development totaling 12 single family lots and 2 common area lots on 2.4 acres located on the north side of Richmar Avenue, approximately 165 feet west of Valley View Boulevard. The density of the overall development is shown at 5 dwelling units per acre. The lots range in size from a minimum gross acreage of 6,362 square feet to a maximum gross acreage of 6,958 square feet. The development will have access from Richmar Avenue to the south. The lots within the subdivision will be served by a 330 foot long, 49 foot wide internal public street, which will terminate in a cul-de-sac. The public street will include a 5 foot wide sidewalk on both sides of the street. A 10 foot wide and 6 foot long private drainage easement is proposed at the northern tip of the proposed cul-de-sac. Parking within the development will be provided by 2 and 3 car garages and driveways on each lot with 4 on-street visitor parking spaces within the public street. The plans also depict that the finished grade of the site will be increased up to 10 feet along the south and east portions of the development to properly drain the site due to existing terrain.

Landscaping

A 15 foot wide landscape strip is provided along Richmar Avenue, which includes a 5 foot wide landscape strip, a 5 foot wide detached sidewalk, and a 5 foot wide landscape strip. The landscaping strip contains 19 Blue Palo Verde (Parkinsonia Florida) trees, spaced 10 feet apart in 2 staggered rows, where possible, with several 5 gallon shrubs dispersed between the trees. Two common lots are provided to contain the 15 foot landscaping strip with 1 common lot located on the west side of the entrance to the subdivision and a second common lot on the eastern side of the subdivision entrance.

Increased retaining wall heights are proposed on the eastern and northern sides of the subdivision. A 6 foot retaining wall with a 6 foot decorative screen wall is proposed on the east side of the site, along the eastern portion of the northern property line, and along the south property line adjacent to Lot 1. The remainder of the northern property line and western side of the subdivision only contains a 6 foot decorative screen wall. A 6 foot decorative screen wall is also placed on the southern portion of the development behind the 15 foot landscaping strip. The eastern, western, and northern sides of the project are adjacent to undeveloped R-E or R-1 zoned unsubdivided lots.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-1 & R-E	Undeveloped
South & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped

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

Related Applications

Application Number	Request
ZC-23-0608	A zone change to reclassify from an R-E to an R-1 zone for a 12 lot single family detached subdivision development is a companion item on this agenda.
VS-23-0609	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The proposed tentative map matches the proposed design for the site, and the request meets the tentative map requirements as outlined in Title 30. Therefore, staff can support this request.

Department of Aviation

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

Staff Recommendation

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years 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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Comprehensive Planning - Addressing

- No comment.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation

Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0331-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRINGS DEUX, LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6036 S. JONES BOULEVARD,
SUITE 100, LAS VEGAS, NV 89113

DRAFT



TENTATIVE MAP APPLICATION 18A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
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TENTATIVE MAP (TM)		TAB/CAC: _____	TAB/CAC DATE: _____
		PC MEETING DATE: _____	
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		FEE: _____	

PROPERTY OWNER	NAME: <u>Cimarron Spring Deux LLC</u>
	ADDRESS: <u>11452 Opal Springs Way</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-513-8162</u> CELL: <u>N/A</u>
	E-MAIL: <u>dariushimani@gmail.com</u>

APPLICANT	NAME: <u>Cimarron Spring Deux LLC Attn: Dariush Imani</u>
	ADDRESS: <u>11452 Opal Springs Way</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
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CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u>
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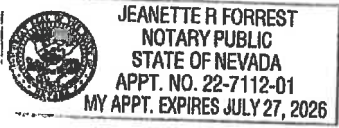
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TENTATIVE MAP NAME: Richmar & Valley View

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NOTARY PUBLIC: <u>July 27, 2026</u>	



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TENTATIVE MAP APPLICATION

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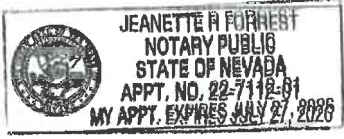
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STATE OF Nevada
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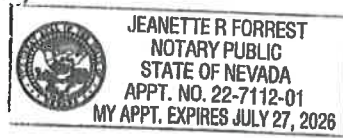
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CORRESPONDENT	NAME: <u>Taney Engineering, Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S Jones Blvd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>ElishaS@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-19-703-011

PROPERTY ADDRESS and/or CROSS STREETS: W. Richmar Ave & S. Valley View Blvd

TENTATIVE MAP NAME: Richmar & Valley View

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.

