



# Enterprise Town Advisory Board

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

January 2, 2019  
6:00 p.m.

## AGENDA

**NOTE:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayest at 702-371-7991 and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

**Board Members:**

David Chestnut – Chair,  
Jenna Waltho

Cheryl Wilson-Vice Chair,  
Frank Kapriva

**Secretary:**

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

**County Liaison:**

Tiffany Hesser 702-455-7388 [tlh@clarkcountynv.gov](mailto:tlh@clarkcountynv.gov)

- I. Call to Order, Pledge of Allegiance, Roll Call, 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 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.
- III. Approval of Minutes December 12, 2018 (For possible action)

BOARD OF COUNTY COMMISSIONERS  
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair  
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY  
YOLANDA KING, County Manager

IV. Approval of Agenda for January 2, 2019 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)

VI. Planning & Zoning

1. **TM-18-500216-KHARAGHANI ROYA FALAHI & SOLTANMORAD FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 41 single family residential lots and common lots on 5.1 acres in an R-3 (Multiple Family Residential) Zone in the MUD-4 Overlay District. Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. SB/gc/ja (For possible action) 01/09/19 BCC
2. **VS-18-0898-KHARAGHANI ROYA FALAHI & SOLTANMORAD FAMILY TRUST, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Durango Drive and El Capitan Way within Enterprise (description on file). SB/gc/ja (For possible action) 01/09/19 BCC
3. **WS-18-0896-KHARAGHANI ROYA FALAHI & SOLTANMORAD FAMILY TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce open space; 2) establish alternative yards for residential lots; and 3) increase wall height.  
**DESIGN REVIEWS** for the following: 1) a single family residential development; 2) building orientation of 2 proposed single family residences; and 3) increased finished grade on 5.1 acres in an R-3 (Multiple Family Residential) Zone in the MUD-4 Overlay District. Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. SB/gc/ja (For possible action) 01/09/19 BCC
4. **NZC-18-0915-RAINBOW & BLUE DIAMOND SOUTHEAST:**  
**ZONE CHANGE** to reclassify 8.1 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow modified driveway design standards; and 2) reduced driveway separation.  
**DESIGN REVIEW** for a shopping center in the MUD-3 Overlay District. Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise (description on file). SB/pb/ja (For possible action) 01/08/19 PC
5. **UC-18-0900-P8 WS TUSCAN HIGHLANDS, LLC:**  
**USE PERMIT** to increase freestanding sign height.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow a roof sign; 2) increase sign area for freestanding signs; and 3) increase the number of freestanding signs.  
**DESIGN REVIEW** for a comprehensive sign plan for an approved multi-family complex on 15.2 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Southern Highlands Parkway and the south side of St Rose Parkway within Enterprise. SB/rk/ja (For possible action) 01/08/19 PC

BOARD OF COUNTY COMMISSIONERS  
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair  
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY  
YOLANDA KING, County Manager

6. **VS-18-0889-TIDD, DAVID ALAN & BARBARA JO:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Cameron Street and Rogers Street (alignment) within Enterprise (description on file). SS/tk/ja (For possible action) 01/08/19 PC
  
7. **UC-18-0885-32 ACRES, LLC:**  
**USE PERMITS** for the following: 1) reduce the setback of a gasoline station from a residential use; and 2) allow a service bay door for a vehicle (automobile) wash to face a street.  
**DESIGN REVIEWS** for the following: 1) convenience store; 2) gasoline station; and 3) vehicle (automobile) wash in conjunction with an approved commercial center on a portion of 4.4 acres in a C-2 (General Commercial) Zone in the MUD-1 and MUD-4 Overlay Districts. Generally located on the northeast corner of Las Vegas Boulevard South and Starr Avenue within Enterprise. SS/gc/ja (For possible action) 01/09/19 BCC
  
8. **TM-18-500224-BUFFALO DIAMOND, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 2.2 acres in a C-2 (General Commercial) Zone and P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the west side of Buffalo Drive, 595 feet south side of Blue Diamond Road within Enterprise. JJ/mk/ja (For possible action) 01/22/19 PC
  
9. **UC-18-0923-BUFFALO GOMER, LLC, ET AL & SCHELL, WILLIAM & PATRICIA FAMILY TRUST:**  
**USE PERMIT** for increased height of an existing communication tower.  
**DESIGN REVIEW** for additional antenna arrays and lattice on an existing communication tower (monopine) and associated equipment on a portion of 2.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise. JJ/mk/ja (For possible action) 01/22/19 PC
  
10. **UC-18-0924-NAMAZ, LLC:**  
**USE PERMIT** for a proposed communication tower.  
**DESIGN REVIEW** for a proposed communication tower on a portion of 1.8 acres in an H-2 (General Highway Frontage) Zone in the MUD-4 Overlay District in the Mountain's Edge Master Planned Community. Generally located on the southeast corner of Blue Diamond Road and Tenaya Way within Enterprise. JJ/md/ja (For possible action) 01/22/19 PC
  
11. **UC-18-0949-DIAMOND REAL PROPERTIES, LLC:**  
**USE PERMIT** to increase the height of an existing communication tower (monopole).  
**DESIGN REVIEW** for modifications to an existing communication tower in conjunction with an existing warehouse building and contractor's storage yard on 4.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Mesa Verde Lane and Westwind Road within Enterprise. SS/al/ja (For possible action) 01/22/19 PC
  
