



# ENTERPRISE TOWN ADVISORY BOARD

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

December 29, 2021

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

Board/Council Members: David Chestnut - Chair  
Tanya Behm  
Justin Maffett

Barris Kaiser – Vice Chair  
Joseph Throneberry

Secretary: Carmen Hayes (702) 371-7911 [chayes@yahoo.com](mailto:chayes@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, Roll Call, and County Staff Introductions

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

- III. Approval of Minutes for December 15, 2021. (For possible action)
- IV. Approval of the Agenda for December 29, 2021 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. **WS-21-0642-WILLIAM LYON HOMES INC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** establish alternative yards; and **2)** reduce setbacks.  
**DESIGN REVIEW** for a single family residential development on 2.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Neal Avenue and Placid Street within Enterprise. MN/sd/jo (For possible action) **12/21/21 PC**
  - 2. **UC-21-0691-DEAN, DAVID & SARAH:**  
**USE PERMIT** to allow an accessory use (horses and shade structure) prior to the principal use (dwelling) on 1.0 acre in an R-E (Residential Estates) (RNP-I) Zone. Generally located on the east side of Schuster Street, 150 feet south of Mardon Avenue within Enterprise. MN/jvm/jo (For possible action) **01/18/21 PC**
  - 3. **VS-21-0695-AGRAWAL, PAWAN & ROSY:**  
**VACATE AND ABANDON** easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Gillespie Street within Enterprise (description on file). MN/bb/jd (For possible action) **01/19/21 BCC**
  - 4. **DR-21-0694-AGRAWAL, PAWAN & ROSY:**  
**DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** single family residential development on 2.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of La Cienega Street, 300 feet north of Pebble Road within Enterprise. MN/bb/jd (For possible action) **01/19/21 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 vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the

record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: January 12, 2022 at 6:00 pm.

X. Adjournment.

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

Windmill Library – 7060 W. Windmill Lane

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>





# Enterprise Town Advisory Board

December 15, 2021

## MINUTES

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Board Members	David Chestnut, Chair <b>PRESENT</b> Tanya Behm <b>PRESENT</b> Justin Maffett <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Joseph Throneberry <b>PRESENT</b>
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Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>
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County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <b>PRESENT</b>
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### I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions (see above)

The meeting was called to order at 6:00 p.m. Chairman Chestnut welcomed new TAB member Justin Maffett.

Jillee Opiniano-Rowland, 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.

A citizen spoke on items #21 & #22 on this agenda expressing concerns that affordable housing will bring down property values.

### III. Approval of December 1, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for December 1, 2021

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

IV. Approval of Agenda for December 14, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

2. WC-21-400158 (ZC-18-0774)-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:
3. VS-21-0586-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:
4. WS-21-0585-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:
5. TM-21-500161-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:
  
7. VS-21-0664-SOUTH 80, LLC:
8. UC-21-0663-SOUTH 80, LLC:
  
9. NZC-21-0669-WATTOO FAMILY LP:
10. VS-21-0670-WATTOO FAMILY LP:
11. TM-21-500187-WATTOO FAMILY LP:
  
19. ET-21-400172 (NZC-0914-17)-PARAGON LOFTS, LLC:
20. ET-21-400173 (VS-0915-17)-PARAGON LOFTS, LLC:
  
21. VS-21-0666-ME 52 PARTNERS, LLC:
22. TM-21-500186-ME 52 PARTNERS, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

**NONE**

VI. Planning & Zoning

1. **UC-21-0567-DIAMANTE CANYON, LLC:**  
**HOLDOVER USE PERMITS** for the following: 1) convenience store; 2) gasoline station; 3) vehicle wash; and 4) restaurant.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) setbacks; 2) alternative parking lot landscaping; 3) reduce width of landscape finger islands; 4) height setback ratio; 5) talk box location; 6) throat depth; 7) approach distance; and 8) departure distance.  
**DESIGN REVIEWS** for the following: 1) convenience store; 2) restaurant; 3) vehicle wash; and 4) gasoline station on 2.6 acres in an H-2 (General Highway) Zone. Generally located on the southwest corner of Blue Diamond Road and Grand Canyon Drive within Enterprise. JJ/sd/jo (For possible action) 12/07/21 PC

Motion by David Chestnut

Action: **APPROVE** Holdover Use Permits

**APPROVE** Waiver of Development Standards #s 1, 2, 3, 4, 6, 7 and 8;

**WITHDRAWN** by the Applicant Waiver of Development Standards # 5

**APPROVE** Design Reviews per plans presented to the Enterprise TAB on December 15, 2021.

**ADD** Current Planning Conditions:

- Design review as a public hearing for lighting and signage;
- Provide Pedestrian access to Oleta Ave.

Per staff if approved conditions.