<u>[Signature]</u> Property Owner (Signature)*	<u>Hamid Moradi</u> Property Owner (Print)
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>5/4/2023</u> (DATE)	
BY <u>Jeanette Forrest</u> NOTARY PUBLIC: <u>July 27, 2026</u>	

*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.

July 28, 2023

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

**Re: Valley View & Richmar - South
APR-23-100626
APN: 177-19-703-010 & 177-19-703-011
Justification Letter (Revised)**

To whom it may concern:

Taney Engineering On behalf of our client, Cimarron Spring Duex, LLC, is respectfully submitting justification for a Tentative Map, a Zone Boundary Amendment, Waivers of Development Standards and Design Reviews for a proposed 2.4 gross acre, 12-lot single-family residential subdivision.

Tentative Map

The subject site is 2.4 gross acres and located north of Richmar Avenue and approximately 200 feet west of Valley View Boulevard. A Tentative Map is requested to allow for the development of a 12-lot single-family residential subdivision with a density of 5 dwelling units per acre. The lots range in size from 6,362 square feet to 6,958 square feet, with an average lot size of 6,822 square feet. The site is currently zoned R-E (Rural Estates Residential District) with a planned land use of LN (Low- Intensity Suburban Neighborhood).

Richmar Avenue will receive full off-site improvements including, curb, gutter, sidewalk, and streetlights. All lots will be accessed via 49-foot wide private street with 30" modified roll curb and gutter.

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

- North, East, South, and West: R-E (Rural Estates Residential District); LN (Low-Intensity Suburban Neighborhood); undeveloped

A 15-foot landscape buffer, with a detached 5-foot sidewalk, will be provided along Richmar Avenue in accordance with Figure 30.64-17.

Zone Boundary Amendment

This request is to rezone the subject parcel, currently zoned R-E (Rural Estates Residential) to R-1 (Single Family Residential District). Although the subject parcel abuts properties zoned R-E (Rural Estates Residential District), there are other proposed developments in the area with similar densities, including one that was just entitled west of the site. Since the proposed R-1 (Single Family Residential District) zoning category conforms with the current land use category, the request is warranted and appropriate for the area.

Waiver of Development Standards – Reduce Driveway Separation to Curb Return

This request is to allow for a minimum 10-foot separation from a driveway and a curb return where a 12-foot minimum is required per Section 30.56 and Uniform Standard Drawing 222. To accommodate the proposed three-car driveways, we are requesting that lot 1 have a separation of 10 feet and lot 12 have a separation of 11 feet. This reduction represents a maximum deviation of 8 percent. Minor reductions of this nature have been approved throughout Clark County and do not pose a safety or functionality concern within this development or for traffic on Richmar Avenue.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.64-50 (a)(4) to allow for a total 12-foot-high combination 6-foot screen wall and 6-foot maximum retaining wall along the north property line. The increase in height is necessary so that the site maintains adequate drainage while matching the existing grade of Richmar Avenue. As the property adjacent to the proposed 12-foot wall is currently undeveloped, the expected impact is negligible.

Design Review - Architecture

This request is for a design review of architectural floor plans and elevations. The two-story detached single-family homes are 3,109 square feet and 3,499 square feet. The exterior elevations reflect Monterey, Contemporary, American Traditional, and Prairie Ranch Designs and finishes. A two or three car garage will be provided for each home, in addition to a full-length driveway that can park a minimum of two vehicles.

Design Review – Excess Fill

This request is for a design review to allow for an excess fill of 10 feet where a 3-foot maximum is allowed per Section 30.32.040-9. The excess fill is needed for lots 1 through 6 and lot 9 to ensure adequate drainage of the site. As the property adjacent to the proposed 10-foot fill maximum is currently undeveloped, the expected impact is negligible.

