



## ENTERPRISE TOWN ADVISORY BOARD

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

December 27, 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](mailto:chayes70@yahoo.com).
  - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>.

Board/Council Members: Justin Maffet, Chair  
David Chestnut  
Kaushal Shah  
Barris Kaiser, Vice Chair  
Chris Caluya

Secretary: Carmen Hayes (702) 371-7991 [chayes70@yahoo.com](mailto: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](mailto: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.

BOARD OF COUNTY COMMISSIONERS  
JAMES B. GIBSON, Chair – TICK SEGERBLOM, Vice-Chair  
JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for December 13, 2023. (For possible action)
- IV. Approval of the Agenda for December 27, 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. **PA-23-700040-BUFFALO & AGATE, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 1.0 acre. Generally located on the southeast corner of Buffalo Drive and Agate Avenue within Enterprise. JJ/gc (For possible action) **01/02/24 PC**
  2. **ZC-23-0773-CROWE, NANCY D SEPARATE PROPERTY TRUST:**  
**ZONE CHANGE** to reclassify 1.0 acre from an R-E (Rural Estates Residential) (RNP-I) Zone to a C-2 (General Commercial) Zone.  
**USE PERMIT** for a kennel (dog boarding and daycare).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; and **2)** reduce driveway throat depth.  
**DESIGN REVIEWS** for the following: **1)** a kennel (dog boarding and daycare); and **2)** alternative parking lot landscaping. Generally located on the east side of Buffalo Drive and the south side of Agate Avenue within Enterprise (description on file). JJ/jor/syp (For possible action) **01/02/24 PC**
  3. **VS-23-0774-CROWE, NANCY D. SEPARATE PROPERTY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Buffalo Drive and Jerlyn Street (alignment), and a portion of a right-of-way being Agate Avenue located between Buffalo Drive and Jerlyn Street (alignment), and a portion of right-of-way being Buffalo Drive located between Agate Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jor/syp (For possible action) **01/02/24 PC**
  4. **TM-23-500168-LV ERIE, LLC:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 3.5 acres in a C-1 (Local Business) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise. MN/nai/syp (For possible action) **01/03/24 BCC**
  5. **TM-23-500170-DESERTXPRESS ENTERPRISES, LLC:**  
**TENTATIVE MAP** consisting of a 4 lot commercial subdivision on 110.9 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the south side of Eldorado Lane and the west side of Las Vegas Boulevard South within Enterprise. MN/lm/syp (For possible action) **01/03/24 BCC**

6. **VS-23-0780-AMH NV8 DEVELOPMENT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way and Conquistador Street, and between Blue Diamond Road and Cathedral Spires Avenue within Enterprise (description on file). JJ/rr/syp (For possible action) **01/16/24 PC**
7. **VS-23-0783-CUSTOM BUILDS LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Torino Avenue and Pebble Road, and between Monte Cristo Way and Buffalo Drive within Enterprise (description on file). JJ/rp/syp (For possible action) **01/16/24 PC**
8. **VS-23-0786-BABIN GARY:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Eula Street and Conquistador Street (alignment), and between Pebble Road and Ford Avenue within Enterprise (description on file). JJ/lm/syp (For possible action) **01/16/24 PC**
9. **UC-23-0785-BABIN GARY:**  
**USE PERMITS** for the following: **1)** increase accessory structures size (detached garages); and **2)** allow a detached accessory structure not architecturally compatible with the principal structure in conjunction with a single family residence on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Eula Street, 300 feet north of Pebble Road within Enterprise. JJ/lm/syp (For possible action) **01/16/24 PC**
10. **VS-23-0800-BECKSTROM JAMES ALLAN II:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Tomsik Street and Cimarron Road, and between Camero Avenue and Windmill Lane within Enterprise (description on file). JJ/bb/syp (For possible action) **01/16/24 PC**
11. **WS-23-0799-BECKSTROM JAMES ALLAN II:**  
**WAIVERS OF DEVELOPMENT STANDARDS** to eliminate street landscaping and detached sidewalks in conjunction with proposed single family residential lots on 2 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the north side of Camero Avenue and the east side of Tomsik Street within Enterprise. JJ/bb/syp (For possible action) **01/16/24 PC**
12. **DR-23-0805-PERRONE, NICHOLAS TRUST & PERRONE, NICHOLAS TRS:**  
**DESIGN REVIEW** for a gas station with gasoline pumps in conjunction with an existing gas station, convenience store, and vehicle wash on 1.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Jones Boulevard and the south side of Oleta Avenue within Enterprise. JJ/sd/syp (For possible action) **01/17/24 BCC**

13. **ET-23-400169 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN:**  
**USE PERMITS THIRD EXTENSION OF TIME** for the following: 1) proposed place of worship; and 2) proposed school.  
**WAIVER OF DEVELOPMENT STANDARDS** to waive streetlights along Warbonnet Way and Torino Avenue.  
**DESIGN REVIEWS** for the following: 1) proposed place of worship; and 2) proposed school on 20.0 acres on an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jm/syp (For possible action) 01/17/24 BCC
14. **ET-23-400172 (VS-21-0572)-HAND PROPERTY HOLDING COMPANY:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and between Le Baron Avenue and Pyle Avenue; and a portion of right-of-way being Decatur Boulevard located between Pyle Avenue and Le Baron Avenue; and a portion of right-of-way being Pyle Avenue located between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/jm/syp (For possible action) 01/17/24 BCC
15. **UC-23-0796-AIP RICHMAR, LLC:**  
**USE PERMITS** for the following: 1) waive screening for existing outside storage yard; 2) allow items to be stacked above the height of a screened fence; and 3) allow the use of millings in lieu of paving.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping and screening; 2) access gate setbacks; 3) eliminate trash enclosures; and 4) full off-site improvements in conjunction with an existing storage yard on 14.7 acres in an M-1 (Light Manufacturing) Zone.  
**DESIGN REVIEW** for 2 accessory structures. Generally located on the south side of Richmar Avenue and the east side of Redwood Street within Enterprise. JJ/rr/syp (For possible action) 01/17/24 BCC
16. **ZC-23-0788-CLARK COUNTY:**  
**ZONE CHANGE** to reclassify 2.0 acres from an M-1 (Light Manufacturing) Zone to a P-F (Public Facility) Zone for a future County public facility. Generally located on the south side of Pebble Road and the west side of Bronco Street within Enterprise (description on file). JJ/rk (For possible action) 01/17/24 BCC

VII. General Business

1. None.

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

IX. Next Meeting Date: January 10, 2024.

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>

BOARD OF COUNTY COMMISSIONERS  
JAMES B. GIBSON, Chair – TICK SEGERBLOM, Vice-Chair  
JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager





# Enterprise Town Advisory Board

December 13, 2023

## MINUTES

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

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### 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.

Steven DeMerritt, 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 November 29, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for November 29, 2023.

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

### IV. Approval of Agenda for December 13, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Applicant has requested a **HOLD**:

4. PA-23-700040-BUFFALO & AGATE, LLC: The applicant requested a **HOLD** to Enterprise TAB meeting on December 27, 2023.
5. ZC-23-0773-CROWE, NANCY D SEPARATE PROPERTY TRUST: The applicant requested a **HOLD** to Enterprise TAB meeting on December 27, 2023.
6. VS-23-0774-CROWE, NANCY D. SEPARATE PROPERTY TRUST: The applicant requested a **HOLD** to Enterprise TAB meeting on December 27, 2023.

Related applications:

1. PA-23-700039-BD EQUITIES, LLC:
2. ZC-23-0767-BD EQUITIES, LLC:
3. VS-23-0768-BD EQUITIES, LLC:
  
8. WS-23-0750-SILVERSTONE PROPERTIES, LLC:
9. TM-23-500159-SILVERSTONE PROPERTIES, LLC:
  
12. UC-23-0771-SOUTHERN HIGHLANDS INVEST PTNRS:
13. TM-23-500164-SOUTHERN HIGHLANDS INVEST PTNRS:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  - None.

VI. Planning & Zoning

1. **PA-23-700039-BD EQUITIES, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 6.7 acres. Generally located on the west side of Arville Street and north side of Cougar Avenue within Enterprise. JJ/rk (For possible action) **01/02/24 PC**

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

2. **ZC-23-0767-BD EQUITIES, LLC:**  
**ZONE CHANGE** to reclassify 6.7 acres from an R-E (Rural Estates Residential) Zone & and H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow modified driveway standards; **2)** allow access to a local street; and **3)** allow modified on-site loading design and improvement standards.  
**DESIGN REVIEWS** for the following: **1)** office/warehouse complex; and **2)** finished grade. Generally located on the west side of Arville Street and the north side of Cougar Avenue within Enterprise (description on file). JJ/rr/syp (For possible action) **01/02/24 PC**

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



3. **VS-23-0768-BD EQUITIES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue, and between Cameron Street and Arville Street and a portion of a right-of-way being Cougar Avenue located between Cameron Street and Arville Street within Enterprise (description on file). JJ/rr/syp (For possible action) **01/02/24 PC**

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

4. **PA-23-700040-BUFFALO & AGATE, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 1.0 acre. Generally located on the southeast corner of Buffalo Drive and Agate Avenue within Enterprise. JJ/gc (For possible action) **01/02/24 PC**

The applicant requested a **HOLD** to Enterprise TAB meeting on December 27, 2023.

5. **ZC-23-0773-CROWE, NANCY D SEPARATE PROPERTY TRUST:**  
**ZONE CHANGE** to reclassify 1.0 acre from R-E (Rural Estate Residential) (RNP-I) Zone to C-2 (General Commercial) Zone.  
**USE PERMIT** for a kennel (dog boarding and daycare).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; and 2) reduce driveway throat depth.  
**DESIGN REVIEWS** for the following: 1) a kennel (dog boarding and daycare); and 2) alternative parking lot landscaping. Generally located on the east side of Buffalo Drive and the south side of Agate Avenue within Enterprise (description on file). JJ/jor/syp (For possible action) **01/02/24 PC**

The applicant requested a **HOLD** to Enterprise TAB meeting on December 27, 2023.

6. **VS-23-0774-CROWE, NANCY D. SEPARATE PROPERTY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Buffalo Drive and Jerlyn Street (alignment), and a portion of a right-of-way being Agate Avenue located between Buffalo Drive and Jerlyn Street (alignment), and a portion of right-of-way being Buffalo Drive located between Agate Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jor/syp (For possible action) **01/02/24 PC**

The applicant requested a **HOLD** to Enterprise TAB meeting on December 27, 2023.

7. **VS-23-0749-SILVERSTONE PROPERTIES LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Rainbow Boulevard located between Raven Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jud/syp (For possible action) **01/02/24 PC**

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

8. **WS-23-0750-SILVERSTONE PROPERTIES, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow an attached sidewalk along Raven Avenue where detached sidewalks are required in conjunction with a 1 lot commercial subdivision on 3.8 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Rainbow Boulevard and Raven Avenue within Enterprise. JJ/sd/syp (For possible action) **01/02/24 PC**
- Motion by Justin Maffett  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous
9. **TM-23-500159-SILVERSTONE PROPERTIES, LLC:**  
**TENTATIVE MAP** consisting of a 1 lot commercial subdivision on 3.8 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Rainbow Boulevard and Raven Avenue within Enterprise. JJ/jud/syp (For possible action) **01/02/24 PC**
- Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous
10. **WS-23-0756-KEFALE LIVING TRUST & KEFALE NEBEU TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setbacks for an existing accessory structure in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Mount Eden Avenue, 55 feet west of Windsor Oaks Street within Enterprise. JJ/nai/syp (For possible action) **01/02/24 PC**
- Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous
11. **DR-23-0758-BLUE DIAMOND SP LAND, LLC:**  
**DESIGN REVIEW** for restaurant buildings with drive-thru services on a 0.9 acre portion of 2.5 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road, 1,000 feet east of Grand Canyon Drive within Enterprise. JJ/sd/syp (For possible action) **01/03/24 BCC**
- Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous
12. **UC-23-0771-SOUTHERN HIGHLANDS INVEST PTNRS:**  
**USE PERMITS** for the following: **1)** modified wall height standards; and **2)** modified front setback standards.  
**WAIVER** to allow modified street improvement standards.  
**DESIGN REVIEWS** for the following: **1)** detached single family residential development; **2)** to allow hammerhead cul-de-sacs; and **3)** finished grade on 54.4 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the east side of Dectaur Boulevard (alignment) and the south side of Bruner Avenue (alignment) within Enterprise. JJ/hw/syp (For possible action) **01/03/24 BCC**

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

13. **TM-23-500164-SOUTHERN HIGHLANDS INVEST PTNRS:**  
**TENTATIVE MAP** consisting of 190 single family detached residential lots and 2 common lots on 54.4 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the east side of Dectaur Boulevard (alignment) and the south side of Bruner Avenue (alignment) within Enterprise. JJ/hw/syp (For possible action) **01/03/24 BCC**

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

14. **UC-23-0777-BBR OIL IX, LLC:**  
**USE PERMIT** to reduce setback from a vehicle wash to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase the number of freestanding signs; and 2) allow wall signs to face adjacent residential development.  
**DESIGN REVIEWS** for the following: 1) vehicle (automobile) wash; 2) lighting; and 3) signage on 1.8 acres in an M-D (Designed Manufacturing) Zone. Generally located on the east side of Rainbow Boulevard, 295 feet south of Mountains Edge Parkway within Enterprise. JJ/jud/syp (For possible action) **01/03/24 BCC**

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

15. **WC-23-400166 (UC-22-0007)-SIGNATURE LAND HOLDINGS, LLC:**  
**WAIVER OF CONDITIONS** of a use permit requiring perimeter walls on the north and east sides of the subdivision to be tiered (consistent with Figure 30.64-1 to the extent practical) and decorative in conjunction with an approved single family residential subdivision on 2.6 acres in an H-2 (General Highway Frontage) Zone. Generally located on the northeast corner of Chieftain Street and Serene Avenue within Enterprise. JJ/tpd/syp (For possible action) **01/03/24 BCC**

Motion by David Chestnut  
Action: **APPROVE** Waiver of Conditions for the eastern boundary only.  
**ADD** Comprehensive Planning conditions:  
Any Combination of retaining and decorative wall over 9 feet be terraced not to exceed a 3-foot terrace setback and be rockscaped.  
Per staff if approved conditions  
Motion **PASSED** (4-0) /Unanimous

## VII. General Business:

1. Discuss February 14, 2024 Enterprise Town Advisory Board meeting. (For discussion only)  
Motion by Justin Maffett  
**ACTION: CANCEL** the Enterprise TAB meeting on February 14, 2024, and **FORWARD** the applications to The February 28, 2024, Enterprise TAB meeting.  
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.

- None.

IX. Next Meeting Date

The next regular meeting will be December 27, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:31 p.m.

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

01/02/24 PC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**PA-23-700040-BUFFALO & AGATE, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 1.0 acre.

Generally located on the southeast corner of Buffalo Drive and Agate Avenue within Enterprise.  
JJ/gc (For possible action)

**RELATED INFORMATION:**

**APN:**

176-22-201-029; 176-22-201-030

**EXISTING LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**PROPOSED LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states the request for Corridor Mixed-Use (CM) is appropriate since the site is located along Buffalo Drive, a major arterial street, and the adjacent and abutting properties to the west, southwest, and south are planned for CM uses. The property to the east is planned for Neighborhood Commercial (NC) and would act as a transition to the properties farther east. The property to the north is undeveloped and owned by the Bureau of Land Management, and therefore, would not likely be developed soon. The proposed amendment will not have substantial or undue adverse effects on adjacent properties and the site will be adequately served by public improvements, facilities, and services.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Corridor Mixed-Use	U-V	Mixed-use development

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Neighborhood Commercial	R-E (RNP-I)	Single family residential
West	Corridor Mixed-Use	R-E	Single family residential

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0773	Zone change to reclassify the site from R-E to C-2 zoning, with a use permit for a kennel, waivers of development standards to reduce parking and driveway throat depth, and design reviews for a kennel and alternative parking lot landscaping is a companion item on this agenda.
VS-23-0774	A request to vacate and abandon for patent easements and right-of-way is a companion item on this agenda.