12. **WS-18-0922-HANSEN, ANGELA EMIKO VELOYCE:**  
**WAIVER OF DEVELOPMENT STANDARDS** for a reduced side setback in conjunction with an attached pool enclosure in conjunction with an existing residence on 1.0 acre in an R-E (Rural Estates Residential) RNP-I Zone. Generally located on the east side of Gilespie Street, 330 feet north of Windmill Lane within Enterprise. SS/mk/ja (For possible action) 01/22/19 PC
  
13. **WS-18-0945-PARAGON LOFTS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for an alternative trash enclosure requirement in conjunction with an approved residential condominium development on 1.3 acres in an H-1 (Limited Resort and Apartment)

Zone in the MUD-3 and MUD-1 Overlay Districts. Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue within Enterprise. SS/mk/ja (For possible action) 01/22/19 PC

14. **WS-18-0966-TOUCHSTONE ST ROSE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the side setbacks on a 3.5 acre portion of a 50.8 acre approved multiple family residential development in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of I-15, south side of Bruner Avenue (alignment), 1,500 feet north of St Rose Parkway, 1,200 feet west of Las Vegas Boulevard South within Enterprise. SS/dg/ja (For possible action) 01/22/19 PC
15. **DR-18-0950-CACTUS VILLAS, LLC:**  
**DESIGN REVIEWS** for the following: 1) comprehensive sign plan; and 2) building and site lighting in conjunction with a mixed use development on 8.3 acres in a U-V (Urban Village – Mixed-Use) Zone in the MUD-3 Overlay District. Generally located on the east side of Dean Martin Drive, 660 feet south of Cactus Avenue within Enterprise. JJ/dg/ja (For possible action) 01/23/19 BCC
16. **ET-18-400251 (NZN-0601-15)-ROBINDALE & ASSOCIATES, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 3.1 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone.  
**DESIGN REVIEWS** for the following: 1) a mini-warehouse facility; and 2) recreational vehicle and boat storage. Generally located on the north side of Robindale Road, 1,250 west of Decatur Boulevard within Enterprise (description on file). SS/sd/ja (For possible action) 01/23/19 BCC
17. **TM-18-500191-FORESTAR REAL ESTATE GROUP INC:**  
**TENTATIVE MAP** consisting of 150 condominium units on 10.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Starr Avenue, 360 feet west of Las Vegas Boulevard South within Enterprise. SS/al/ja (For possible action) 01/23/19 BCC
18. **TM-18-500225-DECATUR & SUNSET, LLC:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 6.9 acres in a C-2 (General Commercial) (AE-60) Zone and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Sunset Road and Hauck Street within Enterprise. SS/md/ja (For possible action) 01/23/19 BCC
19. **UC-18-0776-FORESTAR REAL ESTATE GROUP INC:**  
**USE PERMIT** for a multiple family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce garage setbacks; 2) reduce parking; and 3) nonstandard improvements.  
**DESIGN REVIEW** for a multiple family residential development on a 10.2 acre portion of a 63.5 acre site in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Starr Avenue, 360 feet west of Las Vegas Boulevard South within Enterprise. SS/al/xx (For possible action) 01/23/19 BCC
20. **VS-18-0960-DECATUR & SUNSET, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Hauck Street and Decatur Boulevard, and between Sunset Road and Wagon Trail Avenue and a portion of a right-of-way being Decatur Boulevard located between Sunset Road and Wagon Trail Avenue within Enterprise (description on file). SS/md/ja (For possible action) 01/23/19 BCC

21. **WS-18-0918-S R M F TOWN SQUARE OWNER, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to permit encroachment into airspace.  
**DESIGN REVIEWS** for the following: 1) amend an approved comprehensive sign plan; and 2) modifications to existing free standing signs in conjunction with the Town Square shopping Center on 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Sunset Road within Enterprise. SS/al/ja (For possible action) 01/23/19 BCC
22. **WS-18-0952-ELIOT A A HOLDINGS, LLC & VERMILLION SUSAN J SEP PPTY TR:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall height; and 2) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).  
**DESIGN REVIEWS** for the following: 1) a single family residential development; and 2) increased finished floor elevation on 1.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Wigwam Avenue and Warbonnet Way within Enterprise. JJ/mk/ja (For possible action) 01/23/19 BCC
23. **ZC-18-0771-FORESTAR REAL ESTATE GROUP INC:**  
**ZONE CHANGE** to reclassify a 10.1 acre portion of a 58.4 acre parcel from H-1 (Limited Resort and Apartment) Zone to C-2 (General Commercial) Zone for future commercial development in an MUD-1 Design Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Starr Avenue within Enterprise (description on file). SS/al/xx (For possible action) 01/23/19 BCC
24. **ZC-18-0926-USA:**  
**ZONE CHANGE** to reclassify 15.0 acres of a 50.0 acre parcel from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.  
**DESIGN REVIEW** for an elementary school on 15.0 acres in a P-F (Public Facility) Zone. Generally located on the east side of El Capitan Way, 630 feet south of Mountains Edge Parkway within Enterprise (description on file). JJ/dgo/jt/xx (For possible action) 01/23/19 BCC
25. **ZC-18-0930-USA:**  
**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.  
**USE PERMITS** for the following: 1) a vehicle (automobile) maintenance facility; and 2) reduce the separation from an automobile maintenance facility to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) permit access from residential local street; 2) waive cross access requirements; and 3) alternative commercial driveway geometrics  
**DESIGN REVIEWS** for the following: 1) a vehicle maintenance facility; and 2) a tavern for a proposed commercial development. Generally located on the northeast corner of Polaris Avenue and Cactus Avenue within Enterprise (description on file). JJ/al/ja (For possible action) 01/23/19 BCC
26. **ZC-18-0931-ASHAHID REVOCABLE LIVING TRUST:**  
**ZONE CHANGE** to reclassify 0.9 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.  
**DESIGN REVIEWS** for the following: 1) restaurants with drive-thru services; and 2) alternative parking lot landscaping for a commercial development in an MUD-3 Design Overlay District. Generally located on the north side of Blue Diamond Road, 1,000 feet east of Grand Canyon Drive within Enterprise (description on file). JJ/al/ja (For possible action) 01/23/19 BCC
27. **ZC-18-0959-DECATUR & SUNSET, LLC:**  
**ZONE CHANGE** to reclassify 3.7 acres from R-E (Rural Estates Residential) (AE-60) Zone and C-2 (General

Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for modified CMA Design Overlay District Standards.

**DESIGN REVIEWS** for the following: 1) a proposed warehouse building on 3.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone; and 2) proposed street landscaping on 1.7 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Sunset Road and Hauck Street within Enterprise (description on file). SS/md/ja (For possible action) 01/23/19 BCC

VII. General Business

- None

VIII. Comments by the General Public - 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.

IX. Next Meeting Date: January 16, 2019

X. Adjournment

**POSTING LOCATIONS:**

Windmill Library - 7060 W. Windmill Lane  
Einstein Bros Bagels- 3837 Blue Diamond Rd.  
Enterprise Library- 25 E. Shelbourne Ave.  
Whole Foods Market- 6689 Las Vegas Blvd  
<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS  
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair  
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY  
YOLANDA KING, County Manager

01/09/19 BCC AGENDA SHEET

BLUE DIAMOND & DURANGO  
(TITLE 30)

BLUE DIAMOND RD/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-18-500216-KHARAGHANI ROYA FALAHY & SOLTANMORAD FAMILY TRUST:**

**TENTATIVE MAP** consisting of 41 single family residential lots and common lots on 5.1 acres in an R-3 (Multiple Family Residential) Zone in the MUD-4 Overlay District.

Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. SB/gc/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-20-601-004 & 005

**LAND USE PLAN:**  
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

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

**General Summary**

- Site Address: N/A
- Site Acreage: 5.1
- Number of Lots: 41
- Density (du/ac): 8.1
- Minimum/Maximum Lot Size (square feet): 3,256/6,117 (gross and net)
- Project Type: Single family residential

The plans depict a gated single family residential development consisting of 41 residential lots and 8 common element lots at a density of 8.1 dwelling units per acre. Both gross and net lot sizes range from a minimum of 3,256 square feet to a maximum of 6,117 square feet. The lots will be served by 42 foot wide private streets with a 4 foot wide sidewalk on 1 side of the street, and 38 foot wide private stub streets. Access to the project is provided from Blue Diamond Road via a 60 foot wide access easement. A total of 3,725 square feet of open space (pocket park) is provided within the eastern portion of the development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-18-0066	Reclassified the site from H-2 to R-3 zoning for a future residential development subject to a design review as a public hearing on final plans	Approved by BCC	April 2018

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Residential High (8 to 18 du/ac)	R-3	Single family residences
South	Public Facilities	H-2	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residences

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-18-0896	A waiver of development standards for reduced open space, alternative yards, and increased wall height; and design reviews for a single family residential development, building orientation, and increased finished grade is a companion item on this agenda.
VS-18-0898	A vacation and abandonment of government patent easements and an access 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**

This request meets the tentative map requirements 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

**If approved:**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.



**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;
- Applicant shall secure a private grant from the Bureau of Land Management (BLM) through APN 176-20-601-014 for access to the proposed subdivision;
- Applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road.
- 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.

**Current Planning Division - Addressing**

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

**Building Department - Fire Prevention**

- 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 #0100-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:  
APPROVALS:  
PROTESTS:

APPLICANT: KB HOME

CONTACT: THE WLB GROUP, INC., 3663 E. SUNSET ROAD #204, LAS VEGAS, NV 89120



01/09/19 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

BLUE DIAMOND RD/DURANGO DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-18-0898-KHARAGHANI ROYA FALAHI & SOLTANMORAD FAMILY TRUST, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Durango Drive and El Capitan Way within Enterprise (description on file). SB/gc/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

176-20-601-004, 005; & 014

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 33 foot wide government patent easements around the perimeter of APN's 176-20-601-004 & 005. The plans also depict the vacation and abandonment of a BLM access easement on APN 176-20-601-014 that connects the 2 northern parcels to Blue Diamond Road. The applicant states that the BLM access easement will be realigned to meet the design needs of the proposed single family residential development on the 2 northern parcels.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-18-0066	Reclassified the site from II-2 to R-3 zoning for a future residential development subject to a design review as a public hearing on final plans	Approved by BCC	April 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential High (8 to 18 du/ac)	R-3	Single family residences
South	Public Facilities	H-2	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residences

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-18-0896	A waiver of development standards for reduced open space, alternative yards, and increased wall height; and design reviews for a single family residential development, building orientation, and increased finished grade is a companion item on this agenda.
TM-18-500216	A tentative map for 41 single family residential lots and common element lots 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 the public right-of-way grant through the Bureau of Land Management parcel to the subject parcels since the applicant proposes to replace it with a private grant that will access the gated subdivision. In order to limit the number of access points on Blue Diamond Road, staff recommends that the applicant be required to provide access to the east and west of the grant area, as would have been permitted if it remained public.