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

Sincerely,



Susan Florian
Land Planner

11/21/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

GOMER RD/CONQUISTADOR ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0686-MOLLY V. SERIES 3, LLC:

ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone for a single family residential development.

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

DESIGN REVIEWS for the following: 1) single family residential subdivision; 2) allow a hammerhead street design; and 3) finished grade.

Generally located on the northwest corner of Conquistador Street and Gomer Road within Enterprise (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-19-401-005 through 176-19-401-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the combined retaining and screen wall to 12 feet (6 foot retaining and 6 foot screen) where 9 feet (3 foot retaining and 6 foot screen) is the maximum per Section 30.64.050.
2. Eliminate street landscaping with detached sidewalk along Conquistador Street where required per Figure 30.64-17.

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Allow a private street to terminate in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawing is preferred per Section 30.56.080.
3. Increase finished grade to 59 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 64% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 2.5
- Number of Lots/Units: 20
- Density (du/ac): 8.0
- Minimum/Maximum Lot Size (square feet): 3,515/5,826
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 26.5
- House Square Feet: 2,432 to 2,783
- Open Space Required/Provided: 0/0

Site Plans

The plans submitted depict a proposed 20 lot single family subdivision at the corner of Conquistador Street and Gomer Road. This application is for a zone change from the existing R-E (Rural Estates Residential) zone to an R-2 (Medium Residential Density) zone. The proposed subdivision will offer 3 floor plan options for future residents. Lots within the subdivision either front on Conquistador Street or have access to a 41 foot wide private hammerhead street from Gomer Road. Increase grade is also proposed for a total of 59 inches where 36 inches is allowed.

Landscaping

The plans depict street landscaping along Gomer Road with a detached sidewalk in conformance with Title 30. The applicant is requesting to waive the required street landscaping and detached sidewalk for Conquistador Street.

Elevations

The plans depict 2 story residential structures with stucco finish and roof tiles with pitched roofline. Architectural enhancements include stucco pop-outs and decorative shutters. The maximum height shown is 26.5 feet.

Floor Plans

The plans depict 3 different floor plans with 3 bedrooms and a 2 car garage. The gross square footage ranges from 2,432 square feet to 2,783 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states Beazer Homes is proposing a 20 lot subdivision with an average lot size of 3,777 square feet. The application request is for a zone change from the current R-E zone to the R-2 zone with a planned land use of Mid-Intensity Suburban Neighborhood that allows for 8 dwelling units per acre. Many of the adjacent development patterns are R-2 zoning and this rezoning will not have any impacts to the surrounding neighborhood. A design review is requested in accordance with Table 30.16-9 to: 1) artificially increase the finished grade; and 2) to utilize a hammerhead cul-de-sac design within a residential subdivision. A request to increase the fill on this parcel to 59 inches is due in part to the natural grade of the site that generally slopes at 5% to the east toward Conquistador Street from the western property line. This creates

a 7 foot retaining condition at the rear of the lots that load onto Conquistador Street and the rear of the lots on the eastern side of the hammerhead.

A hammerhead street design is requested for use in this development due to the reduced pavement required within the subdivision. Parking is not allowed past the curb return of the hammerhead; however, the proposed lots in this subdivision provide ample parking within the attached garages as well as space in the driveway for other vehicles.

The applicant is also requesting a waiver for increased combined retaining and screen wall heights for a maximum of 12 feet. The applicant has stated the adjacent existing residential property to the north is higher in elevation. Lot 20 of the proposed subdivision is currently 5 feet lower in elevation to the residential development to the north.

Another waiver associated with this application is a request to eliminate required street landscaping with a detached sidewalk along Conquistador Street. The applicant believes that the front yard landscaping will achieve the aesthetic value intended by the Code.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & East	Mid-Intensity Suburban Neighborhood (8 du/ac)	R-2	Single family residential
South	Open Lands	R-E	Undeveloped

Related Applications

Application Number	Request
VS-23-0685	A vacation of government patent easements is a companion item on this agenda.
TM-23-500140	A tentative map for a 20 lot subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL

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

Analysis
Comprehensive Planning
Zone Change

This site is designated as Residential Medium in the Enterprise Land Use Plan. The proposed project will have a density of 8 dwelling units per acre. Staff finds this request conforms to the Land Use Plan and is appropriate for the area; therefore, supports the zone change. The zone change request complies in part with Policy EN-1.1. Neighborhood integrity to preserve the continuous and uniform neighborhoods that encourage compatible in-fill development and with Policy 1.1.1: mix of housing types, whereby diverse housing types at varied densities and in numerous locations is encouraged. Staff can support this request.