Motion **PASSED** (3-2)/ Behm-Nay, Kaiser-Nay

2. **WC-21-400158 (ZC-18-0774)-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**  
**AMENDED WAIVER OF CONDITIONS** of a zone change requiring pedestrian connections between the 2 private streets and the detached sidewalk along Torrey Pines Drive in conjunction with an approved single family residential development on 6.5 acres in an R-2 (Medium Density Residential) Zone (previously notified as an RUD (Residential Urban Density) Zone). Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action) 12/08/21 BCC

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

3. **VS-21-0586-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Torrey Pines Drive and Mann Street, and portions of rights-of-way being Cactus Avenue located between Torrey Pines Drive and Mann Street and Torrey Pines Drive located between Rush Avenue and Cactus Avenue within Enterprise (description on file). JJ/al/jo (For possible action) 12/08/21 BCC

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

4. **WS-21-0585-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**  
**AMENDED WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks.  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade on 6.5 acres in an R-2 (Medium Density Residential) Zone (previously notified as an RUD (Residential Urban Density) Zone). Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action) **12/08/21 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning Conditions:

- Every two driveways to be adjacent where possible.

Per staff conditions.

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

5. **TM-21-500161-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**  
**AMENDED TENTATIVE MAP** consisting of 49 single family residential lots and common lots on 6.5 acres in an R-2 (Medium Density Residential) Zone (previously RUD (Residential Urban Density) Zone). Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action) **12/08/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

6. **WS-21-0642-WILLIAM LYON HOMES INC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** establish alternative yards; and **2)** reduce setbacks.  
**DESIGN REVIEW** for a single family residential development on 2.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Neal Avenue and Placid Street within Enterprise. MN/sd/jo (For possible action) **12/21/21 PC**

Motion by David Chestnut

Action: **HOLD** the application to the Enterprise Town Advisory Board meeting on December 29, 2021, due to applicant no show for 2<sup>nd</sup> time

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

7. **VS-21-0664-SOUTH 80, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ensworth Street and Las Vegas Boulevard South, and between Pyle Avenue and Frias Avenue and a portion of a right-of-way being Pyle Avenue located between Ensworth Street and Las Vegas Boulevard South within Enterprise (description on file). MN/bb/jo (For possible action) **12/22/21 BCC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions

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



8. **UC-21-0663-SOUTH 80, LLC:**  
**USE PERMIT** for a public facility (K-9 operational center).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** parking lot landscaping; **2)** alternative driveway geometrics; **3)** reduce driveway approach distance; and **4)** full off-site improvements (curb, gutter, sidewalk, streetlights and partial paving).  
**DESIGN REVIEWS** for the following: **1)** public facility (K-9 operational center); and **2)** finished grade on a 2.0 acre portion of a 8.5 acre site in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Pyle Avenue and the west side of Parvin Street (alignment) within Enterprise. MN/bb/jo (For possible action) **12/22/21 BCC**

Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0)/ Unanimous

9. **NZC-21-0669-WATTOO FAMILY LP:**  
**ZONE CHANGE** to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for landscaping.  
**DESIGN REVIEWS** for the following: **1)** a proposed single family residential development; and **2)** finished grade. Generally located on the south side of Cactus Avenue (alignment), 650 feet west of Buffalo Drive within Enterprise (description on file). JJ/rk/jo (For possible action) **01/04/22 PC**

Motion by Barris Kaiser  
Action: **APPROVE** Zone Change;  
**APPROVE** Waiver of Development Standards;  
**APPROVE** Design Review #1  
**DENY** Design review #2  
**ADD** Current Planning Conditions:  
• Every two driveways to be adjacent where possible.  
Per staff conditions  
Motion **PASSED** (5-0)/ Unanimous

10. **VS-21-0670-WATTOO FAMILY LP:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cactus Avenue (alignment) and Erie Avenue (alignment), and between Buffalo Drive and Cimarron Road (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action) **01/04/22 PC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0)/ Unanimous

11. **TM-21-500187-WATTOO FAMILY LP:**  
**TENTATIVE MAP** consisting of 38 single family residential lots and common lots on 4.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Cactus Avenue (alignment), 650 feet west of Buffalo Drive within Enterprise. JJ/rk/jo (For possible action) **01/04/22 PC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0)/ Unanimous

12. **UC-21-0654-KRSUL REBECCA & JAMES:**  
**USE PERMIT** to increase the size of an accessory structure (garage) in conjunction with a single family residence on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Rush Avenue and the east side of Fairfield Avenue within Enterprise. MN/nr/jo (For possible action) **01/04/22 PC**
- Motion by David Chestnut  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous
13. **UC-21-0661-DYNAMIC WARM SPRINGS INVESTMENTS, LLC:**  
**USE PERMIT** to allow on-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within a retail complex on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Warm Springs Road within Enterprise. MN/bb/jo (For possible action) **01/04/22 PC**
- Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0)/ Unanimous
14. **UC-21-0667-SV LAND, LLC:**  
**USE PERMIT** for a major training facility  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking in conjunction with an existing commercial complex on 5.0 acres in an M-1 (Light Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Maule Avenue, 950 feet west of Jones Boulevard within Enterprise. MN/jor/jo (For possible action) **01/04/22 PC**
- Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0)/ Unanimous
15. **WS-21-0648-AMH NV8 DEVELOPMENT, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with a single family residential development on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located approximately 100 feet north of Oleta Avenue and 175 feet east of Hualapai Way within Enterprise. JJ/nr/jo (For possible action) **01/04/22 PC**
- Motion by Joseph Throneberry  
Action: **DENY**  
Motion **PASSED** (5-0)/ Unanimous
16. **WS-21-0649-GREYSTONE NEVADA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase residential driveway width.  
**DESIGN REVIEW** for single family residences on 10.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north and south sides of Gary Avenue, the east and west sides of Belcastro Street (alignment), and the north side of Gomer Road within Enterprise. JJ/jt/jo (For possible action) **01/04/22 PC**
- Motion by David Chestnut  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