**STANDARDS FOR ADOPTION:**

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

**Analysis**

**Comprehensive Planning**

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

The applicant requests a change from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed CM land use designation include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multiple family residential dwellings, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

The adjacent and abutting properties to the west, southwest, and south are designated as Corridor Mixed-Use (CM) in the Master Plan, and the request to CM for the subject site would be an extension of that use designation. Although the adjacent property to the east is developed with a single family residence, the property is planned for Neighborhood Commercial (NC) uses, which would be a natural transition to the properties farther east planned for Low-Intensity Suburban Neighborhood (LN) (up to 5 du/ac) uses. The abutting property to the north is planned for Ranch Estate Neighborhood (RN) (up to 2 du/ac) use, but is undeveloped, owned by the BLM, and

separated from the site by Agate Avenue. The relationship between the proposed CM on the subject site and the RN to the north is similar to the existing relationship between the CM and RN that exists on the west side of Buffalo Drive. The request complies with Policy 1.3.3 of the Master Plan which encourages the integration of grocery stores, restaurants, medical offices, and other daily needs services as part of or adjacent to neighborhoods to minimize the need for longer vehicle trips. For these reasons, staff finds the request for the CM land use category is appropriate for this location.

**Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action February 7, 2024 at 9:00 a.m., unless otherwise announced.

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

**TAB/CAC:**

**APPROVALS:**

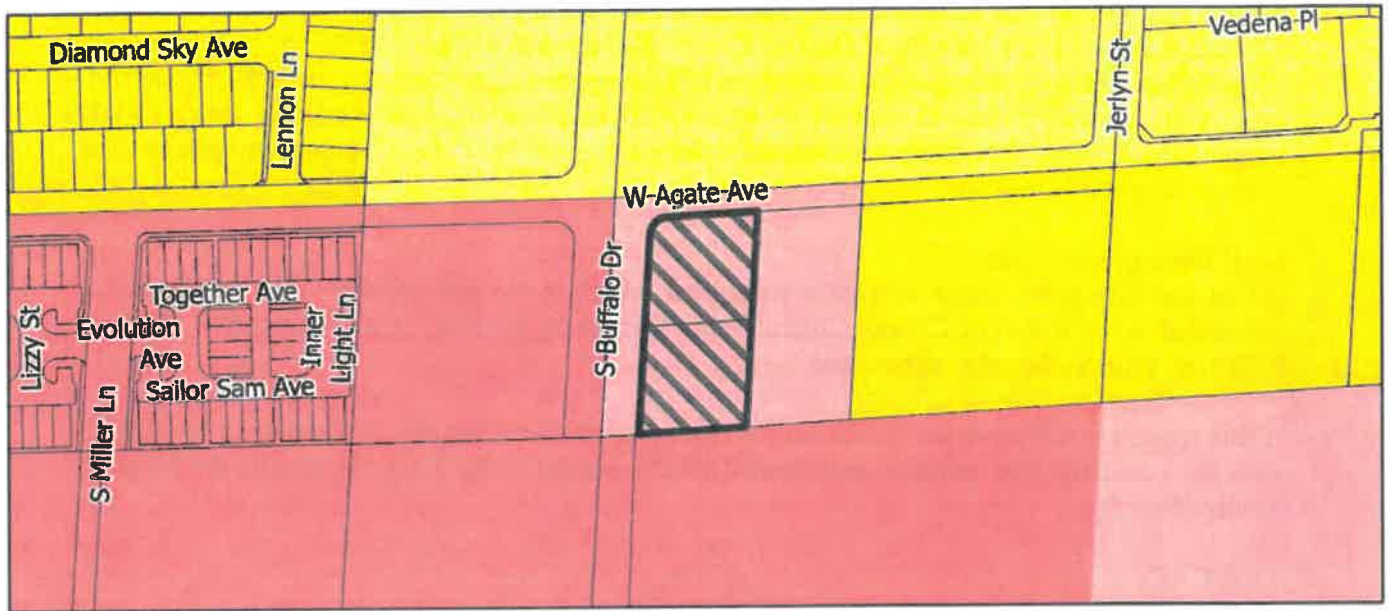
**PROTEST:**

**APPLICANT:** BUFFALO & AGATE, LLC

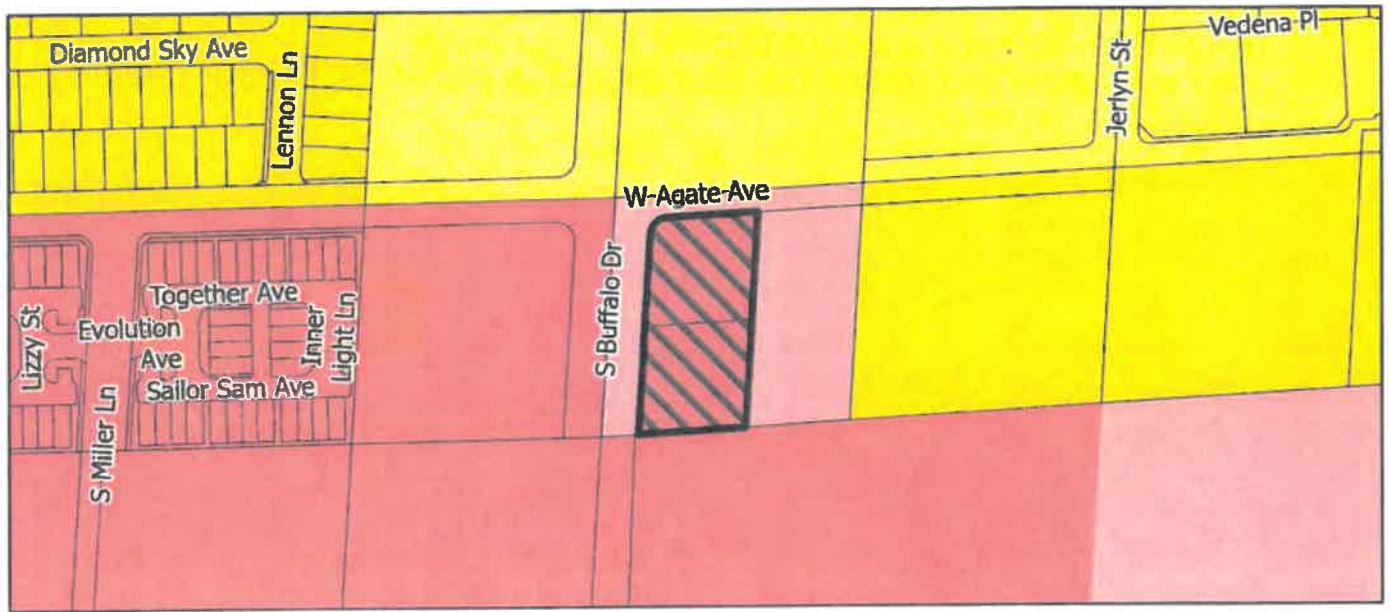
**CONTACT:** DIONICIO GORDILLO, DG CONSULTANTS, 204 BELLE ISLE COURT,  
HENDERSON, NV 89012



# Planned Land Use Amendment PA-23-700040



**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)

Planning Areas

Requested Area To Change

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





# MASTER PLAN AMENDMENT APPLICATION 1A

## DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

<b>APPLICATION TYPE</b>	APP. NUMBER: <u>PA23-700040</u>	DATE FILED: <u>11-7-23</u>
<input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT	PLANNER ASSIGNED: <u>GRC</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u>1-2-24</u> BCC MEETING DATE: <u>2-7-24</u> TRAILS? Yes <input type="checkbox"/> No <input type="checkbox"/> FEE: <u>\$2,700</u>	TAB/CAC MTG DATE: <u>12-13-23</u>

<b>PROPERTY OWNER</b>	NAME: <u>Buffalo &amp; Agate, LLC</u> ADDRESS: <u>6050 W. Lone Mountain Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>(702) 595-8944</u> CELL: <u>(702) 595-9944</u> E-MAIL: <u>daniel@talleresorts.com</u> REF CONTACT ID #: <u>N/A</u>
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<b>APPLICANT</b>	NAME: <u>Buffalo &amp; Agate, LLC</u> ADDRESS: <u>6050 W. Lone Mountain Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>N/A</u>
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<b>CORRESPONDENT</b>	NAME: <u>Dionicio Gordillo, DG Consultants</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-22-201-029 & 030

CURRENT LAND USE PLAN DESIGNATION: Neighborhood Commercial (NC)

REQUESTED LAND USE PLAN DESIGNATION: Corridor Mixed-Use (CM)

PROPERTY ADDRESS and/or CROSS STREETS: SEC Buffalo Drive and Agate 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. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature] Property Owner (Signature)\*      Daniel Crowe Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 14, 2022 (DATE)

By Daniel Crowe  
 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.

# D G Consultants

November 5, 2022

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

PA-23-20040

**RE: Master Plan Amendment to Corridor Mixed-Use (CM) (APN: 176-22-201-029 & 030)**

On behalf of Buffalo & Agate, LLC, we are requesting a master plan amendment from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) for the purpose of rezoning the property to C-2 zoning. The C-2 (General Commercial) District is established to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The subject site is 0.99 acres, zoned R-E, and located on the south side of Agate Avenue and the east side of Buffalo Drive.

Corridor Mixed-Use (CM) provides for primary land uses that are a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. The category also provides for supporting land uses that may consist of complementary uses. This request is accompanied by a land use application with a specific project for a Pet Resort for a dog daycare and boarding facility. The intended use is a prime example of a complementary use that will support any nearby commercial and residential uses.

The context of the site's location justifies this request. The site is surrounded by Corridor Mixed-Use (CM) so the south, southwest, and west. The property is on Buffalo Drive, which is an arterial street with corresponding traffic generation. Immediately to the northwest, on the NWC of Buffalo Drive and Agate Avenue, is a horse boarding facility that has existed there for many years. The property to the east is planned for Neighborhood Commercial (NC) and would function as a transitional use since the only site access is Agate Avenue. Our only access will be Buffalo Drive and will eliminate any traffic impacts in residential areas that are planned to the north. Agate Avenue will also function as an appropriate transitional space between our proposed development and planned residential uses. The property directly to the north is undeveloped and owned by BLM and would not likely be developed soon. Finally, Corridor Mixed-Use at this location will provide for functional commercial nodal development when taken with the other planned Corridor Mixed-Use. Therefore, the request is entirely consistent and compatible with the immediate area.

The request is entirely consistent with key considerations for CM such as multimodal connectivity, compatibility with existing neighborhoods, building design, and site design. The request is also compliant and consistent with multiple goals and policies contained within the Clark County Master Plan. Goal EN-4 which furthers improving multimodal connectivity in Enterprise in conjunction with future growth. The request is compliant and furthers Policy EN-6.5 which promotes the efficient use of public services and facilities while minimizing costs of service extension and maintenance paid by the service provider and the County by encouraging contiguous development where possible. Policy EN-6.6 which encourages development in areas already served by the County and service providers to the maximum extent feasible.

Therefore, the proposed land use category will achieve the following: a) the proposed amendment is in harmony with the purpose, goals, policy statements, and objectives of the Clark County Master Plan and Title 30; b) the proposed amendment will not have substantial or undue adverse effects on adjacent

## D G Consultants

properties, character of the area, traffic conditions, public improvements, general prosperity, or other matters affecting the public health, safety, and general welfare; and c) the proposed amendment will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,

*Dionian Smith*

**PLANNING COMMISSION ALA**  
**November 7, 2023, Planning Commission Meeting**

**WITHDRAWN without prejudice per the applicant.**

- #22 – SC-23-0623 - DANE/WINCHESTER

**HOLD to the 11/21/2023 Planning Commission Meeting per Commissioner Frasier due to applicant no show.**

- #25 – UC-23-0605 – JENNIFER/SUNRISE MANOR

**HOLD to the 11/21/2023 Planning Commission Meeting per Commissioner Kirk**

- #26 – UC-23-0641 – MARK/SUNRISE MANOR

**HOLD to the 11/21/2023 Planning Commission Meeting per the applicant. These items will be forwarded to the 12/06/2023 Board of County Commissioners Meeting.**

- #30 – PA-23-700016 - GREG/SPRING VALLEY
- #31 – ZC-23-0288 - MARK/SPRING VALLEY
- #35 – PA-23-700028 - GREG/ENTERPRISE
- #36 – ZC-23-0610 - ROB/ENTERPRISE
- #37 – PA-23-700029 - GREG/ENTERPRISE
- #38 – ZC-23-0611 - ROB/ENTERPRISE
- #39 – VS-23-0612 - ROB/ENTERPRISE

**HOLD to the 11/21/2023 Planning Commission Meeting per the applicant. These items will be moved from the 12/6/23 BCC meeting date and forwarded to the 12/20/2023 Board of County Commissioners Meeting.**

- #32 – PA-23-700026 - GREG/ENTERPRISE
- #33 – ZC-23-0565 - RICH/ENTERPRISE
- #34 – VS-23-0566 - RICH/ENTERPRISE

**HOLD to the 01/16/2024 Planning Commission Meeting per the applicant.**

- #24 – UC-23-0456 - Re-notification fees apply. - HUNTER/SUNRISE MANOR



11/8/2023

Jillec Opiniano-Rowland  
Principal Planner



**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ZC-23-0773-CROWE, NANCY D SEPARATE PROPERTY TRUST:**

**ZONE CHANGE** to reclassify 1.0 acre from an R-E (Rural Estates Residential) (RNP-I) Zone to a C-2 (General Commercial) Zone.

**USE PERMIT** for a kennel (dog boarding and daycare).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; and 2) reduce driveway throat depth.

**DESIGN REVIEWS** for the following: 1) a kennel (dog boarding and daycare); and 2) alternative parking lot landscaping.

Generally located on the east side of Buffalo Drive and the south side of Agate Avenue within Enterprise (description on file). JJ/jor/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-22-201-029; 176-22-201-030

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to 30 parking spaces where 68 parking spaces are required per Chapter 30.60 (a 56% reduction).
2. Reduce the driveway throat depth to 18.5 feet where 25 feet is the minimum required per Uniform Standard Drawing 222.1 (a 26% reduction).

**LAND USE PLAN:**

ENTERPRISE – CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1
- Project Type: Kennel (dog boarding and daycare)
- Number of Stories: 1
- Building Height (feet): 23 feet, 2 inches
- Square Feet: 16,882
- Parking Analysis: 30 (provided)/68 (required)/20 (per parking analysis drafted by applicant's engineer)

### Site Plan & Request

The submitted plan shows a proposed kennel (dog boarding and daycare) facility located on the northern parcel (176-22-201-029). The southern parcel includes customer/employee parking, a trash enclosure, and access to the facility via a driveway on the southwest corner of parcel 176-22-201-030. This facility is located on the southeast corner of Agate Avenue and Buffalo Drive.

The applicant is requesting to reclassify this site from R-E zoning to C-2 zoning. A waiver of development standards includes a parking reduction to 30 parking spaces where 68 parking spaces are required per Title 30. The applicant submitted a parking study depicting that 20 parking spaces are recommended for this type of establishment. The applicant is also requesting to reduce the proposed driveway throat depth to 18.5 feet where 25 feet is required per Uniform Standard Drawing 222.1. In addition to a design review for the site, a second design review for alternative parking lot landscaping is required since there is 1 landscape finger island missing within the row of parking spaces south of the proposed building.

### Landscaping

The landscape plan depicts detached sidewalks along the west property line adjacent to Buffalo Drive, and along the north property line adjacent to Agate Avenue. Trees and shrubs will be planted throughout the site, including the parking lot. The applicant is proposing a 10 foot wide intense landscape buffer with a staggered double row of trees along the east property line adjacent to an existing single family residence. The south property line also includes an intense landscape buffer adjacent to an existing mixed-use development. The applicant will plant 24 inch box trees with tree types that comply with the Southern Nevada Water Authority SNWA Plant List; these tree types are the following: Silver Dollar Gum, Holly Oak, Desert Museum Palo Verde, Chilean Mesquite, and Shoestring Acacia. There are 8 different types of shrubs proposed on the landscape plan which also comply with the SNWA Plant List. A design review for alternative landscaping is a part of this application since there is a sufficient amount of trees throughout the site, but there is 1 landscape finger island missing south of the proposed building.

### Elevations

The overall height of the proposed building is 23 feet, 2 inches. The exterior finishes of the building include stucco, custom limestone wall finishes, aluminum storefront and window systems, shiplap Hardie board siding, and a metal awning.

### Floor Plans

The floor plans include the following spaces: reception area, preparation room, offices, conference and breakroom, boarding areas, grooming areas, restrooms, and indoor dog runs are located on the east half of the building. There will not be any outdoor kennels.