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 #1

Staff does not object to the increase in the combined height of the retaining and screen walls as the impact will only be seen by the purchasers of the proposed lots.

Waiver of Development Standards #2

Staff finds the request to allow an attached sidewalk with typical front yard landscaping along Conquistador Street is a self-imposed hardship. Although other lots along Conquistador Street were developed with attached sidewalks, which was in compliance with Code at the time, staff finds that the changes to Code promote pedestrian safety and an enhanced streetscape; therefore, compliance is necessary.

Design Review #1

The design of the subdivision is compatible with approved and planned land uses in this area as it is consistent in density as the adjacent R-2 zoned subdivision surrounding the subject parcels. The proposed subdivision and single family residences are consistent with the standards of approval for a design review. For example, the layout of the subdivision, site access, and circulation will not negatively impact adjacent roadways. However, staff is not recommending approval of the waiver for detached sidewalks and street landscaping and the design review for the hammerhead street; therefore, staff cannot support the design review of the subdivision as presented.

Design Review #2

Staff finds that there are no constraints on the property that would cause a hammerhead street design to be required in lieu of a radius cul-de-sac. Without any compelling reason as to why the hammerhead is needed, staff cannot support the request.

Public Works - Development Review

Design Review #3

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 of the zone change, waiver of development standards #1, and design review #3; denial of waiver of development standards #2 and design reviews #1 and #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 35 feet to the back of curb for Gomer Road, 30 feet for Conquistador Street and associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and 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.

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

APPLICANT: LARRY BITTON

**CONTACT: JASON DINEEN, HORROCKS, 1401 N. GREEN VALLEY PARKWAY,
SUITE 160, HENDERSON, NV 89074**



LAND USE APPLICATION 19A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>ZC-23-0686</u> DATE FILED: <u>9/28/23</u></p> <p>PLANNER ASSIGNED: <u>SUD</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/1/23</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>11/21/23</u></p> <p>FEE: <u>\$ 2,200</u></p>
	PROPERTY OWNER	<p>NAME: <u>GRACE REVOCABLE TRUST (SCOTT PAULBICK, TRS)</u></p> <p>ADDRESS: <u>10120 W. FLAMINGO 122 STE 4-352</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89147</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>MICHAEL GRAY - BEAZER HOMES HOLDINGS LLC</u></p> <p>ADDRESS: <u>2490 PASEO VERDE PARKWAY, SUITE 120</u></p> <p>CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u></p> <p>TELEPHONE: <u>702-837-2111</u> CELL: <u>702-786-9622</u></p> <p>E-MAIL: <u>MICHAEL.GRAY@BEAZER.COM</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>JASON DINEEN - HORROCKS</u></p> <p>ADDRESS: <u>1401 N. GREEN VALLEY PKWY, STE 160</u></p> <p>CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u></p> <p>TELEPHONE: <u>702.966.4063</u> CELL: <u>702-303-5046</u></p> <p>E-MAIL: <u>JASON.DINEEN@HORROCKS.COM</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-19-401-007 & 176-19-401-008

PROPERTY ADDRESS and/or CROSS STREETS: GOMER RD AND CONQUISTADOR ST

PROJECT DESCRIPTION: 20 LOT RESIDENTIAL. ASSOCIATED PARCEL NUMBERS: 176-19-401-005, 176-19-401-006

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

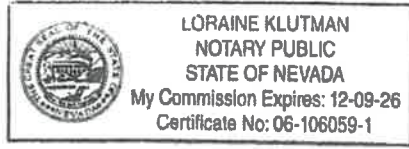
[Signature]
Grace Revocable Trust / Scott Paulbick

Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 23, 2023 (DATE)
 By Scott Paulbick

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.