17. **DR-21-0652-AVILA, JOSE:**  
**DESIGN REVIEW** for finished grade in conjunction with a future single family residential development on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Levi Avenue and the west side of Haven Street within Enterprise. MN/nr/jd (For possible action) **01/05/22 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

18. **DR-21-0665-RIVERVIEW LVB DEVELOPMENT, LLC:**  
**DESIGN REVIEW** for finished grade in conjunction with a previously approved shopping center on a 7.5 acre portion of a 15.4 acre site in a C-2 (General Commercial) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise. MN/md/jd (For possible action) **01/05/22 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) / Unanimous

19. **ET-21-400172 (NZC-0914-17)-PARAGON LOFTS, LLC:**  
**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone to an H-1 (Limited Resort and Apartment) Zone.  
**USE PERMIT** for a proposed residential condominium development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; and **2)** allow non-standard driveway geometrics per Clark County Improvement Standards.  
**DESIGN REVIEWS** for the following: **1)** proposed residential condominium development; and **2)** finished grade. Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue (alignment) within Enterprise (description on file). MN/jgh/jo (For possible action) **01/05/22 BCC**

Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) / Unanimous

20. **ET-21-400173 (VS-0915-17)-PARAGON LOFTS, LLC:**  
**VACATE AND ABANDON SECOND EXTENSION OF TIME** for easements of interest to Clark County located between Ensworth Street and I-15, and between Ford Avenue (alignment) and Pebble Road (alignment). Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue (alignment) within Enterprise (description on file). MN/jgh/jo (For possible action) **01/05/22 BCC**

Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) / Unanimous

21. **VS-21-0666-ME 52 PARTNERS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Montessouri Street (alignment), and between Erie Avenue and Levi Avenue within Enterprise (description on file). JJ/rk/jo (For possible action) **01/05/22 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

22. **TM-21-500186-ME 52 PARTNERS, LLC:**  
**TENTATIVE MAP** consisting of 106 single family residential lots and common lots on 8.6 acres in an RUD (Residential Urban Density) Zone and an RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Erie Avenue within Enterprise. JJ/rk/jo (For possible action) **01/05/22 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

VII. General Business:

None

VIII. Public Comment:

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

- None

IX. Next Meeting Date

The next regular meeting will be December 29, 2021 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by David Chestnut  
Action: **ADJOURN** meeting at 8:06 p.m.  
Motion **PASSED** (5-0) /Unanimous

12/21/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
(TITLE 30)

NEAL AVE/PLACID ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0642-WILLIAM LYON HOMES INC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** establish alternative yards; and **2)** reduce setbacks.

**DESIGN REVIEW** for a single family residential development on 2.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Neal Avenue and Placid Street within Enterprise. MN/sd/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

191-04-514-001 through 191-04-514-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Establish alternative yards for proposed single family residential lots where yards are established per Chapter 30.56.
2. Reduce the rear setback on Lot 2 and Lot 3 to 12.5 feet where 15 feet is required per Table 30.42-2 (a 17% reduction).

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 286, 288, and 296 Woodsfield Court
- Site Acreage: 2
- Number of Lots/Units: 3
- Density: 5.0
- Minimum/Maximum Lot Size (square feet) (gross): 4,026/10,106 square feet
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 16
- Square Feet: 1,805 to 2,045

### Site Plans & History

The originally approved plans depict a 13 lot single family residential development. The project was re-designed to meet the current Code by providing a cul-de-sac bulb instead of the hammerhead design as previously approved, and as a result, the lot sizes have changed. The approved plans depict a single family residential development with a density of 5.0 dwelling units per acre. The lot sizes range from 4,026 square feet to 10,106 square feet (gross/net). The northern 3 lots adjacent to the R-D zoning and the 2 western lots adjacent to the R-E zoning are larger, ranging in size from 8,212 square feet to 10,106 square feet. The approved plans also depict 5 lots having direct access to Neal Avenue with the remaining 8 lots obtaining access from a 42 foot wide private street that intersects with Placid Street. The 42 foot wide cul-de-sac will have a 4 foot wide sidewalk on 1 side (north) of the street.