**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**

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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 shall not record prior to the applicant securing a private grant from the Bureau of Land Management (BLM);

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording; Applicant shall secure a private grant from the BLM through APN 176-20-601-014 for access to the proposed subdivision;
- Applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KB HOME**

**CONTACT: THE WLB GROUP, INC., 3663 E. SUNSET ROAD #204, LAS VEGAS, NV 89120**

**DRAFT**



01/09/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

BLUE DIAMOND RD/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-18-0896-KHARAGHANI ROYA FALAHI & SOLTANMORAD FAMILY TRUST:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce open space; 2) establish alternative yards for residential lots; and 3) increase wall height.

**DESIGN REVIEWS** for the following: 1) a single family residential development; 2) building orientation of 2 proposed single family residences; and 3) increased finished grade on 5.1 acres in an R-3 (Multiple Family Residential) Zone in the MUD-4 Overlay District.

Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. SB/gc/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

176-20-601-004 & 005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce open space to 3,725 square feet where a minimum of 4,920 square feet is required per Table 30.40-3 (a 24.3% reduction).
2. Establish alternative yards for proposed single family residences where yards are established per Chapter 30.56.
3. Increase combined wall/retaining wall height to 12 feet (6 foot screen/6 foot retaining) where a maximum of 9 feet (6 foot screen/3 foot retaining) is permitted per Section 30.64.050 (a 33.3% increase).

**DESIGN REVIEWS:**

1. A single family residential development.
2. Building orientation of 2 proposed single family residences.
3. Increase finished grade up to 6 feet above the grade of an adjacent residential use where a maximum of 18 inches is permitted per Section 30.32.040 (a 300% increase).

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 5.1
- Number of Lots: 41
- Density (du/ac): 8.1
- Minimum/Maximum Lot Size (square feet): 3,256/6,117 (gross and net)
- Project Type: Single family residential
- Number of Stories: 1 and 2
- Building Height: Up to 27 feet 4 inches
- Square Feet: 1,453 to 2,469
- Open Space Required/Provided: 4,920 square feet/3,725 square feet

#### Site Plans

The plans depict a gated single family residential development consisting of 41 residential lots and 8 common element lots at a density of 8.1 dwelling units per acre. Both gross and net lot sizes range from a minimum of 3,256 square feet to a maximum of 6,117 square feet. The lots will be served by 42 foot wide private streets with a 4 foot wide sidewalk on 1 side of the street, and 38 foot wide private stub streets. Access to the project is provided from Blue Diamond Road via a 60 foot wide access easement. A total of 3,725 square feet of open space (pocket park) is provided within the eastern portion of the development, where a minimum of 4,920 square feet is required. Increased combined wall/retaining wall height to 12 feet (6 foot screen/6 foot retaining) is requested along the north, east, and west property lines. The finished grade of the site may increase up to 6 feet; therefore, a design review is requested to increase finished grade.

The applicant is requesting to establish alternative yards for 2 of the residential lots, specifically Lot 8 and Lot 36. The front of the proposed homes on those lots face what would traditionally be a side property line. The establishment of the alternative yards would make the side property line into a front property line. Through the establishment of the alternative yards, the proposed homes will comply with all bulk regulations for required setbacks.

#### Landscaping

The plans show landscaping consisting of trees, shrubs, and groundcover within the common areas internal to the development. The 3,725 square foot pocket park within the eastern portion of the development includes a trail, bench, and artificial turf.

#### Elevations

The plans show 3, up to 27 feet 4 inch high, 2 story models; and 1, up to 14 feet 3 inch high, 1 story model. All models have 3 types of elevation designs. Building materials consist of stucco finish, stone veneer, decorative wrought iron, shutters, and concrete tile roofing.

#### Floor Plans

The plans depict homes ranging in size from 1,453 square feet to 2,469 square feet with 3 to 5 bedrooms, up to 3 baths, and up to 2 car garages.



**Applicant's Justification**

The applicant states that the increased finished grade and wall height are necessary since this is an infill project that is constrained on 3 sides by existing single family residential development and existing sanitary sewer facilities in Blue Diamond Road. The reduction in open space is warranted since the development is providing more private open space within individual lots than is required; therefore, off-setting the need for larger public open space areas.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-18-0066	Reclassified the site from H-2 to R-3 zoning for a future residential development subject to a design review as a public hearing on final plans	Approved by BCC	April 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential High (8 to 18 du/ac)	R-3	Single family residences
South	Public Facilities	H-2	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residences

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

**Related Applications**

Application Number	Request
TM-18-500216	A tentative map for 41 single family residential lots and common element lots is a companion item on this agenda.
VS-18-0898	A vacation and abandonment of government patent easements and an access 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**

**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 can support the request to reduce open space. The lot sizes proposed far exceed the minimum 1,800 square foot lot areas required for the R-3 zone, and even exceed (with the exception of 1 lot) the minimum 3,300 square foot lot areas required for the R-2 zone, where the R-2 zoning district does not require open space. Staff finds that the provided pocket park in combination with the larger lot sizes will provide adequate open space for the development.