September 8, 2023

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

20-23-0686

**RE: Justification Letter for Zone Change
Gomer and Conquistador
APN 176-19-401-005, 006, 007, & 008**

Dear Planning Manager:

On behalf of the Developer, Beazer Homes Holdings LLC, we submit this justification for the conforming zone change of these parcels.

Request - Change Zoning from R-E to R-2

Justification – Beazer Homes is proposing a 20 lot single-family subdivision with an average lot size of 3,777 sf. Although the current zoning is R-E, the planned land use is Mid-Intensity Suburban Neighborhood which allows up to 8 du/ac; therefore, this is a conforming zone change request to R-2. With the surrounding parcels, north of Gomer Road, already zoned R-2 and developed with similar lot sizes, this zone change and development should not have a negative impact on the surrounding community.

Please do not hesitate to contact me with any questions or for additional information.

Sincerely,
Horrocks Engineers



Jason Dineen, PE
Land Development Project Manager



September 12, 2023

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

20-23-0686

**RE: Justification Letter for Design Review & Waiver of Standards
Gomer and Conquistador
APN 176-19-401-005, 006, 007, & 008**

Dear Planning Manager:

On behalf of the developer, Beazer Homes Holdings LLC, we hereby submit this application for a 20 lot single-family residential subdivision located on four parcels totaling 2.50 acres on the northwest corner of Gomer Road and Conquistador Street.

The proposed 20 lot subdivision is located in the Mid-Intensity Suburban Neighborhood land use area and has an existing R-E Zoning. A companion conforming zone change application is being processed to change the zoning to R-2. The developer proposes to provide three floor plan options for future residents. Plan E651 is the smallest footprint at 2,432 sf containing 3 bedrooms and a 2 car garage. Plan E652 is a 3 bedroom footprint with a 2 car garage containing 2,538 sf. Plan E653 is the largest footprint at 2,783 sf containing 3 bedrooms and a 2 car garage. Each of these plans provide elevations with architectural features compatible with the area.

DESIGN REVIEW

This design review is requested in accordance with Table 30.16-9 to (1) artificially increase the finished grade and (2) to utilize a hammerhead cul-de-sac design within a residential subdivision.

The request to increase the fill on this parcel is due in part to the natural grade of the site that generally slopes at 5% to the east toward Conquistador Street from the western property line. This creates a 7' retaining condition at the rear of the lots that load onto Conquistador Street and the rear of the lots on the eastern side of the hammerhead.

Hammerheads are requested for use in this development due to the reduced pavement required within the rural subdivision. Per CCAUSD Drawing No. 212.1.S1 the use of hammerheads shall be for use in single family residential dwelling areas. It is noted that parking is not allowed past the curb return of the hammerhead; however, the proposed lots in this subdivision provide ample parking within the attached garages as well as space in the driveway for other vehicles.

WAIVER OF STANDARDS

1. **Retaining wall heights - 30.64.050 To allow a maximum 12' wall including 6' of retaining.**

Section 30.64.050 allows walls to be increased in height to 12 feet where adjacent to developed properties when the finished grade of the developing property is higher/lower. The property associated with this application is lower than the adjacent parcels due to the existing parcels to the west and north drain north. This parcel matches grades at the northwest corner of the parcel with the adjoining parcels. This causes a five foot max retaining condition on the northeast and southwest corners of the parcel.

2. Landscaping on Conquistador Street – Figure 30.64-17

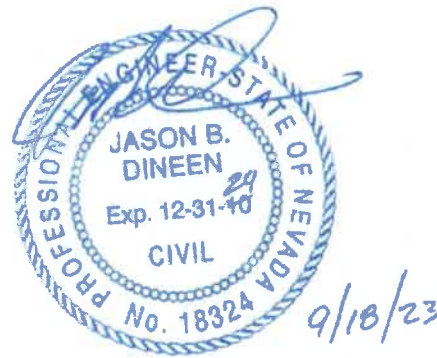
Figure 30.64-17 requires detached sidewalk and a 15' minimum landscape area. We respectfully request a waiver for the landscaping and offset sidewalk due to the lots are fronting Conquistador Street. We believe that the front yard landscaping will achieve the aesthetic value intended by the code. Furthermore, the development on the east side of Conquistador Street has attached sidewalk and lots fronting Conquistador Street, as well.