The requested waivers are for the establishment of an alternative yard for Lot 3 with the front door and garage door facing the side of the lot and not directly to the street. Lots 2 & 3 are the subject of a reduction in the rear yard setbacks to 12.5 feet, where 15 feet is required.

### Landscaping

The plans depict 6 foot wide common lots for landscaping along Placid Street with an attached sidewalk. The proposed landscaping will include, but is not limited to, Desert Broom, Chinese Pistache, and Cliff Goldenbush. Landscaping is not a part of this request.

### Elevations

The plans show model residences are 1 story with heights up to 16 feet. The residences will have pitched roofs with concrete tile roofing material. The front elevations will consist of stucco, brick or stone veneer, decorative metal railing, and architectural treatments around the doors and windows to enhance the elevations.

### Floor Plan

The floor plan options for the residential home models will have a 2 car garage, kitchens, deluxe master bath, additional bedrooms, teen room, and a study room or a fireplace.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The reduction is for the rear setbacks for Lots 2 & 3. The request to re-orient Lot 3 with an alternative front yard is a result of fronting onto a cul-de-sac that will affect the front yard of Lot 3. The east side of the lot will become the front yard and the west side of the lot will become the rear side. The conventional R-2 front, side, and rear yard setbacks will be in place with 20 feet to the front, 5 feet to the side, and 15 feet to the rear.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-20-0585	Vacated and abandoned easements	Approved by PC	February 2021
ET-20-400098 (DR-18-0491)	First extension of time for a single family residential development with increased finished grade	Approved by BCC	October 2020
DR-18-0491	Single family residential development with increased grade	Approved by BCC	August 2018
TM-18-500116	13 single family lots and common lots on 2.1 acres	Approved by BCC	August 2018
ET-18-400024 (NZC-0579-13)	Second extension of time to reclassify 2.6 acres from R-D to R-2 zoning with a design review for a single family residential development	Approved by BCC	March 2018
NZC-0579-13 (ET-0160-16)	First extension of time to reclassify 2.6 acres from R-D to R-2 zoning with a design review for a single family residential development	Approved by BCC	January 2017
NZC-0579-13	Reclassified 2.6 acres from R-D to R-2 zoning with a design review for a single family residential development	Approved by BCC	February 2014
ZC-0414-06 (WC-0154-06)	Waived conditions of the zone change for full off-site improvements (curb, gutter, sidewalk, and streetlights)	Approved by BCC	August 2006
VS-0427-06	Vacated government patent easements not necessary for development of the area - expired	Approved by BCC	May 2006
ZC-0414-06	Reclassified the site to an R-D zoning for a single family residential development	Approved by BCC	May 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-D	Single family residential
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Residential Medium (3 to 14 du/ac)	R-2	Single family residential
West	Residential Low (up to 3.5 du/ac)	R-E	Single family residential & undeveloped

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

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Staff finds that the alternative yard for Lot 3 will not have any adverse effects on the overall development including the traffic circulation patterns. The proposal to rotate the home 90 degrees to the east will allow the property to have a larger rear yard and the home can potentially have a better front yard aesthetic. Staff finds that the home will continue to meet the required setbacks and separations required by Code. Staff finds that this request complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns; therefore, staff recommends approval of this request.

#### Waiver of Development Standards #2

Staff finds the request for reduction to rear setbacks to be minimal and will have little to no impact on the immediate neighborhood or surrounding area. Directly behind the proposed homes are single family residences that are zoned R-D, which are larger in size and have considerably larger back yards that will help buffer any impacts from these adjoining lots; therefore, staff can support this request.

#### Design Review

The design of the subdivision and the proposed residential model homes with different front facade options, and architectural enhancements comply with Urban Specific Policy 43 of the Comprehensive Master Plan which encourages to promote projects that provide varied neighborhood design and/or innovative architecture such as varied rooflines, and/or varied architectural elements on all sides. Additionally, the proposed residential subdivision will provide a range of lot sizes with different size homes, complying with Land Use Goal 7 of the Comprehensive Master Plan which encourages providing housing alternatives to meet a range of lifestyle choices, and affordability levels; therefore, staff can support this request.

#### Department of Aviation

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

#### **Staff Recommendation**

Approval.



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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Department of Aviation**

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

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAG:  
APPROVALS:  
PROTESTS:**

**APPLICANT: ROSALINDA MEADOR-APARICIO  
CONTACT: ROSALINDA MEADOR-APARICIO, TANEY ENGINEERING INC., 6030  
SOUTH JONES BOULEVARD, LAS VEGAS, NV 89118**