#### Waiver of Development Standards #2

Staff can support the waiver of development standards for alternative yards as requested since the alternative proposed by the applicant mitigates any potential impact of the relaxed standard. The applicant has provided for the reorientation of the proposed homes with alternative yards that are consistent with yards on adjacent developed parcels. Similar requests have been approved with no known adverse impacts to the adjacent properties.

#### Waiver of Development Standards #3

Staff finds that the request for increased wall height may adversely impact the adjacent developed residential properties. Since the adjacent properties are on the low side of the wall, the adjacent residential properties will be looking directly at a 12 foot high solid wall that would be visually overbearing. The impacts are even greater to the existing residential development since the rear setbacks for that project were reduced to 10 feet through the planned unit development (PUD) process. The request does not comply with Urban Specific Policy 16 of the Comprehensive Master Plan which encourages designs to visually minimize the stark appearance of a monotonous block wall face.

#### Design Reviews #1 & #2

Staff finds that the proposed lot layout is compatible with the surrounding area. Architectural enhancements are provided on all sides of the proposed residences in compliance with Urban Specific Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that include varied setbacks from residences to front property lines, varied rooflines, and/or varied architectural elements on all sides. The building orientation and alternative yards for 2 lots of the project will not adversely impact the surrounding properties.

#### Public Works - Development Review

##### Design Review #3

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

### **Staff Recommendation**

Approval of waivers of development standards #1 and #2, and the design reviews; and denial of waiver of development standards #3.

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**

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;
- Applicant shall secure a private grant from the Bureau of Land Management (BLM) through APN 176-20-601-014 for access to the proposed subdivision;
- Applicant shall provide access from the private grant to any adjacent parcels that are created with a BLM land sale or future subdivision map to limit access points to Blue Diamond Road.
- 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.

#### **Building Department - Fire Prevention**

- 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 #0100-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: KB HOME**  
**CONTACT: MARK BANGAN, KB HOME, 5795 W. BADURA AVENUE #180, LAS VEGAS, NV 89118**

**DRAFT**

01/08/19 PC AGENDA SHEET

SHOPPING CENTER  
(TITLE 30)

BLUE DIAMOND RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-18-0915-RAINBOW & BLUE DIAMOND SOUTHEAST:**

**ZONE CHANGE** to reclassify 8.1 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow modified driveway design standards; and 2) reduced driveway separation.

**DESIGN REVIEW** for a shopping center in the MUD-3 Overlay District.

Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise (description on file). SB/pb/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-23-201-010; 176-23-201-015; 176-23-201-018

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce throat depth for multiple driveways to zero feet where a minimum of 150 feet is the standard for parking lots over 201 parking stalls per Uniform Standard Drawing 222.1 (an 80% reduction).
2. Reduce the departure distance from the driveway to the intersection to 174 feet where 190 feet is required along Santa Margarita Street per Uniform Standard Drawing 222.1 (an 8.2% reduction).

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 8.1
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): Up to 30
- Square Feet: 44,100
- Parking Required/Provided: 221/314

### Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on October 29, 2018, as required by the nonconforming zone boundary amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. One neighbor representing the RNP neighborhood to the west was in attendance who expressed concerns about the design and buffering. The applicant has fulfilled all provisions of Title 30 regarding pre-submittal and submittal of a nonconforming zone boundary amendment.

### Site Plan

The plans depict a proposed shopping center consisting of 7 buildings for a total of 44,100 square feet on 8.1 acres. Two retail buildings will be constructed upon approval while the remaining buildings are reserved for future development. The 2 retail buildings are located on the southeastern portion of the site and both have drive-thru service lanes. The drive-thru lane around Building #1 is located on the eastern side of the building with the entrance at the southeastern end of the building next to the southern driveway entrance on Santa Margarita Street and the exit at the northwestern end of the building adjacent to the main drive aisle leading to the northern driveway on Santa Margarita Street. The drive-thru lane for Building #2 is located on the eastern side of the building with the entrance at the southeastern end of the building and the exit on the northeastern end of the building. Customers using either of these drive-thru lanes will be forced to cross opposing traffic lanes. A convenience store with gasoline pumps is located on the northwestern portion of the site, 2 retail/restaurant buildings with drive-thru service are located on the northeastern portion of the site, another retail/restaurant building with drive-thru service is located on the southwestern portion of the site, and a restaurant building is located on the western portion of the site south of the convenience store. Parking areas are distributed throughout the site. The site will have access from Rainbow Boulevard, Santa Margarita Street, and Serene Avenue. The plans depict 5 of the entrance driveways do not comply with Uniform Standard Drawing 222.1 regarding throat depth for parking lots greater than 200 parking spaces. The departure distance for the northern driveway on Santa Margarita Street is 174 feet from Blue Diamond Road to the north.

### Landscaping

A 15-foot wide landscape area with detached sidewalk is depicted along all public streets with additional landscaping along Rainbow Boulevard and Blue Diamond Road. Parking lot landscaping is equitably distributed throughout the site in accordance with Title 30 standards. Additional landscaping is located adjacent to Buildings #1 and #2.