### Applicant's Justification

The request for C-2 zoning is for a dog daycare facility that will consist of an indoor boarding facility with ancillary uses. The proposed use is less intense than most of the full range of uses allowed in C-2 zoning. Additionally, consistent with Title 30, all kennels will be indoors. The building itself will have sound attenuating insulation in the walls and ceiling. The current proposed use does not fall under any other category more consistent with the actual low intensity use. With a combination of rules and procedures for drop-off and pick-up, transitional space, screening and

buffering, employee training, and limited hours of operation, the proposed use will not have any adverse impact on the immediate area. The proposed hours, which are consistent with the existing facility in the City of Las Vegas are as follows: Monday through Friday 6:30 a.m. to 7:00 p.m.; Saturday 8:00 a.m. to 6:00 p.m.; and Sunday 9:00 a.m. to 5:00 p.m. As part of this submittal, the applicant provided a parking analysis from a licensed engineer that provided empirical data and justification that the provided 30 parking spaces are sufficient for this proposed facility. Another mitigating factor is a strict adherence to rules and procedures for drop-off and pick-up. They are only done with appointments which provides for an even spread of required parking throughout the day.

With regards to the reduced throat depth to 18.5 feet, plans show that the proposed throat depth is on the egress side of the driveway. The ingress side of the driveway complies with the standard. Finally, no full turn movements are allowed from the proposed driveway; therefore, there will only be right-in/right-out for the driveway. The alternative standard will provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Corridor Mixed-Use	U-V	Mixed use development
East	Neighborhood Commercial	R-E (RNP-I)	Single family residential
West	Corridor Mixed-Use	R-E	Single family residential

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

**Related Applications**

Application Number	Request
PA-23-700040	A plan amendment request to redesignate the land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) is a companion item on this agenda.
VS-23-0774	A request to vacate and abandon patent easements and right-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Zone Change

The applicant is requesting to reclassify the site from R-E zoning to C-2 zoning. The existing zoning districts to the south and southwest are C-2 (General Commercial) and U-V (Urban Village). Immediately to the south is a mixed-use development which consists of an existing mini-warehouse establishment and an existing multiple family complex. In addition, there are existing

commercial centers to the southwest of the applicant's site, along Blue Diamond Road. Staff finds that reclassifying the site to C-2 zoning is compatible with most of the surrounding zoning districts, since typical uses within C-2 zoning districts include a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the community. For these reasons, staff finds the request for the C-2 (General Commercial) Zone is appropriate for this location.

#### 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. The proposed kennel (dog boarding and daycare) is a beneficial establishment for community members. Staff does not foresee any negative impacts from the use.

#### 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 applicant is requesting to reduce the required parking to 30 parking spaces where 68 parking spaces are required per Code. The business model of this establishment relies on an appointment system for drop-off and pick-up timeframes. Staff finds that most kennels do not utilize an extreme number of parking spaces at once. The applicant also provided a parking analysis conducted by a licensed engineer, and it was determined that 20 parking spaces would be sufficient. Staff finds that the parking reduction should not create a negative impact to the site or area since customers are primarily dropping-off and picking-up their dogs; therefore, parking spaces will be occupied for a short time period.

#### Design Reviews #1 and #2

The proposed single story building is below the maximum height allowed, and also meets the building setbacks from the property line. The applicant states that all business and animal related activities such as the dog run are indoors and will not impact the existing residence to the east. The plans show a modern and aesthetically pleasing building with complimentary landscaping which surrounds the site. Staff finds that overall schematic design of the site including the intense landscape buffer to the east and south renders staff's support of both design reviews.

#### **Public Works – Development Review**

#### Waiver of Development Standards #2

Staff can support the request to reduce the throat depth for the driveway on Buffalo Drive as the applicant has reduced the potential conflicts by providing extra landscape planters on the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces.



**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 7, 2024 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- 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;
- 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 use permit, waivers of development standards, and design review must commence within 2 years of approval date or they will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control 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 #0422-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BUFFALO & AGATE, LLC  
**CONTACT:** DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012

DRAFT



# LAND USE APPLICATION 2A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>(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>	<b>STAFF</b>	<p>APP. NUMBER: <u>ZC-23-0713</u>      DATE FILED: <u>11/7/23</u></p> <p>PLANNER ASSIGNED: <u>JOP</u></p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DATE: <u>12/13/23</u></p> <p>PC MEETING DATE: <u>Jan 2, 2024</u></p> <p>BCC MEETING DATE: <u>Feb 7, 2024</u></p> <p>FEE: _____</p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Buffalo &amp; Agate, LLC</u></p> <p>ADDRESS: <u>6050 W. Lone Mountain Road</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89130</u></p> <p>TELEPHONE: <u>(702) 595-9944</u>      CELL: <u>(702) 595-9944</u></p> <p>E-MAIL: <u>daniel@tailsresorts.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Buffalo &amp; Agate, LLC</u></p> <p>ADDRESS: <u>6050 W. Lone Mountain Road</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89130</u></p> <p>TELEPHONE: <u>(702) 379-6601</u>      CELL: <u>(702) 379-6601</u></p> <p>E-MAIL: <u>dgordillo@cox.net</u>      REF CONTACT ID #: <u>N/A</u></p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Dionicio Gordillo, DG Consultants</u></p> <p>ADDRESS: <u>204 Belle Isle Ct.</u></p> <p>CITY: <u>Henderson</u>      STATE: <u>NV</u>      ZIP: <u>89012</u></p> <p>TELEPHONE: <u>(702) 379-6601</u>      CELL: <u>(702) 379-6601</u></p> <p>E-MAIL: <u>dgordillo@cox.net</u>      REF CONTACT ID #: <u>191488</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-22-201-029 & 030

PROPERTY ADDRESS and/or CROSS STREETS: SEC Buffalo Drive and Agate Avenue

PROJECT DESCRIPTION: Tails Pet Resort for a dog daycare and boarding facility

(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.

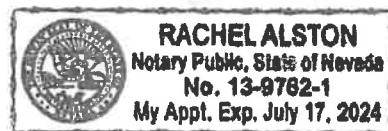
Daniel Crowe      Daniel Crowe  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 14, 2022 (DATE)

By Daniel Crowe

NOTARY PUBLIC: Rachel Alston



\*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.

JL

ZC-23-0773

January 25, 2023

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

**RE: REVISED - Zone Boundary Amendment, Special Use Permit, Waivers of Development Standards, and Design Review – Tails Pet Resort for a dog daycare and boarding facility (APN: 176-22-201-029 and 030)**

On behalf of Buffalo & Agate, LLC, we are requesting a zone boundary amendment (zone change) to C-2 zone, special use permit, waivers of development standards, and design review for a dog daycare facility that will consist of an indoor boarding facility. The C-2 (General Commercial) District is established to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The subject site is 0.99 acres, zoned R-E, and located on the south side of Agate Avenue and the east side of Buffalo Drive.

The proposed uses are either permitted by right or with a special use permit in a C-2 zoning district. Based on the attached site plan with corresponding setbacks, screening and buffering, limited access point on Buffalo Drive, and sound attenuating building insulation, the proposed use is entirely consistent with the intent of the C-2 zoning district with no impacts on adjacent or contiguous properties. The project complies with several Goals and Policies contained within the Clark County Master Plan.

**Zone Boundary Amendment**

The request for C-2 is for a dog daycare facility that will consist of an indoor boarding facility with ancillary uses including limited outdoor play runs and limited hours of operation. The proposed use is less intense than most of the full range of uses allowed in C-2.

The context of the site’s location justifies this request. The site immediately adjacent to the south is zoned U-V and the property contiguous to the southwest is zoned C-2. The properties to the south and west are also planned for Corridor Mixed-Use which allow for C-2 zoning. The property is on Buffalo Drive, which is an arterial street with corresponding traffic generation. Immediately to the northwest, on the NWC of Buffalo Drive and Agate Avenue, is a horse boarding facility that has existed there for many years. The property to the east is planned for Neighborhood Commercial (NC) and would function as a transitional use since the only site access is Agate Avenue. Our only access will be Buffalo Drive and will eliminate any traffic impacts in residential areas that are planned to the north. Agate Avenue will also function as an appropriate transitional space between our proposed development and planned residential uses. The property directly to the north is undeveloped and owned by BLM and would not likely be developed soon. Finally, C-2 zoning at this location will provide for functional commercial nodal development when taken with the other planned Corridor Mixed-Use. Therefore, the request is entirely consistent and compatible with the immediate area.

The request is entirely consistent with key considerations for CM such as multimodal connectivity, compatibility with existing neighborhoods, building design, and site design. The request is also compliant and consistent with multiple goals and policies contained within the Clark County Master Plan. Goal EN-4 which furthers improving multimodal connectivity in Enterprise in conjunction with future growth. The

request is compliant and furthers Policy EN-6.5 which promotes the efficient use of public services and facilities while minimizing costs of service extension and maintenance paid by the service provider and the County by encouraging contiguous development where possible. Policy EN-6.6 which encourages development in areas already served by the County and service providers to the maximum extent feasible.

### **Special Use Permit**

Certain prescribed uses are only permitted with a special use permit and not permitted by right due to a special characteristic of its operation or installation. The use may be permitted with discretion in a district subject to review by the Commission or the Board to ensure compatibility with existing or planned surrounding uses and characteristics of development.

Since the proposed use is a dog daycare with overnight boarding, under the current Development Code the applicant is required to request a kennel. Even though the requested use of a kennel requires a special use permit in C-2 zoning, the use is not a traditional or common kennel since the pets are not kept on-premise indefinitely. Additionally, consistent with Title 30, all kennels will be indoors. The building itself will have sound attenuating insulation in the walls and ceiling. The current proposed use does not fall under any other category more consistent with the actual low intensity use. Like veterinary hospitals that board animals overnight which are also not a traditional kennel.

The applicant owns and operates an almost identical daycare and boarding facility in the City of Las Vegas that is surrounded by existing residences on two property sides and the use is actually low intensity as opposed to a typical kennel. With a combination of rules and procedures for drop off and pick up, transitional space, screening and buffering, employee training, and limited hours of operation, the proposed use will not have any adverse impact on the immediate area. The proposed hours, which are consistent with the existing facility in the City of Las Vegas are as follows: 1) Monday through Friday 6:30 a.m. to 7:00 p.m.; 2) Saturday 8:00 a.m. to 6:00 p.m.; and 3) Sunday 9:00 a.m. to 5:00 p.m.

### **Waivers of Development Standards**

While the proposed alternatives do not comply with required provisions, it is recognized that individual sites may present unique characteristics, the operation and location of site uses that could be best developed through the application of alternative site development standards which depart from the requirements of Title 30. 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 #1 request is for reduced parking. Whether it be parking or traffic, a dog daycare and boarding facility does not have a specific standard and falls under a generalized category/use which requires 1 parking space per 4,000 square feet of gross building area. That is the same parking standard as a retail use. Using the generalized category, the proposed facility would be required to provide 68 parking spaces. Therefore, the request is to provide 30 parking spaces where 68 spaces are required or a 56% parking reduction.

The closest parking standard is for equine boarding facilities which is 1 parking space per 3 boarding stalls. If we were to apply the equine boarding facility, we would be required to provide 36 spaces. However, since we fall under the category of a kennel which is typically located within industrial areas, the standard

parking for industrial buildings is 2 parking spaces per 1,000 square feet of building area. If we apply that parking standard, we would be required to provide 34 parking spaces. As part of this submittal, we have provided a parking analysis from a licensed engineer that provides empirical data and justification that the provided 30 parking spaces is sufficient for this proposed facility. Another mitigating factor is a strict adherence to rules and procedures for drop off and pick up. They are only done with appointments which provides for an even spread of required parking throughout the day.

Waiver #2 request is for alternative driveway geometrics for a reduced throat depth of 18.5 feet. The required throat depth per Uniform Standard Drawing 222.1 is 25 feet. The proposed throat depth is on the egress side of the driveway and therefore will not have any adverse impact on vehicles that could queue in the right-of-way. The ingress side of the driveway complies with the standard. Finally, it is our understanding that no full turn movements are allowed from the proposed driveway and therefore will only right right-in/right-out for the proposed driveway. Therefore, we believe the alternative standard we are proposing, will provide for minimal site conflicts that will result in no stacking of vehicles within the right-of-way.

### **Design Review**

The applicant is requesting a design review for the following: 1) site and building design; and 2) alternative parking lot landscaping. The submitted site plan depicts an effective layout of the buildings, parking areas, circulation, and proper screening. The streetscapes will comply with required street landscaping of 15 feet with a detached sidewalk along Buffalo Drive and Agate Avenue.

The elevations for the proposed buildings consist of multiple surface plane variations to give both vertical and horizontal articulation along with various elements such as stucco siding, accent bands, reveal lines, and other unique and modern materials and features. The architectural detailing is provided on all sides consistent with the primary/front elevation.

Design Review #2 is for alternative parking lot landscaping. While the lot landscaping doesn't comply with the options provided for in Title 30, there are sufficient amount of trees throughout the site to provide for a mitigation of noncompliance. There are parking spaces south of the building that are missing landscaping islands.

Therefore, the proposed use and site location achieve the following: a) the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; b) the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and c) the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for the consideration.

Sincerely,



**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**VS-23-0774-CROWE, NANCY D. SEPARATE PROPERTY TRUST:**

**VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Buffalo Drive and Jerlyn Street (alignment), and a portion of a right-of-way being Agate Avenue located between Buffalo Drive and Jerlyn Street (alignment), and a portion of right-of-way being Buffalo Drive located between Agate Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jor/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-22-201-029; 176-22-201-030

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate patent easements along the north property line of parcel 176-22-201-029, and south property line of parcel 176-22-201-030. In addition, 5 feet of a portion of right-of-way being Buffalo Drive and Agate Avenue will be vacated to accommodate detached sidewalks. Vacating the patent easements are necessary since they are no longer needed.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Corridor Mixed-Use	U-V	Mixed use development
East	Neighborhood Commercial	R-E (RNP-I)	Single family residential
West	Corridor Mixed-Use	R-E	Single family residential

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0773	Zone change to reclassify the site from R-E to C-2 zoning, with a use permit for a kennel, waivers of development standards to reduce parking and driveway throat depth, and design reviews for a kennel and alternative parking lot landscaping is a companion item on this agenda.



<b>Application Number</b>	<b>Request</b>
PA-23-700040	A plan amendment request to redesignate the land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

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

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

- No objection.



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

**APPLICANT:** BUFFALO & AGATE, LLC  
**CONTACT:** DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012

DRAFT





# VACATION APPLICATION 3A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0774</u> DATE FILED: <u>11/7/23</u> PLANNER ASSIGNED: <u>SKL</u> TAB/CAC: <u>Comprehensive</u> TAB/CAC DATE: <u>12/13/23</u> PC MEETING DATE: <u>Jan. 2, 2024</u> BCC MEETING DATE: <u>Feb 7, 2024</u> FEE: _____
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PROPERTY OWNER	NAME: <u>Buffalo &amp; Agate, LLC</u> ADDRESS: <u>6050 W. Lone Mountain Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>(702) 595-9944</u> CELL: <u>(702) 595-9944</u> E-MAIL: <u>daniel@tailsresorts.com</u>
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APPLICANT	NAME: <u>Buffalo &amp; Agate, LLC</u> ADDRESS: <u>6050 W. Lone Mountain Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>N/A</u>
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CORRESPONDENT	NAME: <u>Dionicio Gordillo, DG Consultants</u> ADDRESS: <u>204 Belle Isle Ct.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702) 379-6601</u> CELL: <u>(702) 379-6601</u> E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-22-201-029 & 030

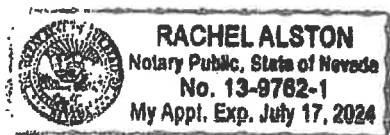
PROPERTY ADDRESS and/or CROSS STREETS: SEC Buffalo Drive and Agate Avenue

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.

[Signature]  
 Property Owner (Signature)\*

Daniel Crowe  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON November 14, 2022 (DATE)  
 By Daniel Crowe  
 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.



**MCCAY  
ENGINEERING**

11700 W. CHARLESTON BLVD.  
SUITE #170-298  
LAS VEGAS, NV 89135  
JMCCAY@CENTURYLINK.NET  
(702) 860-3897

Date: June 15, 2023

VS-23-0774  
JL

Clark County  
Public Works Land Use Application Team  
500 S. Grand Central Pkwy  
Las Vegas, NV 89155

RE: **Justification Letter for Vacation of Right of Way and Patent Easements**  
**Tails Pet Resort @ SEC Buffalo & Agate**  
Job No. 22429

To whom it may concern:

I am writing on behalf of Buffalo and Agate, LLC in support of applications for a vacation of Right of Way of Assessor Parcel Numbers 176-22-201-029 & 030.