# LAND USE APPLICATION 1A

## 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</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>WS-21-0642</u>      DATE FILED: <u>10/27/21</u></p> <p>PLANNER ASSIGNED: <u>SWD</u></p> <p>TAB/CAC: <u>ENTERPRISE</u>      TAB/CAC DATE: <u>12/1/21</u></p> <p>PC MEETING DATE: <u>12/21/21</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$4,150</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>William Lyon Homes, Inc.</u></p> <p>ADDRESS: <u>1980 Festival Plaza</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-853-7501</u>      CELL: _____</p> <p>E-MAIL: <u>sswapp@taylormorrison.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>William Lyon Homes, Inc.</u></p> <p>ADDRESS: <u>1980 Festival Plaza, Ste. 500</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-853-7501</u>      CELL: _____</p> <p>E-MAIL: <u>sswapp@taylormorrison.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Taney Engineering / Shannon Cooper</u></p> <p>ADDRESS: <u>6030 South Jones Boulevard</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-362-8844</u>      CELL: _____</p> <p>E-MAIL: <u>shannonc@taneycorp.com</u>      REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 191-04-514-001, -002, -003

PROPERTY ADDRESS and/or CROSS STREETS: 296, 288, 280 WOODSFIELD CT

PROJECT DESCRIPTION: Waiver of Development Standards for setbacks and alternative yard

(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.

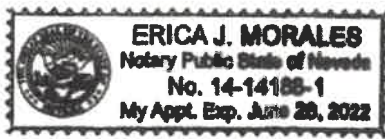
[Signature]  
Property Owner (Signature)\*

SCOTT SWAPP  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 12, 2021 (DATE)

By Scott Swapp  
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.



## TANEY ENGINEERING

6030 SOUTH JONES BLVD.  
LAS VEGAS, NV 89118  
TELEPHONE: 702-362-8844  
FAX: 702-362-5233

September 21, 2021  
WLL-19-120

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

**Re: Silverleaf 1B (Neal & Placid) Area 2 – Lots 1-3, APN 191-04-514-001, -002, -003  
Waiver of Development Standards & Design Review Request**

Dear Sir or Madam:

Taney Engineering on behalf of our client Taylor Morrison dba William Lyon Homes, would like to respectfully request a waiver of development standards for front and rear setbacks, and nonstandard orientation of a home, as well as a design review for the proposed new floorplan and elevations, so the new floor plan can be added to the proposed subdivision as described below.

This request is specifically for Lot 1, 296 Woodfield Court – APN 191-04-514-001, Lot 2, 288 Woodfield Court – APN 191-04-514-002 and Lot 3, 280 Woodfield Court – APN 191-04-514-003 of Neal & Placid AKA Silverleaf 1B subdivision.

The following are being requested in this application. We are proposing single-story homes in lieu of two-story homes on the referenced lots. These lots have oversized side yards, as a consideration in the rear yard reduction request.

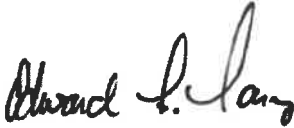
Waiver of title 30.40-6 (R-2) to reduce the minimum rear setback on lots 2 & 3 from 15 feet to 12.5 feet. Within the total 63.5 feet depth of the building, 2.4 feet of the building does not meet the required 15 feet setback. This is roughly 4% of the total depth of the building.

Waiver of title 30.56-5 to change the orientation of the building on lot 3 so the front door and garage faces the side of the lot and not directly toward the street. The portion of lot 3 fronting the interior cul-de-sac will become the side yard. The east side of the lot will become the front yard. The west side of the lot will become the rear side. The conventional R-2 front, side and rear yard setbacks will be in place (20 feet to front, 5 feet to side, 15 feet to rear).

Design Review for an additional floor plan (40A3) be reviewed and approved for Lot 3 only. This proposed plan is a single-story home with a maximum of 3615 total square footage, 3/4 bedrooms, 2 car garage, with a building height of 16'-2" to apex of roof, 9'-1" to eave of roof at edge of house.

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward F. Taney". The signature is written in a cursive style with a large, prominent initial "E".

Edward F. Taney, P.E.  
President  
TANEY ENGINEERING



01/18/22 PC AGENDA SHEET

LARGE ANIMALS/TEMPORARY STRUCTURES  
(TITLE 30)

SCHUSTER ST/MARDON AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0691-DEAN, DAVID & SARAH:**

**USE PERMIT** to allow an accessory use (horses and shade structure) prior to the principal use (dwelling) on 1.0 acre in an R-E (Residential Estates) (RNP-I) Zone.

Generally located on the east side of Schuster Street, 150 feet south of Mardon Avenue within Enterprise. MN/jvm/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
177-07-508-004

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7440 Schuster Street
- Site Acreage: 1
- Project Type: Large animals (horses)/temporary structure

**Site Plan**

The subject parcel of land is a rectangular shaped approximately 1 acre parcel. The applicant is requesting to have a temporary shade structure with a turn out pen for up to 3 horses prior to the principal structure being on the premises. The structure with pen will be set back 20 feet from the north property line, 33 feet from the east property line, and 35 feet from the south property line.

**Elevations**

The temporary shade structure will be approximately 768 square feet and 12 feet tall.