### Elevations

Buildings #1 and #2 are single story buildings similar in design with a maximum height of 30 feet. The building materials consist of painted stucco with a sand finish, stone veneer and metal band accents, decorative metal canopies, and aluminum window treatments. The roofs of the buildings are flat with parapet walls at various heights. Building #1 has a drive-thru window on the north side and Building #2 has a drive-thru window on the east side. No elevations have been provided for the other buildings.

**Floor Plans**

The plans depict a total building area of 44,100 square feet. The plans indicate that Buildings #1 and #2 will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenants. Building #1 is 15,000 square feet and building #2 is 12,000 square feet. The other buildings range in size from 2,500 square feet to 5,100 square feet. No floor plans have been provided for the other buildings.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates the site is located at the intersection of 2 major thoroughfares and the area along Blue Diamond Road is developing as retail. The project should have minimal impacts of public facilities and services and will comply with several goals and policies adopted by Clark County. The applicant also indicates the waivers of development standards are required to allow the design to the shopping center and will not negatively impact traffic in the area.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	C-2 & H-2	Undeveloped
South	Business and Design/Research Park	C-2	Undeveloped
East	Business and Design/Research Park	C-1, M-D, & M-1	Outside storage & undeveloped
West	Commercial General	C-2 & H-2	Retail uses

The subject site and the surrounding area are in the Public Facility Needs Assessment (PFNA) Area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-18-0888	A zone boundary amendment to C-1 zoning for a proposed retail center located 360 feet to the south on the west side of Rainbow Boulevard is a related item this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

**Zone Change**

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

1. *A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

According to the applicant the area along Blue Diamond Road is developing as retail.

Although there have been changes in the area subsequent to the adoption of the land use such as parcels to the west of Rainbow Boulevard which have been approved for C-1 and C-2 zoning, the subject site is on the eastern side of Rainbow in the Arden area of Enterprise where light industrial development is encouraged in order to take advantage of the opportunities that are afforded by the railroad siding. The Enterprise (Arden area) Specific Policies were adopted in November 2017 after the adoption of the Enterprise Land Use Plan in October 2014. Therefore, staff finds the character and condition of the specific area has not changed from Business and Design/Research Park uses to Commercial General uses.

2. *The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The applicant indicates the site is located at the intersection of 2 major thoroughfares and the area along Blue Diamond Road is developing as retail.

The C-2 zoning 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 located at the intersection of 2 arterial streets (Blue Diamond Road and Rainbow Boulevard). C-2 zoning has been approved for other parcels to the north, south, and west and a mixture of C-1, M-D and M-1 zoning has been approved to the east. Therefore, staff finds the proposed zoning and intensity of this project is compatible with the existing and proposed land use in the area.

3. *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

Staff accepts the assertion made by the applicant regarding the proposed low intensity office/warehouse development and existing infrastructure that serves the surrounding land uses. There has been no indication from public service providers that the proposed development will have an adverse effect on public facilities and services.

4. *The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

Although the request complies with Urban Land Use Policy 10, which encourages, in part, site design that are compatible with adjacent land uses and off-site circulation patterns; staff finds the request conflicts with Enterprise (Arden area) Specific Policy 4 of the Clark County



Comprehensive Plan which discourages any development that is not light industrial in the Arden area.

### Summary

#### Zone Change

Based on the analysis above, staff finds that there have not been changes in trends and facts which make this request appropriate for the area. Although the intensity of the project is compatible with other existing and proposed developments in this area, the request conflicts with Enterprise (Arden area) Specific Policy 4 of the Clark County Comprehensive Plan which discourages any development that is not light industrial in the Arden area. Therefore, staff finds the applicant has not provided a Compelling Justification for the proposed zone change and cannot support this request.

#### Waivers of Development Standards

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

#### Design Review

The design of the building, with varying heights and pop-outs, complies with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages varying building heights and breaking up the mass of a building. The proposed landscaping also complies with Urban Specific Policy 73, which encourages perimeter and interior parking lot trees for shade and visual relief. There are landscape buffers separating the drive-thru facilities and stacking lanes from drive aisles and public streets in accordance with Urban Specific Policy 21 that encourages drive-thru facilities and stacking lanes, when contiguous to any public right-of-way, residential use, or pedestrian gathering area to be obscured from view by an intense landscape buffer. However, staff is concerned that proper access controls have not been provided to separate the drive-thru from the drive aisles. The drive-thru lane entrance for Building #1 is located at the southeastern end of the building next to the southern driveway entrance on Santa Margarita Street. Customers entering the site from Santa Margarita Street will be forced to make a U-turn to enter the site while customers entering from the interior of the site will be forced to cross the on-coming traffic lane near the entrance from a public street. Both situations create public safety concerns. The exit at the northwestern end of the building is adjacent to the main drive aisle leading to the northern driveway on Santa Margarita Street which will also create public safety concerns. The drive-thru lane entrance for Building #2 at the southeastern end of the building and the exit on the northeastern end of the building allow the stacking of only 3 vehicles. Furthermore, customers using this drive-thru lane will be forced to make a U-turn to enter the site or forced to cross the on-coming traffic lane. If the request is approved staff finds there should be conditions added to redesign the drive-thru facilities. However, approval of the design review is contingent upon approval of the zone change which staff cannot support, therefore staff recommends denial.