Current ROW dedications for Buffalo are 50.00'. The County standard development of a 100' ROW is to dedicate to the back of curb, in lieu of the back of sidewalk. Therefore, a vacation of 5.00' is necessary to place the edge of ROW at the back of curb as there will be a detached sidewalk. In addition, the same condition exists along Agate, where 30' is dedicated and vacating 5' to have the ROW lie at the proposed back of curb.

Additionally, there are existing patent easements along the north and south property lines that must be vacated. They are 33 feet and 5 feet in width.

If you have any questions or comments, feel free to contact me at our office.

Best wishes,  
MCCAY ENGINEERING

Jeremy S. McCay, P.E.  
Principal

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-23-500168-LV ERIE, LLC:**

**TENTATIVE MAP** for a 1 lot commercial subdivision on 3.5 acres in a C-1 (Local Business) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise. MN/nai/syp (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-33-301-021

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 3.5
- Project Type: Commercial subdivision
- Number of Lots: 1

The plan depicts a 1 lot commercial subdivision on a 3.5 acre site for a mini-warehouse, convenience store, gasoline station, and vehicle wash project. Access to the site is proposed from 1 driveway on Erie Avenue and 1 driveway on Las Vegas Boulevard South. Application ZC-23-0745 for a zone change from an H-2 (General Highway Frontage) zone to a C-1 (Local Business) zone with use permits, waivers of development standards, and design reviews for a mini-warehouse, convenience store, gasoline station, and vehicle wash project, is a related item scheduled for the Board of County Commissioners meeting.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & South	Entertainment Mixed-Use & Neighborhood Commercial	H-2	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & single family residential
West	Entertainment Mixed-Use	H-1 & C-2	Undeveloped

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-23-0745	Reclassified the site to C-1 zoning with use permits, waivers of development standards, and design reviews for a mini-warehouse, convenience store, gasoline station, and vehicle wash project	Pending BCC	December 2023
VS-23-0746	Vacated and abandoned patent easements and right-of-way	Pending BCC	December 2023

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Giles Street and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions);

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- 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 the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights.

**Comprehensive Planning - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0405-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: BLACK MOUNTAIN HOLDING COMPANY, LLC**

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BLDG 3 SUITE 577, LAS VEGAS, NV 89134**







# TENTATIVE MAP APPLICATION 4A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-23-500108</u>	DATE FILED: <u>11/13/2023</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC: <u>enterprise</u>
		PC MEETING DATE: _____	BCC MEETING DATE: <u>1/3/2024</u>
		FEE: <u>\$750.00</u>	

<b>PROPERTY OWNER</b>	NAME: <u>LV Erie LLC- Dennis Troesh</u>
	ADDRESS: <u>LV Erie LLC- Dennis Troesh</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u>
	TELEPHONE: <u>702-444-4795</u> CELL: _____
	E-MAIL: <u>Michael@WDCNevada.com</u>

<b>APPLICANT</b>	NAME: <u>Black Mountain Holding Company, LLC</u>
	ADDRESS: <u>901 N Green Valley Pkwy Suite 130</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>702-444-4795</u> CELL: _____
	E-MAIL: <u>Michael@WDCNevada.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>LAS Consulting -Lucy Stewart</u>
	ADDRESS: <u>1930 Village Center Circle, Bldg 3, #577</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: <u>702-499-6469</u> CELL: _____
	E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 177-33-301-021

PROPERTY ADDRESS and/or CROSS STREETS: SEC Erie & LVBS

TENTATIVE MAP NAME: LV Blvd & Erie

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.

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

STATE OF Nevada

COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Sept. 8, 2023 (DATE)

By Dennis Troesh

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.



**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-23-500170-DESERTXPRESS ENTERPRISES, LLC:**

**TENTATIVE MAP** consisting of a 4 lot commercial subdivision on 110.9 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone.

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

**RELATED INFORMATION:**

**APN:**

177-08-601-001 through 177-08-601-006; 177-08-601-008; 177-08-701-001 through 177-08-701-004; 177-08-701-008 through 177-08-701-012; 177-08-701-014

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 110.9
- Project Type: Commercial subdivision
- Number of Lots: 4
- Minimum/Maximum Lot Size (acres): 18.2/34.1

The plan depicts a 4 lot commercial subdivision on 110.9 acres which is part of a proposed passenger terminal at a train station. Access to the site is from Las Vegas Boulevard South, Eldorado Lane, and Windy Road.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-23-400104 (WS-19-0400)	First extension of time for waived landscaping and to allow non-standard improvements within the right-of-way in conjunction with a future development	Approved by PC	September 2023
ET-23-400104 (VS-19-0401)	Second extension of time to vacate and abandon patent easements and rights-of-way	Approved by PC	September 2023
ET-23-400049 (UC-20-0049)	Second extension of time for a passenger terminal at a train station	Approved by BCC	June 2023

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADET-22-900161 (UC-20-0049)	First extension of time for a use permit for a passenger terminal at a train station	Approved by ZA	March 2022
ET-21-400070 (VS-19-0401)	First extension of time to vacate and abandon easements of interest to Clark County	Approved by PC	June 2021
UC-20-0049	Passenger terminal at a train station	Approved by BCC	March 2020
WS-19-0400	Waived landscaping and to allow non-standard improvements within the right-of-way in conjunction with a future development	Approved by PC	July 2019
VS-19-0401	Vacated and abandoned easements of interest to Clark County	Approved by PC	July 2019
TM-19-500108	1 lot commercial subdivision	Approved by PC	July 2019
ZC-11-0620 (ET-0034-17)	First extension of time to allow future development, expanded the Gaming Enterprise District, allowed a High Impact Project, and other commercial uses, with waivers and deviations for reduced parking and encroachment into airspace, and design reviews for all applicable uses on-site - expired	Approved by BCC	May 2017
ZC-0620-11 (WC-0156-12)	Waived the dedication of frontage road per the Transportation Element and replaced it with the reservation of frontage road per the Transportation Element - expired	Approved by BCC	March 2013
TM-0071-12	1 lot commercial subdivision - expired	Approved by PC	September 2012
ZC-0620-11	Reclassified 110 acres from R-E, C-1, M-D, H-1, and H-2 zoning to H-1 (AE-60 & AE-65) zoning, with use permits to allow an expansion of the Gaming Enterprise District (eastern portion), allowed a High Impact Project, with deviations/waivers for reduced on-site parking (including non-gaming) and encroachment into airspace, and design reviews for a resort hotel, high rise towers and hotel condominiums, convention center, and mid/low-rise buildings, zoning is permanent, all other applications - expired	Approved by BCC	April 2012

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	H-1	Undeveloped
South	Entertainment Mixed-Use	H-1 & R-E	Undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
East	Entertainment Mixed-Use	H-1	Shopping center & restaurants
West	Entertainment Mixed-Use	M-D	Warehouses

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

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

**Public Works - Development Review**

- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Right-of-way dedication to include 60 feet for Elodorado Lane, 80 feet for Robindale Road, 60 feet for Windy Road and associated spandrels.

**Comprehensive Planning - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0473-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DESERTXPRESS ENTERPRISES, LLC

**CONTACT:** SCOTT MARTIN, KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD  
SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 5A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-23-500170</u> DATE FILED: <u>11/16/2023</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>LMW</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>12/27/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1/3/2024</u> FEE: <u>\$</u>

<b>PROPERTY OWNER</b>	NAME: <u>Desertxpress Enterprises, LLC dba Brightline West</u> ADDRESS: <u>3920 W Hacienda Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(305)815-8381</u> CELL: _____ E-MAIL: <u>eric.claussen@gobrightline.com</u>
-----------------------	---

<b>APPLICANT</b>	NAME: <u>Desertxpress Enterprises, LLC dba Brightline West</u> ADDRESS: <u>3920 W Hacienda Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(305)815-8381</u> CELL: _____ E-MAIL: <u>eric.claussen@gobrightline.com</u> REF CONTACT ID #: _____
------------------	---

<b>CORRESPONDENT</b>	NAME: <u>Kimley-Horn/ Scott Martin</u> ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-862-3630</u> CELL: _____ E-MAIL: <u>scott.martin@kmlley-horn.com</u> REF CONTACT ID #: _____
----------------------	---

**ASSESSOR'S PARCEL NUMBER(S):** 177-08-601-001, 177-08-601-002, 177-08-601-003, 177-08-601-004, 177-08-601-005, 177-08-601-006, 177-08-601-008, 177-08-701-001, 177-08-701-002, 177-08-701-003, 177-08-701-004, 177-08-701-008, 177-08-701-009, 177-08-701-010, 177-08-701-011, 177-08-701-012, 177-08-701-014

**PROPERTY ADDRESS and/or CROSS STREETS:** Las Vegas Boulevard and El Dorado Lane

**TENTATIVE MAP NAME:** Brightline West

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.

Desert Xpress Enterprises, LLC  
BI [Signature]

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

STATE OF Florida  
COUNTY OF Miami-Dade

SUBSCRIBED AND SWORN BEFORE ME ON 5-2-2023 (DATE)  
By Kolleen Cobb, as VP of Desert Xpress Enterprises, LLC

NOTARY PUBLIC: Jessica Perez

JESSICA PEREZ  
MY COMMISSION # HH 145305  
EXPIRES: October 23, 2025  
Bonded Thru Notary Public Underwriters

\*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.





**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**VS-23-0780-AMH NV8 DEVELOPMENT, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way and Conquistador Street, and between Blue Diamond Road and Cathedral Spines Avenue within Enterprise (description on file). JJ/rr/syp (For possible action)

**RELATED INFORMATION:**

**APN:**  
 176-19-216-110

**LAND USE PLAN:**  
 ENTERPRISE - PUBLIC USE

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon a portion of the public drainage easement within Common Element "A" of the Hualapai/Oleta subdivision. The drainage improvements per the approved Hualapai/Oleta improvement plans and the approved drainage study show that the flow within the drainage facility will be contained with a freeboard of at least 1.5 feet. Per the latest revision, the portion of Common Lot "A" with the drainage easement proposed for removal, has either a retaining wall or a 2 foot solid grouted wall protecting the area above the freeboard.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-21-400066 (NZE-0872-16)	Second extension of time to reclassify 15.2 acres from H-2 & R-E to R-2 zoning for a single family residential subdivision	Approved by BCC	June 2021
WS-21-0189	Increased combination of screen and retaining wall height	Approved by BCC	June 2021
TM-21-500046	109 lot single family residential subdivision	Approved by BCC	June 2021
ADET-20-900155 (NZE-0872-16)	First extension of time to reclassify 15.2 acres from H-2 & R-E to R-2 zoning for a single family residential subdivision	Approved by ZA	March 2020

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-19-400144 (WS-0850-17)	First extension of time to reduce street intersection off-set and modified street improvement standards for a single family residential subdivision	Approved by PC	December 2019
DA-19-900116	Standard development agreement	Approved by BCC	May 2019
VS-18-0424	Vacated and abandoned easements	Approved by PC	July 2018
VS-0919-17	Vacated and abandoned easement	Approved by PC	December 2017
WS-0850-17	Reduced street intersection off-set and modified street improvement standards for a single family residential subdivision	Approved by PC	November 2017
TM-0162-17	117 lot single family residential subdivision to the south	Approved by PC	November 2017
ZC-0470-17	Reclassified 2.5 acres from R-E to R-2 zoning and design review on 14.7 acres for a single family residential subdivision to the south	Approved by BCC	July 2017
NZC-0872-16	Reclassified 15.2 acres from H-2 & R-E to R-2 zoning for a single family residential subdivision	Approved by BCC	March 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	H-2	Undeveloped
South & East	Public Use	R-2	Single family residential
West	Outlying Neighborhood (up to 0.5 du/ac)	R-U & H-2	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 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 within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Dedicate or grant new easement;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMH NV8 DEVELOPMENT, LLC

**CONTACT:** THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST, STE 200,  
LAS VEGAS, NV 89119





# VACATION APPLICATION 6A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>15-23-0780</u>	DATE FILED: <u>11/13/2023</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 DATE: <u>12/07/2023</u>
		TAB/CAC: <u>enterprise</u>	
		PC MEETING DATE: <u>11/16/2024</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$875.00</u>	

<b>PROPERTY OWNER</b>	NAME: <u>AMH NV 8 Development LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: _____ CELL: <u>702-544-2560</u>
	E-MAIL: <u>rflaxa@amh.com</u>

<b>APPLICANT</b>	NAME: <u>AMH NV 8 Development LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: _____ CELL: <u>702-544-2560</u>
	E-MAIL: <u>rflaxa@amh.com</u> REF CONTACT ID #: <u>170761</u>

<b>CORRESPONDENT</b>	NAME: <u>Thomason Consulting Engineers</u>
	ADDRESS: <u>7080 La Cienega St. 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u>
	E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: <u>170761</u>

ASSESSOR'S PARCEL NUMBER(S): 176-19-216-110

PROPERTY ADDRESS and/or CROSS STREETS: Hualapai Way / Cathedral Spires Ave

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 <u>Clark</u>	 <b>TAMARA RAE KOLSTAD</b> Notary Public, State of Nevada No. 20-6821-01 My Appt. Exp. Aug. 30, 2024
SUBSCRIBED AND SWORN BEFORE ME ON <u>Aug. 10, 2023</u> (DATE)	
By <u>Robert Flaxa</u>	
NOTARY PUBLIC: <u>Tamara Rae Kolstad</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.

APN:176-19-216-110

## EXHIBIT 'A'

**Explanation**

This legal describes a drainage easement to be vacated, located Northeast of the centerline intersection of Hualapai Way and Cathedral Spires Avenue.

**Legal Description**

Being a portion of C.E. "A" of that certain final map entitled "Hualapai/Oleta" recorded in Book 166 of Plats at Page 06, on file in the Office of the Clark County, Nevada, Recorder, lying within the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 19, Township 22 South, Range 60 East, Mount Diablo Meridian, Clark County, Nevada, described as follows:

**Commencing** at the Northwest corner of said Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4); thence along the North section line thereof North 86°31'17" East, a distance of 221.70 feet to the West property line of CE "H" per that certain amended final map entitled "Hualapai/Oleta" recorded in Book \_\_\_ of Plats at Page \_\_, on file in the Office of the Clark County, Nevada, Recorder, being the **Point of Beginning**; thence along said West property line South 03°28'43" East, a distance of 95.00 feet to the North right-of-way of Cathedral Spires Avenue; thence departing said property line, along said North right-of-way South 86°31'17" West, a distance of 131.42 feet; thence departing said right-of-way North 55°53'38" East, a distance of 12.29 feet; thence North 59°26'01" East, a distance of 11.51 feet; thence North 60°15'26" East, a distance of 10.87 feet; thence North 60°18'35" East, a distance of 10.87 feet; thence North 60°21'45" East, a distance of 5.43 feet; thence North 60°15'26" East, a distance of 5.43 feet; thence North 60°15'26" East, a distance of 10.87 feet; thence North 60°18'35" East, a distance of 10.87 feet; thence North 60°12'17" East, a distance of 10.87 feet; thence North 54°24'44" East, a distance of 13.45 feet; thence North 46°10'54" East, a distance of 12.57 feet; thence North 39°24'00" East, a distance of 16.38 feet; thence North 32°39'52" East, a distance of 33.89 feet to the **Point of Beginning**.

Containing 4,946 Square Feet more or less, as shown on the attached Exhibit "B" display map to accompany legal description attached hereto and made a part hereof.

PLANNER  
COPY

01/16/24 PC AGENDA SHEET

**PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-23-0783-CUSTOM BUILDS LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Torino Avenue and Pebble Road, and between Monte Cristo Way and Buffalo Drive within Enterprise (description on file). JJ/rp/syp (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-15-401-021

**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 easements along the south and west sides. Along the north and east of the parcel, 8 foot portions of the easements are being vacated while 25 foot portions are being dedicated. The applicant indicates vacating this portion is to allow for development of the subject parcel. The applicant states that Clark County is requesting them to be removed and replaced with dedicated public rights-of-way along the east and north.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
MP-0455-02	Major project for a neighborhood plan for a mixed-use major project	Approved by BCC	August 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential & 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 within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Right-of-way dedication to include 25 feet to the back of curb for Monte Cristo Way, 25 feet to the back of curb for Torino Avenue and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CROCKETT WIRTHLIN

**CONTACT:** CROCKETT WIRTHLIN, 10032 SCENIC WALK AVENUE, LAS VEGAS, NV 89149





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

AOP  
7A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0783</u> DATE FILED: <u>11/13/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12/27/23</u> PC MEETING DATE: <u>1/16/23</u> BCC MEETING DATE: _____ FEE: <u>\$ 875</u>
--	----------------	---

PLANNER  
COPY

PROPERTY OWNER	NAME: <u>Custom Builds LLC</u> ADDRESS: <u>7550 W. Torino</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89113</u> TELEPHONE: <u>(307) 870-8559</u> CELL: <u>(307) 870-8559</u> E-MAIL: <u>joliver@jkowyoming.com</u>
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APPLICANT	NAME: <u>James Oliver</u> ADDRESS: <u>1940 E. Teton Blvd</u> CITY: <u>Green River</u> STATE: <u>Wyoming</u> ZIP: <u>82935</u> TELEPHONE: <u>(307) 870-8559</u> CELL: <u>(307) 870-8559</u> E-MAIL: <u>joliver@jkowyoming.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Joe Dominguez</u> ADDRESS: <u>7550 W. Torino Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89113</u> TELEPHONE: <u>None</u> CELL: <u>702 353-7363</u> E-MAIL: <u>joedominguez@yahoo.com</u> REF CONTACT ID #: _____
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 176-15-401-021

PROPERTY ADDRESS and/or CROSS STREETS: Monte Christo Way and Torino 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.