**Applicant's Justification**

The applicant states that they are requesting to have 3 horses and a temporary structure (shade) on-site prior to building a home, which they hope to have completed in the next 18 months. In addition, as part of this request they will be removing all the structures that presently exist on the

property (shed, containers, and RV). The animals will be safely cared for and a plan for their care is in place.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified multiple parcels to RNP-I	Approved by BCØ	October 2005

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff finds that the applicant plans on submitting custom home plans to the Building Department in the near future and to have the home constructed within the next 18 months. In addition, there are many properties in the surrounding area that have horses, so approval of this application should not negatively impact the subject property or surrounding area. 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:**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has



been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- 6 months to submit vacation application for patent easements;
- Building permit for the principal structure shall not be issued until the patent easement vacation is recordable.

**Southern Nevada Health District (SNHD) - Septic**

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

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

- Applicant is advised that the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; that location of existing public sanitary sewer is greater than 400 feet from the parcel; and that upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: DAVID DEAN**

**CONTACT: DAVID DEAN, 479 OPAL DRIVE, HENDERSON, NV 89015**





# 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 type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>UC-21-0691</u>      DATE FILED: <u>11/22/21</u></p> <p>PLANNER ASSIGNED: <u>JVM</u></p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DATE: <u>12/29/21</u></p> <p>PC MEETING DATE: <u>1/18/22</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$ 675</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>David Dean</u></p> <p>ADDRESS: <u>479 Opal Drive</u></p> <p>CITY: <u>Henderson</u>      STATE: <u>NV</u>      ZIP: <u>89015</u></p> <p>TELEPHONE: <u>702-858-0911</u>      CELL: <u>702-858-0911</u></p> <p>E-MAIL: <u>msgdean81@gmail.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>David Dean</u></p> <p>ADDRESS: <u>479 Opal Drive</u></p> <p>CITY: <u>Henderson</u>      STATE: <u>NV</u>      ZIP: <u>89015</u></p> <p>TELEPHONE: <u>702-858-0911</u>      CELL: <u>702-858-0911</u></p> <p>E-MAIL: <u>msgdean81@gmail.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>David Dean</u></p> <p>ADDRESS: <u>479 Opal Drive</u></p> <p>CITY: <u>Henderson</u>      STATE: <u>NV</u>      ZIP: <u>89015</u></p> <p>TELEPHONE: <u>702-858-0911</u>      CELL: <u>702-858-0911</u></p> <p>E-MAIL: <u>msgdean81@gmail.com</u>      REF CONTACT ID #: <u>217035</u></p>

ASSESSOR'S PARCEL NUMBER(S): 177-07-508-004

PROPERTY ADDRESS and/or CROSS STREETS: 7740 Schuster Street, Las Vegas NV 89139

PROJECT DESCRIPTION: Land Use- residential agriculture livestock- large (horse stalls)

(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.

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 9, 2021 (DATE)  
 By David Dean

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.

Date: 9/07/2021

To: Clark County Comprehensive Planning

Subject: Request for Land Use (Residential Agriculture- Large Animals)

Parcel Number: 177-07-508-044

UC-21-0691

This letter is to request land use for residential agriculture- large animals. We purchased this vacant lot on 8/18/2021 with the intent to build a residential structure in the coming months. We are currently in the process of compiling required documents to submit for the initial permit. In the meantime, we are requesting to place horse stalls on the land for personal use until the home is finished being built which is approximately 18 months (dependent on COVID19 restrictions). The land is currently zoned rural preservation and there are many other lots with horses nearby. The property already has city water and it is currently on in our name. The horses will have ample shelter from adverse weather conditions. The shelter/shade will be approximately 36ft by 20ft with galvanized horse corral panels surrounding it. Each horse will have at least a 24ft by 12ft open stall run. The lot is nearly fully fenced with block wall on the outer perimeter including the front of the property. We will add additional corral fencing as a secondary means to ensure they remain in the designated area in addition to their stalls and the block wall. We will have no more than three horses on the property. The horses will be checked at least twice a day and provided food and water. We reside within 10 minutes of the property and my mother-in-law is retired and has the ability to check on them any time of day or night. The owner/resident of the property on the next lot, Mr. Gregory Reynolds, is available as an emergency contact should we need someone on-site immediately.



David Dean

702-858-0911

Msgdean81@gmail.com

01/19/22 BCC AGENDA SHEET

EASEMENT  
(TITLE 30)

LA CIENEGA ST/PEBBLE ROAD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0695-AGRAWAL, PAWAN & ROSY:**

**VACATE AND ABANDON** easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Gillespie Street within Enterprise (description on file). MN/bb/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-16-801-007

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

**BACKGROUND:**

**Project Description**

The applicant is proposing to vacate a patent easement on the perimeter of the property. The property has a drainage easement along the north property line. The applicant is proposing a parcel map with 4 lots.