**Public Works - Development Review**

Waivers of Development Standards

Staff is unable to analyze the requested waivers as the plans contain significant errors that render the requested waivers insufficient.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 6, 2019 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Resolution of Intent to complete in 3 years;
- Redesign the drive-thru facilities so the entrances and exits do not conflict with on-coming traffic;
- Design review as a public hearing on final plans and any significant changes to plans;
- Design review as a public hearing on signage and lighting;
- Enhanced landscape buffers along the perimeters and street frontages, including detached sidewalks per plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Vacate excess right-of-way on Rainbow Boulevard to accommodate a minimum 55 foot wide street section to the back of curb with additional right-of-way for a dedicated right turn lane, as required by Public Works - Design Division;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;

- If required by the Regional Transportation Commission, provide a standard combination bus turn out/right turn lane on the east side of Rainbow Boulevard as close as practical to Serene Avenue with provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk on Rainbow Boulevard and provide a 5 foot by 50 foot bus shelter pad easement behind the sidewalk for the turnout shown on Blue Diamond Road.
- Applicant is advised that the plans and requested waivers are deficient, including, but not limited to, driveway approach and departure distances measured incorrectly and improvements are shown within NDOT's Blue Diamond Road right-of-way; that major revisions to the plans are necessary, which will result in the need for new land use applications; 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, 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0536-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: RAINBOW & BLUE DIAMOND SOUTHEAST  
CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BLD 3 SUITE 577, LAS VEGAS, NV 89134**



01/08/19 PC AGENDA SHEET

COMPREHENSIVE SIGN PLAN  
(TITLE 30)

SOUTHERN HIGHLANDS PKWY/ST ROSE PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0900-P8 WS TUSCAN HIGHLANDS, LLC:

USE PERMIT to increase freestanding sign height.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a roof sign, 2) increase sign area for freestanding signs; and 3) increase the number of freestanding signs.

DESIGN REVIEW for a comprehensive sign plan for an approved multi-family complex on 15.2 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone.

Generally located on the east side of Southern Highlands Parkway and the south side of St Rose Parkway within Enterprise. SB/rk/ja (For possible action)

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RELATED INFORMATION:

**APN:**

191-08-301-013

**USE PERMIT:**

Increase the height of a freestanding sign to 100 feet where 35 feet is allowed in residential development per Table 30.72-1 (a 186% increase).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow a 600 square foot roof sign where not permitted.
2. Allow freestanding sign area to 1,392 square feet where a maximum area of 1,149 square feet is permitted per Table 30.72-1 (a 22% increase).
3. Increase the number of freestanding signs to 2 where 1 is allowed in residential development per Table 30.72-1 (a 100% increase).

**LAND USE PLAN:**

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) - RESIDENTIAL MEDIUM

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 12656 Southern Highlands Parkway
- Site Acreage: 15.2
- Project Type: Comprehensive sign plan

- Sign Height (feet): 20 and 100 (freestanding signage)/5 (project ID signage)/12 (roof signage)
- Sign (Square Feet): 1,392 (freestanding signage)/120 (project ID signage)/600 (roof signage)

#### Site Plan/History

The approved plans for this project depict a gated, multi-family apartment complex consisting of 302 units on 15.2 acres at a density of 20 dwelling units per acre. There is a mix of 2 and 3 story buildings throughout the site. There is 1 access point to the development from Southern Highlands Parkway to the west. The Southern Highlands Master Planned Community is typically regulated by Title 29 requirements; however, when the Master Developer "locked-in" their Code, the signage section was not included and is now regulated by the current Code (Title 30).

#### Signage

This request is for the entire site and depicts the location, height, square footage, and material being used. The sign types within this submittal package consist of (roof, freestanding, and project identification signs). The site has street frontage on 3 sides of the property. To the north is St Rose Parkway, to the east is I-15, and to the west is Southern Highlands Parkway. The roof sign is located on the east elevation of one of the approved 3 story apartment buildings facing I-15. There are a total of 2 freestanding signs and 2 project identification signs placed at various locations on the property.

#### Freestanding Signs

The waiver request associated with freestanding signage is to allow 2 proposed freestanding signs where 1 freestanding sign is allowed in a residential development and increase the freestanding sign area. One of the freestanding signs is located along I-15 and the other one is located over the main entry drive on Southern Highlands Parkway. The proposed freestanding sign along I-15 will be 100 feet in height due to grade differences, with an approximate sign area of 1,152 square feet. The second proposed freestanding sign is located over the main entry drive and is 20 feet in height with an approximate sign area of 240 square feet. The proposed freestanding sign along I-15 will consist of a hard face with internally illuminated channel lettering. The proposed freestanding sign, over the main entry drive, will consist of reverse-lit channel letters and wrought-iron accent pieces. The proposed signs have design elements that are compatible with the buildings for the approved multi-family apartment complex.

#### Project Identification Signs

The project identification signs are shown at 5 feet in height and approximately 60 square feet each. The sign materials consist of a decorative stone veneer surface base with lettering and cabinet that will be internally illuminated.

#### Roof Sign

The 600 square foot roof sign is located on the east elevation of one of the approved 3 story apartment buildings facing I-15. The roof sign will advertise lease space within the apartment complex and is 12 feet in height and 50 feet in length. The roof sign consists of a parapet wall with non-illuminated lettering.