James Oliver

James Oliver

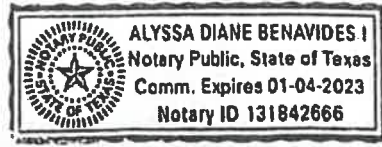
Property Owner (Signature)\*

Property Owner (Print)

STATE OF NEVADA  
COUNTY OF HARRIS

SUBSCRIBED AND SWORN BEFORE ME ON August 3, 2022 (DATE)

By James Oliver  
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.

VS-23-0783  
JL

Clark County  
500 S. Grand Canyon Parkway  
Las Vegas, Nevada, 89101

**PLANNER  
COPY**

To Whom it may Concern;

The justification for this vacation application of the 33' government easements affecting APN 176-15-401-021 is to allow for development of the subject parcels. Clark County is requesting they be removed and replaced with dedicated Public Right of Ways.

Thank you,

James Oliver

7550 W. Torino Ave.

Las Vegas, Nevada 89113

joliver@jkowyoming.com

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**VS-23-0786-BABIN GARY:**

**VACATE AND ABANDON** easements of interest to Clark County located between Eula Street and Conquistador Street (alignment), and between Pebble Road and Ford Avenue within Enterprise (description on file). JJ/lm/syp (For possible action)

**RELATED INFORMATION:**

**APN:**  
 176-18-401-006

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

**BACKGROUND:**

**Project Description**

The plans depict vacating 33 foot wide patent easements located along the west, north, and east boundaries of the parcel. The applicant indicates that the easements are no longer needed for access to the site as the necessary cul-de-sac has been dedicated.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified 3,800 acres from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
UC-23-0785	Special use permit for detached accessory structures is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

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

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GARY BABIN

**CONTACT:** GARY BABIN, 9925 W. RUSSELL RD #1128, LAS VEGAS, NV 89148



# VACATION APPLICATION

# 8A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

### APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
- EASEMENT(S)
- RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)  
(ORIGINAL APPLICATION #):

DEPARTMENT USE

APP. NUMBER: 15-23-0786      DATE FILED: 11/14/2023  
 PLANNER ASSIGNED: LMN  
 TAB/CAC: ENTERPRISE      TAB/CAC DATE: 12/27/23  
 PC MEETING DATE: 11/6/24  
 BCC MEETING DATE: \_\_\_\_\_  
 FEE: \$875.00

PROPERTY OWNER

NAME: Gary Babin  
 ADDRESS: 9925 W. Russell Rd #1128  
 CITY: Las Vegas NV      STATE: NV      ZIP: 89148  
 TELEPHONE: \_\_\_\_\_      CELL: 702 498 0545  
 E-MAIL: cvgtoraptor@hotmail.com

APPLICANT

NAME: same O/B  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_      STATE: \_\_\_\_\_      ZIP: \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_      CELL: \_\_\_\_\_  
 E-MAIL: \_\_\_\_\_      REF CONTACT ID #: \_\_\_\_\_

CORRESPONDENT

NAME: Gary Babin  
 ADDRESS: 9925 W. Russell Rd #1128  
 CITY: Las Vegas      STATE: NV      ZIP: 89148  
 TELEPHONE: 1/15      CELL: 702 498 0545  
 E-MAIL: cvgtoraptor@hotmail.com      REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 176-18-401-006

PROPERTY ADDRESS and/or CROSS STREETS: Eula and Torino

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)\*

STATE OF NEVADA  
COUNTY OF Clark

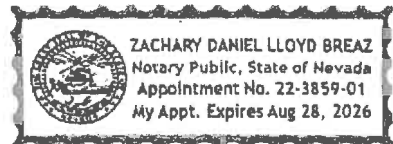
SUBSCRIBED AND SWORN BEFORE ME ON April 27th, 2023 (DATE)

By Gary Babin

NOTARY PUBLIC: [Signature]

Gary Babin

Property Owner (Print)



\*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.

Apr 176-18-401-006

6/5/23

Justification letter to vacate easement,

I'm asking to vacate easement on south west corner  
of property, so that I can dedicate cul desac as  
required. Eula Street west side of property where cul desac  
needs to be dedicated. APR 23-100259

Gary Babin O/B



01/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0785-BABIN GARY:**

**USE PERMITS** for the following: 1) increase accessory structures size (detached garages); and 2) allow a detached accessory structure not architecturally compatible with the principal structure in conjunction with a single family residence on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Eula Street, 300 feet north of Pebble Road within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

**APN:**

176-18-401-006

**USE PERMITS:**

1.
  - a. Allow the area of proposed detached accessory structures (detached garages) to be 1,500 square feet each where a maximum of 1,092.5 square feet (50% of the footprint of the principal dwelling) is allowed per Table 30.44-1 (a 37% increase).
  - b. Allow an increase in the cumulative area of all accessory structures to 3,000 square feet where a maximum of 2,185 square feet (the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 37% increase).
2. Allow a detached accessory structure not architecturally compatible with the principal building (residence) where required per Table 30.44-1.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: n/a
- Site Acreage: 2.4
- Project Type: Single family residence with detached accessory structures
- Number of Stories: 1
- Building Height (feet): 26 feet 11 inches (residence)/13.5 (detached accessory garages)
- Square Feet: 1,520 (residence footprint)/2,185 (total residence)/1,500 each (detached accessory garages)

Site Plans

The plans depict a proposed single family residence with 2 proposed detached accessory structures (detached garages) constructed on the eastern portion of the lot. Access to the site is from Eula Street. The residence is set back 159 feet from the west property line and a minimum of 10 feet from the south property line. The first detached garage is set back a minimum of 5 feet from the south property line and separated from the residence by 10.5 feet. The second detached garage is set back a minimum of 5 feet from the east property line and over 24 feet north of the first detached garage. There is a large drainage easement that covers the northern portion of the lot.

Landscaping

Landscaping is not proposed with this request.

Elevations

The plans depict 2 proposed detached 1 story accessory structures (detached garages) that have an overall height of 13.5 feet. Exterior materials include painted metal siding (painted tan to match the residence) and standing seam metal roofing. The proposed 2 story residence has an overall height of 26 feet 11 inches with log siding wrap over stud walls and prefabricated painted standing seam metal roof.

Floor Plans

The plans depict 2 open floorplans for the detached accessory structures (detached garages). Each garage consists of 1,500 square feet (BD21-60619 and BD23-12624), and the proposed residence (BD21-50708) consists of a total of 2,185 square feet.

Applicant's Justification

The applicant indicated that they would like to construct the proposed detached garages as the residence does not include an attached garage. Additionally, the applicant has over 18 vehicles and would like to have inside storage.

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

Surrounding Land Use

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



### Related Applications

Application Number	Request
VS-23-0786	A request to vacate patent easements is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

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

The property is located on the edge of the disposal boundary and not within an overlay district. A significant portion of the site has an existing drainage easement due to an existing wash on the site. There are no developed properties within 660 feet of the site. The buildings will be painted to match the house and staff does not believe the proposed garages will impact the surrounding area. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic as a result of the proposed accessory building construction. The proposed structures on a 2.4 acre parcel, with a low percentage of lot coverage, are appropriate for the rural neighborhood area. Also, per new Code which is effective January 1, 2024, there is no size limitation for accessory buildings. Staff can support the request with the addition that the painted metal siding and roof will be 2 different colors and will match the colors of the house so as not to create an unsightly condition.

#### 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

- Paint the siding and the roof of the detached metal buildings to match the walls and roof of the residence, respectively.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has

not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and that the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0434-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: GARY BABIN**

**CONTACT: GARY BABIN, 9925 W. RUSSELL RD #1128, LAS VEGAS, NV 89148**



# LAND USE APPLICATION 9A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (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>_____ (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>	<b>STAFF</b>	<p>APP. NUMBER: <u>UC-23-0785</u>      DATE FILED: <u>11/14/2023</u></p> <p>PLANNER ASSIGNED: <u>LMN</u></p> <p>TAB/CAC: <u>ENTERPRISE</u>      TAB/CAC DATE: <u>12/27/23</u></p> <p>PC MEETING DATE: <u>1/14/2024</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$675.00</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Gary Babin</u></p> <p>ADDRESS: <u>4925 W. Russell Rd unit 1128</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89148</u></p> <p>TELEPHONE: _____      CELL: <u>702 498-0545</u></p> <p>E-MAIL: <u>crystalraptor@hotmail.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>owner / builder</u></p> <p>ADDRESS: _____</p> <p>CITY: _____      STATE: _____      ZIP: _____</p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Gary Babin</u></p> <p>ADDRESS: <u>4925 W. Russell Rd # 1128</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89148</u></p> <p>TELEPHONE: <u>702 498 0545</u>      CELL: <u>702 498 0545</u></p> <p>E-MAIL: <u>crystalraptor@hotmail.com</u>      REF CONTACT ID #: <u>169056</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-18-401-006

PROPERTY ADDRESS and/or CROSS STREETS: Evia St and Torino Ave

PROJECT DESCRIPTION: New Home with (2) detached garages 30x50 1500 square ft.

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

\_\_\_\_\_  
Property Owner (Signature)\*

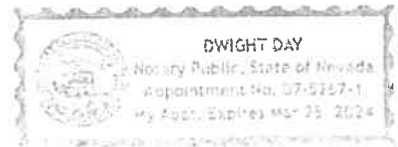
\_\_\_\_\_  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 3/3/2023 (DATE)

By Gary Babin

NOTAR 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.

176-18-401-006

3/14/23

# 23-100259

Comp. Planning,

I am asking to build (2) Garages, detached from home,

All new build on 2.5 acres, lot # 176-18-401-006

House will be ~~2200~~<sup>2185</sup> sq ft. and each garage is 1500 sq ft. which is greater than 50% of footprint of new residence (each structure) please  
I have 11 cars, 7 motorcycles and offroad vehicles, backhoe etc.

this is why I need (2) garages for personal storage. metal siding will be similar tan color as house. House 1520 sq ft footprint and each garage is 1500 sq ft

Gary Babin

Land use title 30.16.240.a.13., to increase the cumulative size on accessory buildings to 3000 sq ft (total) where the max of 2185 sq ft new home is permitted per table 30.44-1. there is a 100% increase per garage (structure) almost same footprint as new residence.

Special use permit to allow detached structures to be not architecturally compatible with residence, where required by per title 30.44-1

01/16/24 PC AGENDA SHEET

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0800-BECKSTROM JAMES ALLAN II:**

**VACATE AND ABANDON** easements of interest to Clark County located between Tomsik Street and Cimarron Road, and between Camero Avenue and Windmill Lane within Enterprise (description on file). JJ/bb/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-16-201-007

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant is proposing to vacate 3 feet of patent easement along Tomsik Street and Camero Avenue and 33 feet along the east property line. There is no longer a need for the patent easements at this location.

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-23-0799	Eliminate landscaping and sidewalks on the west and south sides of the property is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

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

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TOM CHIPMAN

**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118

PLANNER COPY

VS-23-0900



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 10A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-23-0900</u>	DATE FILED: <u>11-16-23</u>
		PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u>1-16-24</u> BCC MEETING DATE: <u>N/A</u> FEE: <u>15875</u>	TAB/CAC DATE: <u>12-27-23</u>

<b>PROPERTY OWNER</b>	NAME: <u>James Allan Beckstrom II</u>
	ADDRESS: <u>8260 W Camero Ave</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-575-1310</u> CELL: _____
	E-MAIL: <u>tom@chipclan.com</u>

<b>APPLICANT</b>	NAME: <u>Tom Chipman</u>
	ADDRESS: <u>8355 S Cimarron Rd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-575-1310</u> CELL: _____
	E-MAIL: <u>tom@chipclan.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Taney Engineering; Attn: Jessica Walesa</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>jessicaw@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-16-201-007  
176-16-201-007


PROPERTY ADDRESS and/or CROSS STREETS: Camero Ave and Tomsik St  
Camero Ave and Tomsik 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.

[Signature]  
 Property Owner (Signature)\*

James Beckstrom  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON October 11, 2023 (DATE)  
 By [Signature]  
 NOTARY PUBLIC: KELLY LYNN VALENTI

 **KELLY LYNN VALENTI**  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 05-15-27  
 Certificate No: 15-1881-1

\*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.

VS-23-0920



## TANEY ENGINEERING

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

October 25, 2023

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

**Re: Camero & Tomsik NEC  
APR-23-101173  
APN: 176-16-201-007  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Tom Chipman, is respectfully submitting justification for a patent easement vacation.

### **Patent Easement Vacation**

This request is to vacate 3-foot-wide portions of a patent easement located along the south and west property boundaries and a 33-foot-wide portion located along the east property boundary of the subject parcel.

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

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

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

Sincerely,

Jeremiah Delci-Johnson  
Senior Land Planner



01/16/24 PC AGENDA SHEET

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**WS-23-0799-BECKSTROM JAMES ALLAN II:**

**WAIVERS OF DEVELOPMENT STANDARDS** to eliminate street landscaping and detached sidewalks in conjunction with proposed single family residential lots on 2 acres in an R-E (Rural Estate Residential) (RNP-I) Zone.

Generally located on the north side of Camero Avenue and the east side of Tomsik Street within Enterprise. JJ/bb/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
176-16-201-007

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Eliminate street landscaping, including the detached sidewalk, along Tomsik Street where landscaping and detached sidewalks are required per Figure 30.64 17.
- b. Eliminate street landscaping, including the detached sidewalk, along Camero Avenue where landscaping and detached sidewalks are required per Figure 30.64 17.

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

**BACKGROUND:**  
**Project Description**

- General Summary
- Site Address: 8260 Camero Avenue
- Site Acreage: 2
- Project Type: Eliminate landscaping and sidewalks
- Number of Lots: 2
- Density (du/ac): 1
- Minimum/Maximum Lot Size (square feet): 23,929/67,396

**Site Plan**

The site plan depicts an existing 2 acre parcel being divided by parcel map MSM-23-600050 into a 67,396 square foot lot and a 23,929 square foot lot. The larger lot has the existing home and the new smaller lot will be developed in the future.

Landscaping

As a result of the parcel map, a detached sidewalk and landscaping along Tomsik Street and Camero Avenue is required. The plan depicts the elimination of landscaping and sidewalks as required by Section 30.64.030 and Figure 30.64-17 along Tomsik Street and Camero Avenue for the 2 lot subdivision.

Applicant's Justification

The applicant submitted a parcel map application to legalize the 2 single family residential lots (MSM-23-600050) and is applying to waive the requirements for detached sidewalks, and street landscaping. A future single family residential home is anticipated on the 23,929 square foot lot. This location is located in the middle of a large rural residential neighborhood and no sidewalks are proposed or anticipated for construction in this area.