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
DR-21-0694	A design review for increased finished grade is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- 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: PAWAN AGRAWAL**

**CONTACT: RAY FREDERICKSEN, PER4MANCE ENGINEERING, 4525 W. HACIENDA AVE., STE 1, LAS VEGAS, NV 89118**



# 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 #): _____	<b>DEPARTMENT USE</b>	<b>APP. NUMBER:</b> <u>VS-21-0695</u>	<b>DATE FILED:</b> <u>11-23-2021</u>
		<b>PLANNER ASSIGNED:</b> <u>BBB</u>	<b>TAB/CAC DATE:</b> <u>12-29-2021</u>
		<b>TAB/CAC:</b> <u>Enterprise</u>	
		<b>PC MEETING DATE:</b> _____	
		<b>BCC MEETING DATE:</b> <u>1-19-2021</u>	
		<b>FEE:</b> <u>875</u>	

<b>PROPERTY OWNER</b>	<b>NAME:</b> <u>Pawan &amp; Rosy Agrawal</u>
	<b>ADDRESS:</b> <u>5016 S. Silver Bay</u>
	<b>CITY:</b> <u>Fort Mohave</u>
	<b>STATE:</b> <u>AZ</u> <b>ZIP:</b> <u>86426</u>
	<b>TELEPHONE:</b> <u>928-234-2114</u> <b>CELL:</b> <u>928-234-2114</u>
	<b>E-MAIL:</b> <u>ppagrawal@yahoo.com</u>

<b>APPLICANT</b>	<b>NAME:</b> <u>Pawan &amp; Rosy Agrawal</u>
	<b>ADDRESS:</b> <u>5016 S. Silver Bay</u>
	<b>CITY:</b> <u>Fort Mohave</u>
	<b>STATE:</b> <u>AZ</u> <b>ZIP:</b> <u>86426</u>
	<b>TELEPHONE:</b> <u>928-234-2114</u> <b>CELL:</b> <u>928-234-2114</u>
	<b>E-MAIL:</b> <u>ppagrawal@yahoo.com</u> <b>REF CONTACT ID #:</b> _____

<b>CORRESPONDENT</b>	<b>NAME:</b> <u>Per4mance Engineering c/o Ray Fredericksen</u>
	<b>ADDRESS:</b> <u>4525 W. Hacienda Ave. Ste 1</u>
	<b>CITY:</b> <u>Las Vegas</u>
	<b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89118</u>
	<b>TELEPHONE:</b> <u>702-569-9770</u> <b>CELL:</b> <u>702-569-9770</u>
	<b>E-MAIL:</b> <u>rayf@per4mancelv.com</u> <b>REF CONTACT ID #:</b> _____

**ASSESSOR'S PARCEL NUMBER(S):** 177-16-801-007

**PROPERTY ADDRESS and/or CROSS STREETS:** NWC - Pebble Rd & La Cienega St

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

P. Agrawal  
 Property Owner (Signature)  
 STATE OF NEVADA Arizona  
 COUNTY OF Mohave  
 SUBSCRIBED AND SWORN BEFORE ME ON 7.1.2021 (DATE)  
 By Pawan Agrawal  
 NOTARY PUBLIC: Susan Carroll

Pawan Agrawal  
 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.



October 8, 2021

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

**Re: La Cienega & Pebble - Vacation of Patent Easements  
(APN(s): 177-16-801-007)**

Dear Planner,

Per4mance Engineering, LLC. on behalf of the applicant, Pawan & Rosy Agrawal, respectfully submits this justification letter in support of the Vacation application for the subject development. The request is to vacate all existing patent easements located along the project boundary lines.

The 33-ft patent easements are located along all the west and south property lines with 3-ft left over along the north. All patent easements are being requested to be fully vacated at this time. Please refer to the enclosed exhibits for exact location.

By vacating the 33-ft patent easements the site will have a clear title and be free of encumbrances for development.

If you have any questions, please contact our office.

Thank You,

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

Ray Fredericksen, P.E.  
President

VS-21-0695

PLANNER  
COPY



01/19/22 BCC AGENDA SHEET

FINISHED GRADE  
(TITLE 30)

LA CIENEGA ST/PEBBLE ROAD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-21-0694-AGRAWAL, PAWAN & ROSY:**

**DESIGN REVIEWS** for the following: 1) finished grade; and 2) single family residential development on 2.2 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the west side of La Cienega Street, 300 feet north of Pebble Road within Enterprise. MN/bb/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-16-801-007

- DESIGN REVIEWS:**
1. Increase the finished grade to 24 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 33% increase).
  2. Single family residential development.

**LAND USE PLAN:**  
ENTERPRISE – RURAL NEIGHBORHOOD PRESERVATION ( UP TO 2 DU/AC)

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 2.2
- Number of Lots: 4
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,538 (net)/23,361 (gross)
- Project Type: Single family residential development (custom homes)

**Site Plan**

The site plan depicts 4 lots with access from a proposed private street on the west side of La Cienega Street. The proposed increased finished grade will be a maximum of 24 inches in height and located closer to the south property line.

Elevations

The applicant is proposing custom homes.

Floor Plan

The applicant is proposing custom homes.

Signage

Signage is not a part of this request.