We anticipate the above justifications are sufficient to process the requested design review. Please do not hesitate to contact me with any questions at 702-966-4063.

Sincerely,
Horrocks Engineers



Jason Dineen, PE
Land Development Project Manager



**EASEMENTS
(TITLE 30)**

GOMER RD/CONQUISTADOR ST

**PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0685-MOLLY V. SERIES 3, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Conquistador Street and Hualapai Way and between Gomer Road and Cliff Dwellings Avenue (alignment) within Enterprise (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:
176-19-401-005 through 176-19-401-008

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

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon 3 foot wide and 33 foot wide patent easements around the boundary of the project.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West & East	Mid-Intensity Suburban Neighborhood (8 du/ac)	R-2	Single family residential
South	Open Lands	R-E	Undeveloped

Related Applications

Application Number	Request
ZC-23-0686	A zone change to reclassify from an R-E zone to an R-2 zone for a single family residential development is a companion item of this agenda.
TM-23-500140	A tentative map for a 20 lot subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and 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 Gomer Road, 30 feet for Conquistador Street and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LARRY BITTON

**CONTACT: JASON DINEEN, HORROCKS, 1401 N. GREEN VALLEY PARKWAY,
SUITE 160, HENDERSON, NV 89074**



VACATION APPLICATION 20A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0685</u> DATE FILED: <u>9/28/23</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/1/23</u> PC MEETING DATE: <u>→</u> BCC MEETING DATE: <u>11/21/23</u> FEE: <u>\$ 875</u>
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PROPERTY OWNER	NAME: <u>GRACE REVOCABLE TRUST (SCOTT PAULBICK, TRS)</u> ADDRESS: <u>10120 W FLAMINGO 122 STE 4-352</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>MICHAEL GRAY - BEAZER HOMES HOLDINGS LLC</u> ADDRESS: <u>2490 PASEO VERDE PARKWAY, SUITE 120</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-837-2111</u> CELL: <u>702-786-9622</u> E-MAIL: <u>MICHAEL.GRAY@BEAZER.COM</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>JASON DINEEN - HORROCKS</u> ADDRESS: <u>1401 N. GREEN VALLEY PKWY, STE 160</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702.966.4063</u> CELL: <u>702-303-5046</u> E-MAIL: <u>JASON.DINEEN@HORROCKS.COM</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-19-401-007, 176-19-401-008 (Associated APNs 176-19-401-005, 176-19-401-006)

PROPERTY ADDRESS and/or CROSS STREETS: GOMER RD AND CONQUISTADOR ST

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.

<p style="text-align: center;"><u>Scott Paulbick</u> Property Owner (Signature)*</p> <p>STATE OF NEVADA COUNTY OF <u>CLARK</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>August 23, 2023</u> (DATE)</p> <p>By <u>Scott Paulbick</u> NOTARY PUBLIC: <u>[Signature]</u></p>	<p style="text-align: center;"><u>Grace Revocable Trust / Scott Paulbick</u> Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>LORAIN KLUTMAN NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 12-09-26 Certificate No: 06-106059-1</p> </div>
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*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.

September 8, 2023

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89155**RE: Justification Letter for Vacation of Easements
Gomer and Conquistador
APN 176-19-401-005, 006, 007, & 008**

VS-23-0685

Dear Planning Manager:

On behalf of the Developer, Beazer Homes, we submit this justification letter for the vacation of existing patent easements encumbering the property.

Request - Vacate the existing patent easement 1209366Justification - The patents are no longer necessary to preserve public access, utilities, or drainage. The 30' of right-of-way will be dedicated along Conquistador Street and 35' of right-of-way will be dedicated for Gomer Road.

Please do not hesitate to contact me with any questions or for additional information.