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-23-0800	A request to vacate patent easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

Code requires detached sidewalks with a landscape buffer to be provided along streets to ensure safety and aesthetic standards in neighborhoods. Staff understands the site is located within the Rural Neighborhood Preservation Area; however, providing the required sidewalk and landscaping will enhance the visual appeal of the streetscape and will contribute to the safety of pedestrians; therefore, staff cannot support this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

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

**Public Works - Development Review**

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #9946-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** TOM CHIPMAN

**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118



PLANNER COPY

WS-23-0799



LAND USE APPLICATION

11A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" 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 #)	<b>STAFF</b>  APP. NUMBER: <u>WS-23-0799</u> DATE FILED: <u>11-16-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12-27-23</u> PC MEETING DATE: <u>1-16-24</u> BCC MEETING DATE: <u>N/A</u> FEE: <u>1475</u>
	<b>PROPERTY OWNER</b>  NAME: <u>James Allan Beckstrom II</u> ADDRESS: <u>8260 W Camero Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-575-1310</u> CELL: _____ E-MAIL: <u>tom@chipclan.com</u>
	<b>APPLICANT</b>  NAME: <u>Tom Chipman</u> ADDRESS: <u>8355 S Cimarron Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-575-1310</u> CELL: _____ E-MAIL: <u>tom@chipclan.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Taney Engineering; Attn: Jessica Walesa</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>jessicaw@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-16-201-007

PROPERTY ADDRESS and/or CROSS STREETS: Camero Ave and Tomsik St

PROJECT DESCRIPTION: Single Family Residential

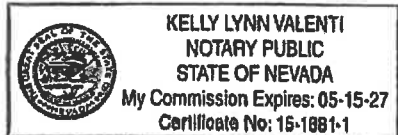
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 30, 2023 (DATE)  
By James Beckstrom

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.

WS-23-0799



## TANEY ENGINEERING

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

November 13, 2023

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

**Re: Camero & Tomsik NEC  
APR-23-101173  
APN: 176-16-201-007  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Tom Chipman, is respectfully submitting justification for Waivers of Development Standards in support of a proposed 2-lot single-family residential development.

### **Project Information**

The subject site is 2.06 gross acres and located north of Camero Avenue and east of Tomsik Street. The proposed use is a 2-lot single-family residential development, with a density of 1.03 dwelling units per acre. Per the related Parcel Map application (MSM-23-600050), lot 1 will be 69,693 square feet and lot 2 will be 24,4729 square feet. The homes will be custom-built and have not yet been designed.

The parcel is currently zoned R-E (Rural Estates Residential District) with a planned land use of RN (Ranch-Estates Neighborhood) and lies within an RNP-1 (Rural Neighborhood Preservation) Overlay District. We are not requesting any modifications to the current zoning category or planned land use.

To maintain the character of the RNP-1 (Rural Neighborhood Preservation) neighborhood and match the existing residential developments, we are proposing to follow rural street standards with no curb, gutter, detached sidewalks, or streetlights, and a minimum paved roadway of 32 feet.

### **Waiver of Development Standards – Detached Sidewalk and Landscaping (Camero Avenue)**

This request is to waive Section 30.64.030 (1)(3) and Figure 30.64-17 requiring detached sidewalks and landscaping along Camero Avenue, a 60-foot public right-of-way. The proposed development is within an RNP-1 (Rural Neighborhood Preservation) Overlay District where rural street standards have previously been accepted. No other sidewalks or landscape buffers have been constructed along Camero Avenue immediately east or west of the subject parcel.

### **Waiver of Development Standards – Detached Sidewalk and Landscaping (Tomsik Street)**

This request is to waive Section 30.64.030 (1)(3) and Figure 30.64-17 requiring detached sidewalks and landscaping along Tomsik Street, a 60-foot public right-of-way. The proposed development is within an RNP-1 (Rural Neighborhood Preservation) Overlay District where rural street standards have previously been accepted. No other sidewalks or landscape buffers have been constructed along Tomsik Street immediately north or south of the subject parcel.



**Waiver of Development Standards – Eliminate Landscaping (Camero Avenue)**

This request is to waive Section 30.64.030 and Table 30.64-1 to eliminate the required landscaping along Camero Avenue. To maintain the existing rural character of the area, we are proposing no changes to the perimeter landscaping along the frontage outside the existing CMU wall.

**Waiver of Development Standards – Eliminate Landscaping (Tomsik Street)**

This request is to waive Section 30.64.030 and Table 30.64-1 to eliminate the required landscaping along Tomsik Street. To maintain the existing rural character of the area, we are proposing no changes to the perimeter landscaping along the frontage outside the existing CMU wall.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeremiah Delci-Johnson'. The signature is fluid and cursive, with a large initial 'J' and 'D'.

**Jeremiah Delci-Johnson  
Senior Land Planner**





01/17/24 BCC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**DR-23-0805-PERRONE, NICHOLAS TRUST & PERRONE, NICHOLAS TRS:**

**DESIGN REVIEW** for a gas station with gasoline pumps in conjunction with an existing gas station, convenience store, and vehicle wash on 1.9 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Jones Boulevard and the south side of Oleta Avenue within Enterprise. JJ/sd/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-23-601-025

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.9
- Project Type: Additional gasoline pumps and canopy
- Number of Stories: 1
- Building Height (feet): Up to 30 (existing convenience store and vehicle wash)/20 (canopy)
- Square Feet: 3,000 (proposed canopy)/4,200 (existing canopy)/7,200 (gross)
- Parking Required/Provided: 51/56

**Site Plans**

The plans depict an existing 4,621 square foot convenience store and gasoline station with a 1,191 square foot vehicle wash located on a site consisting of 1.9 acres. The convenience store is located on the northwest portion of the parcel. The vehicle wash is located immediately south of the convenience store. The queuing lane for the proposed vehicle wash measures 15 feet in width and is located along the west and south sides of the convenience store. The existing gas canopy structure, measuring 4,200 square feet in area, is located to the east of the convenience store with a setback of 70 feet and 63 feet, from Oleta Avenue and Jones Boulevard, respectively. The applicant has now submitted new plans for the addition of another gasoline canopy over new gas pumps located in the southern portion of the parcel. The proposed gas canopy will not impact required parking and is set back approximately 42 feet from Jones Boulevard and 37 feet from the western property line.

Landscaping

No landscaping is proposed or required with this application. The approved plans depict 15.5 foot wide landscape area located behind a 5 foot wide attached sidewalk along Olefa Avenue. The 15.5 foot wide landscape area, which includes a detached sidewalk, is located along Jones Boulevard. The street landscape area consists of medium trees, shrubs, and groundcover. Parking lot landscaping is provided throughout the site consisting of medium trees.

Elevations

The plans depict a new gas canopy for new gas pumps. The height on the plans show 19 feet, 6 inches to the top of the roofline. The top of the metal canopy will be a red metal top with straight roofline with blue and white accent stripes. There are 4 stone columns with stone veneer for support with bollards placed for safety.

Applicant's Justification

The property, located at 9235 South Jones Boulevard consists of an existing convenience store, car wash, and 4,200 square foot fuel canopy. The proposed fuel canopy of 3,000 square footage will be developed on a portion of the site that has been vacant. The new proposed fuel canopy meets the required 200 feet separation from residential uses. The existing convenience store and gasoline station will continue daily operation with no impact to the existing carwash, landscaping, parking, or adjacent roadways. The new fuel canopy location complies with all setback requirements and has no impact on required parking.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0091	Convenience store, proposed restaurant, allowed a service bay door to face a street, and reduced separation, waiver of development standards for modified street standards, design review for convenience store, proposed restaurant pad site with drive-thru, proposed vehicle wash, and proposed gasoline station	Approved by BCC	March 2018
ZC-1169-96	Reclassified 2.5 acres from R-E to M-1 zoning for an equipment storage yard with a waiver for off-site improvements	Approved by BCC	September 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Tavern & office building
South	Business Employment	M-1	Landscape contractor & outside storage
East	Mid-Intensity Suburban Neighborhood (8 du/ac)	R-2	Single family residential
West	Industrial Employment	M-1	Undeveloped

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

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

The proposed canopy over the new gas pump station consists of decorative features and contrasting building materials, similar to the other existing canopy that was originally approved with the original use permit. The proposed expansion of another gasoline pump station with a canopy utilizes appropriate setbacks and building design identical to the existing fuel canopy and gasoline pump station. The existing gasoline station with existing and a new proposed gasoline pump station provides for appropriate buffers, setbacks, building height and materials often found with similar commercial uses that abut residential uses. Therefore, staff can support this request.

#### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

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

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

- Traffic study and compliance.

#### **Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0435-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CHRIS RICHARDSON

**CONTACT:** CHRIS RICHARDSON, RICHARDSON WETZEL ARCHITECTS, 4300 E. SUNSET ROAD, SUITE E-3, HENDERSON, NV 89014

DRAFT



# LAND USE APPLICATION 12A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (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 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>	<b>STAFF</b>	<p>APP. NUMBER: <u>DR-23-0805</u>      DATE FILED: <u>11/21/2023</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>enterprise</u>      TAB/CAC DATE: <u>12/27/2023</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>11/17/2024</u></p> <p>FEE: <u>\$175.00</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Nicholas Perrone Trust</u></p> <p>ADDRESS: <u>5112 San Anselmo St.</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89120</u></p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____</p>
	<b>APPLICANT</b>	<p>NAME: <u>Hollen Herbst, c/o HER-FARM 2, LLC</u></p> <p>ADDRESS: <u>5195 Las Vegas Blvd.</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89119</u></p> <p>TELEPHONE: <u>(702) 597-6260</u>      CELL: _____</p> <p>E-MAIL: <u>hherbst@terribles.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Caron Richardson, c/o RWA</u></p> <p>ADDRESS: <u>4300 E. Sunset Rd., Suite E-3</u></p> <p>CITY: <u>Henderson</u>      STATE: <u>NV</u>      ZIP: <u>89014</u></p> <p>TELEPHONE: <u>(702) 523-2724</u>      CELL: <u>(702) 523-2724</u></p> <p>E-MAIL: <u>caronrichardson1528@gmail.com</u>      REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-23-001-025

PROPERTY ADDRESS and/or CROSS STREETS: 9235 S. Jones Blvd. (Oleta & Jones)

PROJECT DESCRIPTION: 3,000 s.f. fuel canopy and pumps

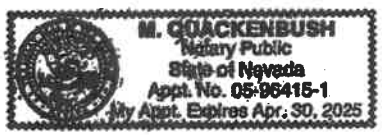
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 17, 2023 (DATE)  
 By Nicholas Perrone

NOTARY PUBLIC: M. Quackenbush



\*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.

DL-013-0800



# AUTHORIZATION TO SUBMIT APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: 23-101146

Application Materials have been deemed ready to submit  without revisions  with minor revisions.

Notes: 1. On the site plan, please show the distance from the gas pump canopy to the residential property to the east. 2. Please fill out the Land Use Application. Make sure to put the Property Owner as "PERRONE NICHOLAS TRUST." 3. Please provide documentation of the PERRONE NICHOLAS TRUST. 4. Include on the Disclosure Form the PERRONE NICHOLAS TRUST and also list the names that are listed in the trust. 5. We need elevations that shows the gas pumps, not just support columns and shade canopy.

By: Nairee Agulian

Date: 9/14/2023

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

**Required Application(s):**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Master Plan Amendment                | <input type="checkbox"/> Land Use – Administrative Design Review (ADR) | <input type="checkbox"/> Tentative Map (TM)            |
| <input checked="" type="checkbox"/> Land Use                  | <input type="checkbox"/> Land Use – Wavier of Conditions (WC)          | <input type="checkbox"/> Vacation and Abandonment (VS) |
| <input type="checkbox"/> Zone Change (ZC)                     | <input type="checkbox"/> Land Use – Application for Review (AR)        | <input type="checkbox"/> Other:                        |
| <input type="checkbox"/> Special Use Permit (UC)              | <input type="checkbox"/> Land Use – Extension of Time (ET)             |  |
| <input type="checkbox"/> Waiver of Development Standards (WS) |  |  |
| <input checked="" type="checkbox"/> Design Review (DR)        |  |  |

**Required Fees:**

- Refer to the attached Fee Sheet.

**Next Steps:**

- Review the attached submittal requirements for the applicable application type(s).
- Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
- Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
- When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
- Once fees are paid, the application(s) will be considered "Submitted".

05 November 2023

Clark County Comprehensive Planning Department  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155**CIVIL  
ENGINEERING****RE: Terrible Herbst SWC Oleta & Jones – General Retail (Gasoline Sales)**  
**APN: 176-23-601-025**  
**RWA Job. No. 22-095**

To Whom It May Concern:

On behalf of our client, Terrible Herbst, Inc. (in association with HER-FARM 2, LLC), we submit this application for a Design Review of a proposed expansion of the existing **Gasoline Sales** use. The existing convenience store, car wash and fuel canopy were developed in a Light Manufacturing (M-1) zone with a planned land-use designation of Business Employment (BD). This project was approved with application UC-18-0091.

**Project Description:**

The property, located at 9235 S. Jones Blvd., consists of an existing convenience store, car wash and 4,200 sf fuel canopy. The proposed fuel canopy of 3,000 sf will be developed on a portion of the site that has been vacant. The new fuel canopy and additional pumps are appropriate and consistent in this Light Manufacturing (M-1) zone. Zoning in the area ranges from Mid-Intensity Suburban Neighborhood to M-1 and Industrial Employment. UC-18-0091 included the request to reduce the separation from the gasoline station to a residential use to 153 feet where 200 feet is required. This condition was approved by the Board of County Commissioners in March 2018. The new proposed fuel canopy meets the required 200 feet separation from residential use per Title 30.44-1. There are a total of 32 parking spaces on the property while the required parking spaces are 24 for the convenience store. The automated vehicle wash is an accessory use. As a result, there are no parking spaces required.

The existing convenience store and gasoline station will continue daily operation with no impact to the existing carwash, landscaping, parking or adjacent roadways. The new fuel canopy location complies with all setback requirements and has no impact on required parking. The existing landscaping was approved per UC-18-0091 and it will not be changed. Please find photos with this application showing the existing landscaping on the property.

The existing development and additional fuel canopy has been carefully planned and in conformance with the General Plan, other policies and standards. We believe the development complies with code requirements and previous approvals and appreciate the staff's support for the application. We look forward to the opportunity of addressing questions or concerns that may arise in the review of this application prior to the public hearing.

Sincerely,

Steven A. Richardson, AIA  
Principal





01/17/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-23-400169 (UC-0705-17)-CHURCH FULL GOSPEL LV KOREAN:**

**USE PERMITS THIRD EXTENSION OF TIME** for the following: 1) proposed place of worship; and 2) proposed school.

**WAIVER OF DEVELOPMENT STANDARDS** to waive streetlights along Warbonnet Way and Torino Avenue.

**DESIGN REVIEWS** for the following: 1) proposed place of worship; and 2) proposed school on 20.0 acres on an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/jm/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-16-801-017

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 20
- Project Type: Place of worship/school
- Number of Stories: 1 & 2
- Building Height (feet): Up to 35
- Square Feet: 44,129 (place of worship)/31,289 (school)
- Parking Required/Provided: 466/526

**Site Plans**

The approved plans depict a place of worship/school facility to be developed in phases. Phase 1 is the scope of this request, while future phases are depicted with general locations and building envelopes for future buildings.

**Phase I**

The approved plans depict 2 buildings. The first is a 2 story, 44,129 square foot place of worship building (Building A) located on the eastern portion of the site along Buffalo Drive, set back approximately 50 feet from the right-of-way line. The second is a single story, 31,289 square foot nursery/elementary school located on the southeastern portion of the site along Pebble Road,

set back approximately 50 feet from the right-of-way line. The other improvements and site elements in Phase I include the following: 1) decomposed granite foot paths, street landscaping, and parking lot landscaping; 2) playgrounds and grass fields located on the western portion of the site; 3) a primary access driveway centrally located along Pebble Road and a service access driveway centrally located along Buffalo Drive; and a parking lot consisting of 526 parking spaces. The parking lot and access are designed to provide extra queuing for dropping-off and picking-up students for the school. The original application included a request to waive full off-site improvements; however, only a portion to waive streetlights along Warbonnet Way and Torino Avenue was approved.

#### Future Phases

No specific plans were submitted for the future phases. The site plan depicts the general location and building envelope for 3 additional buildings. Building C for a junior/senior high school, Building D for a chapel, and Building E for a mission center. All are located on the northern portion of the site along Torino Avenue.

#### Landscaping

Landscaping that exceeds Code requirements includes decomposed granite foot paths, street landscaping, parking lot landscaping, landscaping adjacent to the proposed buildings, and a grass field located on the western portion of the site will be provided. Conditions of approval for the original application included an extensive landscape buffer and berm on the north property line and a meandering sidewalk along the perimeter of the site.

#### Elevations

Building A is a 2 story building which was proposed with a varied roofline ranging from 24 feet to 35 feet in height, but a condition of approval limited the height to 25 feet. Building B is a single story building which was proposed with a varied roofline ranging from 16 feet to 23 feet in height although was reduced to 20 feet by a condition of approval. Both buildings have similar facades including block walls, semi-smooth stucco systems, aluminum storefront windows and door treatments, and metal canopies.