Applicant's Justification

The property slopes from west to east with a drop of 6 feet from the northwest corner to the southeast corner over approximately 400 feet. The minimum drainage design criteria requires spot grades on Lot 2 at the southwest corner of the property to exceed 18 inches, but remain less than 24 inches in height. Lots 3 and 4 on the north side of the parcel are designed with a terraced step down leading to the drainage easement on the north property line. A drainage easement is included between lots 2 and 3 on the west side of the property, to accommodate existing off-site water flow through this site to La Cienega Street. Lot 2 is the primary location of increased fill above the 18 inch maximum.

Surrounding Land Use

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

Related Applications

<b>Application Number</b>	<b>Request</b>
VS-21-0695	A vacation of a patent easement is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

Analysis  
Current Planning  
Design Review #2

The proposed design and layout of the residential subdivision is consistent and compatible with Title 30 for this property and existing zoning. The design and layout of the proposed subdivision is also consistent with the existing single family residential developments that abut this site. Therefore, staff can support this design review.

## **Public Works - Development Review**

### **Design Review #1**

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30:32.040(a)(9) are needed to mitigate drainage through the site;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0420-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PAWAN AGRAWAL**  
**CONTACT: RAY FREDERICKSEN, PER4MANCE ENGINEERING, 4525 W. HACIENDA**  
**AVE., STE 1, LAS VEGAS, NV 89118**

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING 4A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>DR-21-0694</u>      DATE FILED: <u>11-23-2021</u></p> <p>PLANNER ASSIGNED: <u>BBB</u></p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DATE: <u>12-29-2021</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>1-19-2021</u></p> <p>FEE: <u>#675</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Pawan &amp; Rosy Agrawal</u></p> <p>ADDRESS: <u>5016 S Silver Bay</u></p> <p>CITY: <u>Fort Mohave</u>      STATE: <u>AZ</u>      ZIP: <u>86426</u></p> <p>TELEPHONE: <u>928-234-2114</u>      CELL: <u>928-234-2114</u></p> <p>E-MAIL: <u>ppagrawal@yahoo.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Pawan Agrawal</u></p> <p>ADDRESS: <u>5016 S Silver Bay</u></p> <p>CITY: <u>Fort Mohave</u>      STATE: <u>AZ</u>      ZIP: <u>86426</u></p> <p>TELEPHONE: <u>928-234-2114</u>      CELL: <u>928-234-2114</u></p> <p>E-MAIL: <u>ppagrawal@yahoo.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Per4mance Engineering, llc. c/o Ray Fredericksen</u></p> <p>ADDRESS: <u>4525 W. Hacienda Ave. Ste 1</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-569-9770</u>      CELL: <u>702-569-9770</u></p> <p>E-MAIL: <u>rayf@per4manceelv.com</u>      REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-16-801-007

PROPERTY ADDRESS and/or CROSS STREETS: Pebble Rd & La Cienega

PROJECT DESCRIPTION: A 4 lot single family residential development - DR for grading 18" above ex. grade

(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.

P Agrawal      Pawan Agrawal  
 Property Owner (Signature)      Property Owner (Print)

STATE OF Arizona  
 COUNTY OF Mohave

SUBSCRIBED AND SWORN BEFORE ME ON 7.1.2021 (DATE)

By Pawan Agrawal  
 NOTARY PUBLIC: Susan Carroll



\*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.



DR-21-0694

July 27, 2021

Clark County  
Comprehensive Planning  
500 Grand Central Parkway  
Las Vegas, NV 89050

**PLANNER  
COPY**

**Re: Justification Letter La Cienega & Pebble – Design Review  
(APN(s): 177-16-801-007)**

Dear Planner,

Per4mance Engineering, llc. on behalf of the applicant, Pawan & Rosy Agrawal, respectfully submits this justification letter in support of the Design Review application for the subject development. The proposed project requires a Design Review as follows:

- 1) Finish grade of the development is greater than 18-inches above existing grade

**Design Review #1 – Finish Grade 18-inches above existing grade**

The proposed finish grade of the proposed development exceeds 18-inches above the existing grade as the site slopes from west to east. The existing site contours show the site slopes 6.0-ft from northwest corner to southeast corner over approximately 400-feet. By using minimum design criteria for grading of being 18-inches above the adjacent street centerline elevation and/or of 1.0% minimum to set the lot(s) high point from the street flowline the result is a pad elevation that requires the above-mentioned grading design review. The minimum pad design criteria mentioned above along with the fact that the existing site slopes to the east into La Cienega requires spot grades in lot 2 to be greater than 18-inches above the existing grade. Lot 3 and 4 have been designed with a terraced rear yard to help accommodate the slope and consists of an existing drainage easement to drain the rear yard out to La Cienega Street through Lot 4. We have added a drainage easement between Lots 2 and 3 to provide for a flow path for the drainage from the west. We have also graded the interior street at a slope of 1.0-percent to help keep the fill to a minimum. The lots have been designed such that there is a maximum of approximately 2.0 feet of fill in primarily located within Lot 2. Therefore, the design review request is for an increase in finish grade up to 24-inches where 18-inches is the standard.

If you have any questions, please contact our office.

Thank You.

Ray Fredericksen, P.E.  
President