Sincerely,
Horrocks EngineersJason Dineen, PE
Land Development Project Manager

11/21/23 BCC AGENDA SHEET

GOMER & CONQUISTADOR
(TITLE 30)

GOMER RD/CONQUISTADOR ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500140-MOLLY V. SERIES 3, LLC:

TENTATIVE MAP consisting of 20 single family residential lots and common lots on 2.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Conquistador Street and Gomer Road within Enterprise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:
176-19-401-005 through 176-19-401-008

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 20
- Density (du/ac): 8.0
- Minimum/Maximum Lot Size (square feet): 3,515/5,826
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 26.5
- Square Feet: 2,432/2,783
- Open Space Required/Provided: 0/0

The applicant is proposing a development for 20 single family detached residences to be constructed on 4 existing parcels with a total of 2.5 acres in an R-2 (Medium Density Residential) zone. The overall density is 8 dwelling units per acre. Common lots for required street landscaping along Gomer Road are provided. No street landscaping is proposed along Conquistador Street. Lots within the subdivision either front on Conquistador Street or have access to a 41 foot wide private hammerhead street from Gomer Road.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & East	Mid-Intensity Suburban Neighborhood (8 du/ac)	R-2	Single family residential
South	Open Lands	R-E	Undeveloped

Related Applications

Application Number	Request
VS-23-0685	A vacation of government patent easements is a companion item on this agenda.
ZC-23-0686	A zone change to reclassify from an R-E zone to an R-2 zone for a single family residential development is a companion item of this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff cannot support the design of the site proposed with ZC-23-0686; therefore, staff cannot support this tentative map.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;

- Right-of-way dedication to include 35 feet to the back of curb for Gomer Road, 30 feet for Conquistador Street and associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and 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.

Comprehensive Planning - Addressing

- Streets shall have approved street names and suffixes.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0260-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LARRY BITTON

**CONTACT: JASON DINEEN, HORROCKS, 1401 N. GREEN VALLEY PARKWAY,
SUITE 160, HENDERSON, NV 89074**



TENTATIVE MAP APPLICATION 21A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>7m-23-500140</u> DATE FILED: <u>9/28/23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/1/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/21/23</u> FEE: <u>\$ 750</u>

PROPERTY OWNER	NAME: <u>GRACE REVOCABLE TRUST (SCOTT PAULBICK, TRS)</u>
	ADDRESS: <u>10120 W FLAMINGO 122 STE 4-352</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>MICHAEL GRAY - BEAZER HOMES HOLDINGS LLC</u>
	ADDRESS: <u>2490 PASEO VERDE PARKWAY, SUITE 120</u>
	CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>702-837-2111</u> CELL: <u>702-786-9622</u>
	E-MAIL: <u>MICHAEL.GRAY@BEAZER.COM</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>JASON DINEEN - HORROCKS</u>
	ADDRESS: <u>1401 N. GREEN VALLEY PKWY, STE 160</u>
	CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>702.966.4063</u> CELL: <u>702-303-5046</u>
	E-MAIL: <u>JASON.DINEEN@HORROCKS.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 17619401-007 AND 1761940-008 (Associated APNs 176-19-401-005, 176-19-401-006)

PROPERTY ADDRESS and/or CROSS STREETS: GOMER DR AND CONQUISTADOR ST

TENTATIVE MAP NAME: TENTATIVE MAP FOR GOMER AND CONQUISTADOR

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)* [Signature] Property Owner (Print) Grace Revocable Trust / Scott Paulbick

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 23, 2023 (DATE)
By Scott Paulbick

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.

September 8, 2023

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

Ty. 23-500140

SUBJECT: Gomer and Conquistador – Hold Letter

Dear Sir/Madam:

On behalf of the developer, Beazer Homes Holdings LLC, we hereby submit this hold letter. This letter acknowledges and accepts that the Tentative Map application is a companion item with the Design Review, Zone Change, and Vacation applications and that the tentative map will follow the same schedule and hearing dates as the companion items.

Please do not hesitate to contact me with any questions or for additional information.

Sincerely,
Horrocks Engineers



Jason Dineen, PE
Land Development Project Manager