#### Floor Plans

Building A is a 2 story, 44,129 square foot place of worship/administration building with a worship center, gym, kitchen, bookstore/café, offices, restrooms, and other accessory uses. Building B is a single story, 31,289 square foot, nursery/elementary school with classrooms, multi-purpose rooms, restrooms, and other accessory uses.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-17-0705:

#### Current Planning

- Design review as a public hearing on any significant change to the plans and future phases;

- 8 foot wide meandering sidewalk around perimeter, colored concrete is preferred over standard grey;
- 30 foot landscape buffer along north property line, including 3 foot tall berm/half berm to screen parking lot headlights to residential;
- 40 foot building set back to 1 story (20 foot maximum height) building elements;
- 50 foot building set back to 2 stories (25 foot maximum height) building elements;
- No buildings west of Miller Lane alignment;
- 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; 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; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Execute a restrictive covenant agreement (deed restrictions);
- Drainage study and compliance;
- Traffic study and compliance;
- No driveway to serve loading only area off of Buffalo Drive;
- Right-of-way dedication to include 50 feet for Buffalo Drive, 50 feet for Pebble Road, 30 feet for Torino Avenue, 30 feet for Warbonnet Way and associated spandrels;
- If full off-sites are constructed, right-of-way dedication to be adjusted to back of curb;
- Dedicate additional right-of-way for future dual left turn lanes per standard drawing 245.1; [subsequently waived with WC-21-400106 (UC-0705-17)]
- Full off-site improvements along Buffalo Drive and Pebble Road;
- Full off-site improvements without streetlights along Warbonnet Way and Torino Avenue.

**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 #0330-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant states they are requesting an extension of time due to a lengthy review process with Public Works. The applicant states the project has been submitted to the Building Department and are working with them and Public Works on their outstanding comments.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-21-400156 (UC-17-0705)	Second extension of time for a place of worship and school with waiver of development standards to waive street lights along Warbonnet Way and Torino Avenue and design reviews	Approved by BCC	November 2021

**Prior Land Use Requests**

Application Number	Request	Action	Date
WC-21-400106 (UC-17-0705)	Waived right-of-way dedication for dual turn lane for a place of worship	Approved by BCC	September 2021
ADET-20-900455 (UC-17-0705)	Administrative extension of time	Approved by ZA	October 2020
UC-17-0705	Place of worship	Approved by BCC	October 2018
UC-0246-16	Place of worship - expired	Approved by PC	May 2016
UC-0080-13	Place of worship - expired	Held No Date	April 2013

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

Staff can support this request for an extension of time as the applicant has made efforts to commence this project. Off-site improvements (PW22-14988), building permit (BD21-40309), traffic study (PW21-17891), and drainage study (PW21-17020) have been submitted. Staff can support a 2 year extension to commence.

**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 October 3, 2025 to commence.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** DAVID KIM

**CONTACT:** VISIONEERING STUDIOS, 106 W. 4TH STREET, SUITE 600, SANTA ANA, CA 92701





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

App  
13A

<p><b>APPLICATION TYPE</b></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) UC-17-0705 _____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>ET-23-400169</u> DATE FILED: <u>11/19/23</u></p> <p>PLANNER ASSIGNED: <u>tpd</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>12/27/23</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>1/17/24</u></p> <p>FEE: <u>\$900</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>FULL GOSPEL CHURCH C/O JOSHUA KANG</u></p> <p>ADDRESS: <u>1580 BLEDSOE LANE</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89110</u></p> <p>TELEPHONE: <u>(702) 370-7052</u> CELL: _____</p> <p>E-MAIL: <u>JOSHKANG1@HOTMAIL.COM</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>DAVID KIM</u></p> <p>ADDRESS: <u>8120 BOSCO BAY AVE.</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89014</u></p> <p>TELEPHONE: <u>(702) 596-1001</u> CELL: _____</p> <p>E-MAIL: <u>KIMMDAVID@ICLOUD.COM</u> REF CONTACT ID #: <u>258232</u></p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>TONY TORRES</u></p> <p>ADDRESS: <u>106 W 4TH ST. SUITE 600</u></p> <p>CITY: <u>SANTA ANA</u> STATE: <u>CA</u> ZIP: <u>92701</u></p> <p>TELEPHONE: <u>(714) 780-2873</u> CELL: _____</p> <p>E-MAIL: <u>T1TORRES@VISIONEERINGSTUDIOS.COM</u> REF CONTACT ID #: <u>205787</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-16-801-017

PROPERTY ADDRESS and/or CROSS STREETS: S. BUFFALO DRIVE & PEBBLE ROAD

PROJECT DESCRIPTION: WORSHIP CENTER AND PRE-SCHOOL

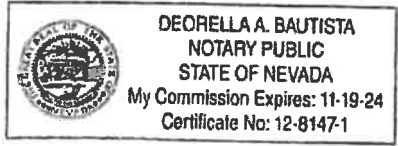
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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

Joshua Kang  
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON OCTOBER 4, 2023 (DATE)

By JOSHUA KANG  
 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.

ET 3.3-40016.9  
32

JUSTIFICATION LETTER  
FULL GOSPEL CHURCH UC-17-0705  
REQUEST FOR EXTENSION OF TIME

September 28<sup>th</sup>, 2023

RE: Request for Extension of Time

Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155  
zoning@ClarkCountyNV.gov

Greetings,

On behalf of our client, Full Gospel Las Vegas Church, we submit this for an extension of time on approved application UC-17-0705 which allows a Place of Worship use on an approximately 20-acre undeveloped parcel. It is zoned R-E and within the RNP area and located at the crossing of S. Buffalo Drive and Pebble Road (APN 176-16-801-017). A future Design Review application will be filed for Phase 2 (Bldg. B) and Phase 3 at a later date.

The project has been approved as a multi-phased plan of development, ultimately consisting of five potential building pads. The future buildings are expected to be developed later, to accommodate the potential growth of the church and its increasing ministry needs. It is anticipated that separate use permits and/or design review applications will be required when the pads/buildings are ready for development. The proposed Phase 1 site plan (see 'Exhibit B – Site Plan') includes a single building, labeled "Bldg. A," that is a 2-story, 57,000 square foot worship center with a licensed pre-school, gymnasium, and church administrative office. It will also serve as a religious Sunday school during Worship times.

The church is requesting an Extension of Time due to a lengthy review process with the Public Works Department in meeting school flashing beacons design, underground utility design, and the recoding the property patent with the County. These administrative reviews have lengthened our plan check review process. The project has already been submitted to the Building Department and we await these items to finalize our plan check.

If additional information is needed, please contact me at your earliest convenience at (714) 780-2873.

Sincerely,

Tony Torres  
Project Manager  
Visioneering Studios



APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-23-400172 (VS-21-0572)-HAND PROPERTY HOLDING COMPANY:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and between Le Baron Avenue and Pyle Avenue; and a portion of right-of-way being Decatur Boulevard located between Pyle Avenue and Le Baron Avenue; and a portion of right-of-way being Pyle Avenue located between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/jm/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-30-201-004; 177-30-201-005; 177-30-204-006

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon portions of easements and rights-of-way. The first part of the request is to vacate 33 foot wide patent easements located at the north portion of the project site and a 3 foot wide patent easement located at the northeast portion of the site, adjacent to Ullom Drive. The second part of the request is to vacate 30 foot wide easements, located within the northern portion of the site, as acquired by Clark County in a resolution relative to acquisition of rights-of-way. The vacation of the easements is necessary to develop the project site. The third part of this request is to vacate a 5 foot wide portion of Decatur Boulevard and Pyle Avenue to accommodate the required detached sidewalks along each street.

**Previous Conditions of Approval**

Listed below are the approved conditions for VS-21-0572:

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way to include 30 feet for Ullom Drive;
- If required by the Regional Transportation Commission, provide a standard bus turnout and shelter pad along Decatur Boulevard on the northeast corner of the intersection with Pyle 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 and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Applicant's Justification**

The applicant states that due to their financial funding closing in December 2023 they are requesting an extension of time to continue the project past the original December 22, 2023 deadline.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-21-0571	Multiple family affordable housing	Approved by BCC	December 2021
VS-21-0572	Vacated and abandoned easements and right-of-way	Approved by BCC	December 2021
LUP-20-700109	Redesignated the land use category from Business and Design/Research Park to Residential Urban Center	Withdrawn by BCC	July 2020
LUP-20-700108	Redesignated the land use category from Business and Design/Research Park to Residential Urban Center	Withdrawn by BCC	July 2020
LUP-20-700107	Redesignated the land use category from Business and Design/Research Park to Residential Urban Center	Withdrawn by BCC	July 2020

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	RUD	Single family residential
East	Business Employment	RUD & C-2	Tavern & single family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & R-E	Single family residential & undeveloped

The subject property and the surrounding area are located within the Public Facilities Needs Assessment (PFNA) area.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

**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 December 22, 2025 to record.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

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

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** AIMEE ENGLISH

**CONTACT:** AIMEE ENGLISH, LR NELSON CONSULTING ENGINEERS, 6765 W.  
RUSSELL ROAD, SUITE #200, LAS VEGAS, NV 89118

DRAFT



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING 14A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>ET-23-400172</u>	DATE FILED: <u>11/14/2023</u>
<input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):  <u>VS-21-0572</u>		PLANNER ASSIGNED: <u>enterprise</u>	TAB/CAC DATE: <u>12/27/2023</u>
		BCC MEETING DATE: <u>11/17/2024</u>	FEE: <u>\$ 300.00</u>

<b>PROPERTY OWNER</b>	NAME: <u>Hand Property Holding Company</u>
	ADDRESS: <u>295 E. Warm Springs Road, Suite 101</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 410-2713</u> CELL: <u>(702) 812-3499</u>
	E-MAIL: <u>landdevelopment@nevadahand.org</u>

<b>APPLICANT</b>	NAME: <u>LR Nelson Consulting Engineers</u> <u>Att. Aimee English</u>
	ADDRESS: <u>6765W. Russell Road Ste. 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 798-7978</u> CELL: <u>(702) 682-7933</u>
	E-MAIL: <u>aimee.english@lrmeng.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Same as applicant</u>
	ADDRESS: _____
	CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-30-204-006, 177-30-201-004 and 177-30-201-005

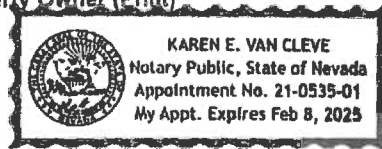
PROPERTY ADDRESS and/or CROSS STREETS: S. Decatur Boulevard and W. Pyle Avenue

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.

Audra Hamernik  
 Property Owner (Signature)\*

Audra Hamernik  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON Nov. 7, 2023 (DATE)  
 By Audra Hamernik  
 NOTARY PUBLIC: Karen E. Van Cleave



\*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.

818-045-212

LARRY R. NELSON, P.E.  
President

November 14, 2023

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

**PLANNER  
COPY**

- **STRUCTURAL**
- **CIVIL**
- **SURVEY**
- **PLANNING**
- **FORENSICS**

**SUBJECT: JUSTIFICATION LETTER FOR AN EXTENSION of TIME  
VACATION VS-21-0572  
APN: 177-30-204-006, 177-30-201-004 and 177-30-201-005**

To Whom It May Concern:

On behalf of our client, we are requesting an extension of time to VS21-0572 vacation application. Due to financial funding and coordination with the financial partners the project's timeline for closing is December 2023. To meet all the County requirements, the project needs additional time to complete all items conditioned on the property therefore we are asking for an extension.

We feel the proposed vacation is compatible with the surrounding area and planned development. With this in mind, we respectfully request your approval of the extension of time. If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

Aimee English  
Project Coordinator

**NEVADA**

L.R. NELSON  
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200  
Las Vegas, NV 89118-1811

Phone 702 / 796-7978  
FAX 702 / 451-2296  
Email lnelson@lmeng.com

**UTAH**

L.R. NELSON  
CONSULTING ENGINEERS, LLC

51 West 9000 South  
Sandy, UT 84070-2008

Phone 801 / 565-8580  
FAX 801 / 565-9340  
Email lmengineers@lmslc.com

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-23-0796-AIP RICHMAR, LLC:**

**USE PERMITS** for the following: 1) waive screening for existing outside storage yard; 2) allow items to be stacked above the height of a screened fence; and 3) allow the use of millings in lieu of paving.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping and screening; 2) access gate setbacks; 3) eliminate trash enclosures; and 4) full off-site improvements in conjunction with an existing storage yard on 14.7 acres in an M-1 (Light Manufacturing) Zone.

**DESIGN REVIEW** for 2 accessory structures.

Generally located on the south side of Richmar Avenue and the east side of Redwood Street within Enterprise. JJ/rr/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-23-410-008

**USE PERMITS:**

1. Waive screening from rights-of-way (Richmar Avenue, Redwood Street, and Gary Avenue) for an existing outside storage yard where a screened fence or wall is required per Table 30.44-1.
2. Allow items to be stacked above the height of a screened fence where not allowed per Table 30.44-1.
3. Allow asphalt millings for a portion of the site used for parking, maneuvering, or storing motor vehicles, equipment, or materials where paving is required per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Eliminate street landscaping along Richmar Avenue, Redwood Street, and Gary Avenue where 15 feet of landscaping and sidewalk is required per Section 30.64.030 and Figure 30.64-17.
  - b. Eliminate landscaping and screen fence or wall along Richmar Avenue, Redwood Street, and Gary Avenue per Table 30.64-2.
2.
  - a. Allow access gates that are open during business hours located along Gary Avenue to be 5 feet from the property line where 18 feet per Section 30.64.020 is required (a 72% decrease).
  - b. Allow an access gate not open during business hours and located along Redwood Street to be 24 feet from the property line where 50 feet per Section 30.64.020 is required (a 52% decrease).
3. Eliminate trash enclosures where required per Section 30.56.120.



4. Waive full off-site improvements (partial paving, curb, gutter, sidewalks, and streetlights) where required per Section 30.52.040.

**LAND USE PLAN:**  
ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Address: 6655 W. Richmar Avenue
- Site Acreage: 14.7
- Project Type: Outside storage yard
- Parking Required/Provided: 21/23

Site Plans

The plans show an existing 14.7 acre outside storage yard surrounded by a perimeter chain-link fence. The fence ranges between 7 feet and 8 feet in height and includes 3 strands of barbed wire on top. The fence is set back 24 feet from the west property line along Redwood Street, is setback 5 feet to 25 feet from the north property line along Richmar Avenue and is set back 5 feet from the south property line along Gary Avenue. There is an existing 7 foot tall block wall located along the eastern property line. There are chain-link fences located interior to the site to segment the storage yard into separate areas. There is a shade structure near the center of the property which is 63 feet by 65 feet or 4,095 square feet and is 33 feet in height. A second shade structure is located near the southeast corner of the property which is 58 feet by 50 feet or 2,900 square feet and is 12 feet, 6 inches in height. Most of the storage yard is paved except for areas on the west side of the property where asphalt millings are located, and where new asphalt paving is proposed in the southern portion of the property. Two access gates on Redwood Street are proposed to be closed and replaced with chain-link fencing. A new access gate on Redwood Street is proposed to be set back 24 feet. Three existing access gates along Richmar Avenue are set back 25 feet to 158 feet, and on Gary Avenue 3 existing access gates are set back 5 feet. All access gates are proposed to remain open during business hours except for the new gate on Redwood Street. Twenty-three parking spaces are proposed along the north side of the property which include 2 ADA parking spaces, where a minimum of 21 parking spaces are required. Two bicycle racks are also provided.

Landscaping

There is some existing landscape rock between the fencing and the asphalt pavement along all 3 streets. Aerial photos show that portions of the rock areas are used for parking and/or storage of vehicles and trailers. No plants or trees are located within the existing landscape areas and no additional landscaping is proposed.

Applicant's Justification

The applicant states that described use and waivers were previously approved in 2014 with a 5 year period to review. The previous use permit, UC-0531-14 expired in 2019. The applicant now seeks to reestablish the use permit and waivers. The site is currently being used as an outside storage facility. The surrounding area consists of other industrial uses. Due to the heavily



industrial nature of the surrounding properties, the applicant seeks the waivers and permits as stated in the justification letter.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0531-14	Waived screening for outside storage yard and waivers to eliminate street landscaping and off-site improvements subject to 5 years to review - expired	Approved by PC	August 2014
VC-0259-99 (ET-0206-02)	Second extension of time for the variance to waive street landscaping and on-site paving - expired	Approved by PC	August 2002
VC-0259-99 (ET-0150-01)	First extension of time for the variance to waive street landscaping and on-site paving - expired	Approved by PC	June 2001
VC-0259-99	Variance to waive street landscaping and on-site paving subject to 2 years for review - expired	Approved by PC	April 1999
ZC-1812-95 (WC-0071-99)	Waiver of conditions of a zone change requiring curb, gutter, sidewalks, and streetlights subject to 2 years for review - expired	Approved by BCC	April 1999
ZC-1812-95 (ET-0245-98)	First extension of time for a zone change subject to 2 additional years and denial of previous variances	Approved by BCC	August 1998
ZC-1812-95	Reclassified the site and properties to the south from R-E and M-1 zoning to M-1 zoning for outside storage, variances for street landscaping, on-site paving subject to 3 years for review, and variance for off-site improvements subject to 2 years to review	Approved by BCC	February 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	M-1 & R-E	Outside storage yard & truck driving school
South & West	Business Employment	M-1	Outside storage yards & industrial buildings
East	Business Employment	M-1	Outside storage yard & batch plant

**Clark County Public Response Office (CCPRO)**

CE-23-13322 is an active public response case for outside storage not in compliance with Title 30.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

#### Use Permits

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

#### Use Permit #1

The subject site is located within the Arden Industrial Park. Policy EN-5.1 of the Enterprise Goals and Policies within the Master Plan supports the retention and expansion of the light industrial and employment uses in the Arden area of Enterprise. To that end the County has adopted development policies that are intended to foster well designed and aesthetic light industrial areas. Part of that design requirement is for outside storage areas, typically associated with industrial areas, to be screened from the rights-of-way by a perimeter fence or a wall. If the fence or wall does not provide screening, then it must meet the setback in accordance with the requirements of the zoning district, which in this case would be 20 feet from all property lines adjoining all streets. Only the fence along Redwood Street and along a portion of Richmar Avenue achieves this setback requirement as the fence is 24 feet and 25 feet, respectively, from the property line. However, based on a review of aerial photos and street views it appears the areas between the fence and street is frequently used for parking and storage of vehicles which would still require screening. Nearby properties to the south, east, and west are screened with block walls or chain-link fencing with landscape fabric. Properties to the north, with 1 exception, are screened with large concrete blocks or chain-link fencing with slats. Overall, it appears that the neighboring industrial uses are mostly screened from the streets by some method. Screening is especially important if the street landscaping is waived. Therefore, staff cannot support this request.

#### Use Permit #2

Portions of the subject site, particularly along the frontage with Gary Avenue have items that are stacked above the height of a screened perimeter fence which is not permitted by Table 30.44-1. The issue of stacking of items is essentially moot if screening is waived for the site since anything within the fenced storage areas will be visible regardless of how high or low it is stacked. Since staff is not supporting the waiver for screening, the request to allow stacking above the fence is also not supported.

#### Use Permit #3

The site has asphalt millings on a portion of the western side closest to Redwood Street. Staff can support the continued use of the millings for a portion of the site used for parking, maneuvering, or storing motor vehicles, equipment, or materials rather than require asphalt paving provided the site complies with Air Quality Regulations. Reports from Air Quality state that the asphalt millings are allowable on this site.

### Waivers of Development Standards

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

#### Waiver of Development Standards #1

The applicant is requesting to eliminate all street landscaping and the sidewalk along Richmar Avenue, Redwood Street, and Gary Avenue adjoining the site. Related to this is a waiver to eliminate landscaping and a screen fence or wall. A waiver was granted for this property in 2014 (UC-0531-14) to eliminate street landscaping and instead require rock landscaping along the street frontages between the existing chain-link fences and property line subject to a 5 year review. Currently there is rock landscaping along all street frontages of the subject site. However, in reviewing photos of the site provided by the applicant as well as aerial photos, it appears that portions of the rock areas are used for parking and/or storage of vehicles and trailers. Parking in landscape areas is not permitted by Title 30. It also appears that some rock areas have weeds and are not well maintained. Similar waivers to eliminate street landscaping subject to review have been granted to nearby properties in the area including at the southeast corner of Redwood Street and Gary Avenue. Rock landscaping has also been provided for the development at the northeast corner of Redwood Street and Richmar Avenue. However, there are also examples of more recent developments which have provided street landscaping in accordance with Title 30 such as property at the northwest corner of Redwood Street and Gary Avenue, on the south side of Gary Avenue southeast of the site, and on the north side of Richmar Avenue northeast of the site. Since the previous waiver was approved in 2014 a trend has emerged in the area in which landscaping is being provided along more street frontages. Given this change, staff does not support this request.

#### Waiver of Development Standards #2

There are 3 existing access gates along the property frontage on Gary Avenue which are set back 5 feet from the property line. The minimum setback is 18 feet when the access gates are open during business hours. Since the gates are already in existence and will be open during business hours, staff can support this request. Additionally, there is a new 32 foot wide gate proposed on Redwood Street which will be located within the existing fence and set back 24 feet from the property line. The minimum setback is 50 feet when a gate is not open during business hours. Two existing 20 foot wide gates in the fence along Redwood Street are proposed for removal. Staff can support this waiver since the overall number of gates is being reduced by 1 and the proposed gate will be wider to allow better maneuvering of trucks and other larger vehicles from the street.

#### Waiver of Development Standards #3

The applicant is requesting to eliminate any trash enclosures because the amount of trash expected to be generated in conjunction with this use is expected to be limited. Given that the

use of the property is a storage yard, staff does not object to eliminating the trash enclosure and can support this request.

#### Design Review

There are 2 existing shade structures on the property. The first shade structure is located near the center of the property which is 63 feet by 65 feet or 4,095 square feet and is 33 feet in height. Photos of the structure indicate an open steel-frame structure with a canvas cover on the north half. A second shade structure is located near the southeast corner of the property which is 58 feet by 50 feet or 2,900 square feet and is 12 feet, 6 inches in height. Photos indicate this is a low metal structure with 3 sides and an opening oriented to the west. The first shade structure is located near the center of the property and is difficult to see from any street and the second structure is rather low and is not particularly visible from any street. The buildings are not out of character with the industrial property nor the properties surrounding the site. Therefore, staff can support this request.

#### Summary

Staff recommends a 5 year review period for any use permits and waivers of development standards that are waived to see if continuing changes in the area necessitate changes to the development site.

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

##### Waiver of Development Standards #4

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 use permit #3, waivers of development standards #2 and #3, and the design review; denial of use permits #1 and #2 and waivers of development standards #1 and #4.

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:

- 5 years to review all use permits and waivers of development standards;
- Rock landscape areas along street frontages shall be maintained weed free and shall not be used for parking or storage purposes;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised that the outside storage yard must comply with Department of Air Quality regulations including required dust control measures and obtain any necessary

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

**Public Works - Development Review**

- Applicant to pay a contribution for local roadway, drainage, or trail related improvements in District F in lieu of constructing full off-site improvements, as determined by Public Works.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JASON JENSEN**

**CONTACT: BOB GRONAUER, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135**





# LAND USE APPLICATION 15A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</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>_____ (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>	<b>STAFF</b>	<p>APP. NUMBER: <u>UC-23-0796</u>      DATE FILED: <u>11/15/2023</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TABICAC: <u>Enterprise</u>      TABICAC DATE: <u>12/27/2023</u></p> <p>PC MEETING DATE: <u>01/16/2024</u></p> <p>BCC MEETING DATE: <u>NA</u></p> <p>FEE: <u>\$1,150</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>AIP Richmar, LLC</u></p> <p>ADDRESS: <u>4090 W. Hacienda Avenue, Suite 100</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-367-0600</u>      CELL: <u>702-449-0114</u></p> <p>E-MAIL: <u>jsensen@meldrumgroup.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>AIP Richmar, LLC</u></p> <p>ADDRESS: <u>4090 W. Hacienda Avenue, Suite 100</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-367-0600</u>      CELL: <u>702-449-0114</u></p> <p>E-MAIL: <u>jsensen@meldrumgroup.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Bob Gronauer</u></p> <p>ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89135-2958</u></p> <p>TELEPHONE: <u>702-792-7000</u>      CELL: <u>702-302-6065</u></p> <p>E-MAIL: <u>bgronauer@kcnvlaw.com</u>      REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-23-410-008

PROPERTY ADDRESS and/or CROSS STREETS: 6655 W Richmar Ave., Las Vegas, NV 89178

PROJECT DESCRIPTION: Outside 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.

Floyd A Meldrum      Floyd A Meldrum  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON JUNE 22, 2023 (DATE)  
 By Patria V. Tingle

NOTARY PUBLIC: Patria V. Tingle



\*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

BOB GRONAUER  
[bgronauer@kcnvlaw.com](mailto:bgronauer@kcnvlaw.com)  
D: 702.792.7052

September 18, 2023

**VIA ELECTRONIC UPLOAD**

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

FLANNER  
COPY

**Re: *Justification Letter – Use Permit and Waiver of Development Standards  
AIP Richmar  
APN # 176-23-410-008***

To Whom It May Concern:

This firm represents AIP Richmar, LLC (the “Applicant”) in the above referenced matter. The proposed project is located at 6655 Richmar Avenue (the “Site”). The Site is more particularly described as Assessor’s Parcel Number (“APN”) 176-23-410-008. The Applicant is requesting a special use permit for outside storage and waiver of development standards.

The described use and waivers were previously approved in 2014 with a 5-year period to review. That permit – UC-0531-14 – expired in 2019. The Applicant now seeks to reestablish the use permit and waivers.

The Site is currently being used as an outside storage facility and is zoned M-1 – light manufacturing. The surrounding area consists of additional industrial use. Due to the heavily industrial nature of the surrounding properties, the Applicant is requesting special use permits or waivers of the following development standards:

- (1) Special use permit for full off site development standards including curb and gutter, sidewalks and streetlights. Applicant is requesting to maintain this waiver as the surrounding area has substantially limited off site development.
- (2) Waiver of all landscaping, as there is no similar property with such landscaping in the surrounding area.
- (3) Special use permit for perimeter screening and/or a block wall. Applicant is requesting to maintain this waiver as the property is not near residential use and is surrounded on all sides by similar industrial use with mostly security fencing.
- (4) Waiver of trash enclosures. Applicant is requesting this waiver due to the limited trash expected to be generated in conjunction with this type of use.



Clark County Planning  
September 18, 2023

KAEMPFER

CROWELL

Page 2

(5) Special use permit for on-site paving for the portion of the site that has asphalt millings. Applicant is requesting this waiver as it will remain in compliance with Air Quality Section 92 requirements. Applicant has been working diligently with Air Quality Control Staff and is respectfully requesting that a condition be placed on the application that "Applicant must comply with Air Quality Requirements."

We thank you in advance for your kind consideration. Please do not hesitate to reach out with any questions.

Sincerely,

KAEMPFER CROWELL



Bob Gronauer

RJG/amp



01/17/24 BCC AGENDA SHEET

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-23-0788-CLARK COUNTY:**

**ZONE CHANGE** to reclassify 2.0 acres from an M-1 (Light Manufacturing) Zone to a P-F (Public Facility) Zone for a future County public facility.

Generally located on the south side of Pebble Road and the west side of Bronco Street within Enterprise (description on file). JJ/rk (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-23-501-008

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8945 Bronco Street
- Site Acreage: 2
- Existing Land Use: Developed

**Applicant's Justification**

This request is a conforming zone boundary amendment with no specific development plans. A future land use application for a specific quasi-public building and facilities will be submitted by Clark County Real Property Management at a later date. The property has an existing warehouse building on-site with a large, paved parking lot to the north and east. There are 2 access points from Bronco Street to the east and Pebble Road to the north.

**Landscaping**

Street landscaping consists of a 6 foot wide landscape area along Bronco Street (landscaping along Pebble Road was waived through the approval of WS-19-0205).

**Elevations**

There is an existing 36 foot high metal warehouse building with overhead roll-up doors on the north elevation. The entire site is surrounded by a 6 foot high perimeter CMU block wall.

**Floor Plan**

The existing building is 15,060 square feet consisting of warehouse, maintenance, and office use.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0205	Waiver to eliminate street landscaping (along Pebble Road) in conjunction with an existing warehouse and storage facility	Approved by BCC	May 2019
WC-0091-16 (DR-0168-16)	Waived conditions of a design review requiring full off-site improvements in conjunction with an approved metal industrial and warehouse building	Approved by BCC	August 2016
DR-0168-16	Increased the size of previously approved metal building	Approved by BCC	May 2016
WS-0012-15	Allowed an attached sidewalk in conjunction with an approved industrial building	Approved by PC	March 2015
VS-0986-14	Vacated a portion of right-of-way being Pebble Road between El Camino Road and Bronco Street	Approved by PC	February 2015
WS-0493-11	Full off-site improvements and a design review for an outside storage yard in conjunction with an existing industrial building	Approved by BCC	March 2012
ZC-262-79 & AC-078-80	Reclassified the site to M-1 zoning with an architectural supervision for an industrial warehouse building	Approved by BCC	July 1980

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business Employment	M-1 & H-2	Outside storage, industrial development, & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

P-F zoning is a conforming zone boundary amendment in all land use plan categories. The purpose of this zoning district is to allow for the location and development of public buildings, structures, and accessory uses, and related private buildings, structures, and accessory uses. Currently, the property is zoned M-1 and has an existing warehouse building on-site. Policy CPB1.3 from the Public Buildings Element of the Master Plan encourages all public buildings to be reclassified to a P-F zoning district. Therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; off-premises signage is not permitted; compliance with all air quality rules and regulations required by the Department of Environment and Sustainability; and 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.

**Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SIMPSON COULTER STUDIO

**CONTACT:** SIMPSON COULTER STUDIO, 151 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119





# LAND USE APPLICATION 16A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input 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>	<b>STAFF</b>	<p>APP. NUMBER: <u>2023-0788</u>      DATE FILED: <u>11/14/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DATE: <u>12/27/23</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>01/17/24</u></p> <p>FEE: <u>Waived fees (CC RPM)</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>CLARK COUNTY</u></p> <p>ADDRESS: <u>500 S. Grand Central Pkwy.</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89155</u></p> <p>TELEPHONE: <u>702.455.2980</u>      CELL: _____</p> <p>E-MAIL: <u>sdb@clarkcountynv.gov</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>CLARK COUNTY DEPT. OF REAL PROPERTY MANAGEMENT</u></p> <p>ADDRESS: <u>500 S. Grand Central Pkwy., 4th Floor</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89155</u></p> <p>TELEPHONE: <u>702-455-2060</u>      CELL: _____</p> <p>E-MAIL: <u>Todd.Messett@ClarkCountyNV.gov</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>SIMPSON COULTER STUDIO</u></p> <p>ADDRESS: <u>151 E. Warm Springs Rd.</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702-435-1150</u>      CELL: _____</p> <p>E-MAIL: <u>fxbenoit@simpsoncoulter.com</u>      REF CONTACT ID #: _____</p>

**ASSESSOR'S PARCEL NUMBER(S):** 176-23-501-008

**PROPERTY ADDRESS and/or CROSS STREETS:** 8945 S. Bronco St., Las Vegas, NV 89139

**PROJECT DESCRIPTION:** Zone Change from M-1 to PF

(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.

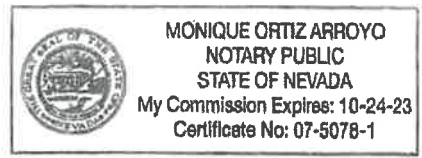
\_\_\_\_\_  
Property Owner (Signature)\*

Shawna Bradley, Acting Director  
\_\_\_\_\_  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON Oct. 24, 2023 (DATE)  
By Shawna Bradley, Acting Director

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.

November 09, 2023

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

PLANNER  
COPY  
22-23-0788

**RE: Justification Letter – Zone Boundary Amendment for APN# 176-23-501-008**

To Whom It May Concern:

On behalf of Clark County Real Property Management, Simpson Coulter Studio, is pleased to submit the attached documents for the necessary Zone Boundary Amendment (Zone Change). This request is consistent with the Planned Land Use (PU) as well as consistent with the Zoning the County uses for Public Facilities.

### Zone Boundary Amendment

We are requesting a Zone Boundary Amendment for 176-23-501-008 from M-1 (Light Manufacturing) to P-F (Public Facility). This request is consistent with the zoning for County Facilities as well as with the Planned Land Use. The proposed use for this facility is Public/Quasi-Public Buildings and Facilities and is a Permitted use is P-F.

Please feel free to contact me with any questions you may have or additional information you may need.

Respectfully,



Francois Benoit  
Project Manager  
702.435.1150  
fxbenoit@simpsoncoulter.com