**Applicant's Justification**

The applicant indicates that the proposed roof sign will be the main project identifier of lease space within the apartment complex. This sign has non-illuminated lettering that will not negatively impact the surrounding properties. As for the 100 foot high freestanding sign, the location is at the corner of St Rose Parkway and I-15, this sign sits well below the overpass as well as the traffic/roadway signs that sit atop of the right-of-way. The grade is approximately 30 feet below the overpass. The signs on top of the overpass are approximately 25 feet high. Therefore, the applicant finds that a 20 foot clearance from the top of the traffic signs to the bottom of the freestanding sign would be appropriate for good visibility (calculation: 30 foot grade difference + 25 foot roadway signs + 20 foot clearance + 24 foot sign face = 99 feet). Lastly, this site is zoned H-1 and due to the project being residential development it then falls under a more restrictive residential zoning requirement. Also, this project is adjacent to I-15 and there is a large casino property in close proximity with much larger signs.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-18-400151 (UC-0483-16)	First extension of time for an on-premises consumption of alcohol with an outside patio in conjunction with an approved multi-family complex	Approved by PC	August 2018
UC-0483-16	Original request for an on-premises consumption of alcohol with an outside patio in conjunction with an approved multi-family complex with a design review for site modification to an approved community center and leasing office	Approved by PC	September 2016
ZC-0214-15	Reclassified the site to H-1 zoning with a use permit to allow multi-family development in an H-1 zone, variance to increase building height, and a design review for a multi-family development	Approved by BCC	June 2015
ZC-0588-05	Reclassified a portion of this site to R-3 zoning – expunged (this site only)	Approved by BCC	June 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project – Commercial Tourist	R-2	Subdivided & undeveloped
South	Major Development Project – Residential Medium	R-3	Single family residential & undeveloped
East*	Public Facility	P-F	Transportation facility for the school district
West	Major Development Project – Residential Medium	R-3	Single family residential & undeveloped

\*Immediately to the east is I-15 South.

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive 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 grade of the site is 30 feet below the top of the overpass which impacts sight visibility for identification and advertisement of the development. However, staff finds the applicant has not provided information to demonstrate that an increase to 100 feet is needed based on the location of the sign. Staff understands that an increase in height would be needed due to grade differences, the height of the sign face, and additional clearance over the top of the roadway. However, in addition to the heights mentioned directly above, an additional 25 feet is being requested by the applicant due to roadway signs on top of the overpass. Staff conducted a field visit and found that the number of roadway signs in this area is minimal and does not substantiate the additional 25 foot request. Therefore, the proposed sign height is excessive and not compatible with surrounding area.

##### 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 the proposed roof sign is out of character for the area. The proposed sign does not comply with Urban Land Use Policy 20 of the Comprehensive Master Plan which encourages all signage to be compatible with building styles on-site and also with surrounding development. The proposed sign is intended to increase exposure for 1 business located along I-15. Approval of this request could lead to a proliferation of similar requests on the adjacent parcels. Therefore, staff does not support this portion of the request.

##### Waivers of Development Standards #2 and #3

Staff finds the sign package submitted with this request as it pertains to sign area and number of freestanding signs meets most regulations and provisions under Title 30 and will be constructed of material consistent with the project's overall design theme. Staff typically does not support requests for additional area and signage; however, this project is over 15 acres in size and the signs are not in close proximity to each other; therefore, staff can support this portion of the request.



Design Review

Some of the proposed signs have design elements that are compatible with the buildings on-site. However, staff does not support the use permit and waiver of development standards #1, and therefore, does not support the design review.

**Staff Recommendation**

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

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**

If approved:

- Maximum height for freestanding sign along I-15 to be 75 feet.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified, and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

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

**APPLICANT: P8 WS TUSCAN HIGHLANDS, LLC**

**CONTACT: MARK WHITEHOUSE, HIGH IMPACT SIGN AND DESIGN, 820 S. WIGWAM PARKWAY #100, HENDERSON, NV 89014**



01/08/19 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

PAMALYN AVE/CAMERON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-18-0889-TIDD, DAVID ALAN & BARBARA JO:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Cameron Street and Rogers Street (alignment) within Enterprise (description on file). SS/tk/ja (For possible action)

RELATED INFORMATION:

**APN:**

177-06-201-023; 177-06-201-039 through 177-06-201-041

**LAND USE PLAN:**

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UR TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon a 33 foot wide patent easement located on the east property line, and the 3 foot wide leftover portion of the remaining patent easements located on the north and west sides of the subject parcel. This request will assist in the future developments of the subject parcels.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified from R-E to R-E zoning with RNP-I overlay district	Approved by BCC	October 2005
ZC-0826-95	Zone change from R-E to M-1 zoning	Denied by BCC	August 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Rural Neighborhood Preservation	R-E (RNP-I)	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

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

**APPLICANT:** DAVID ALAN

**CONTACT:** PER4MANCE ENGINEERING, LLC, 9345 W. SUNSET RD, SUITE 101, LAS VEGAS, NV 89148

01/09/19 BCC AGENDA SHEET

CONVENIENCE STORE/GASOLINE STATION/  
VEHICLE WASH  
(TITLE 30)

LAS VEGAS BLVD S/STARR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0885-32 ACRES, LLC:

USE PERMITS for the following: 1) reduce the setback of a gasoline station from a residential use; and 2) allow a service bay door for a vehicle (automobile) wash to face a street.

DESIGN REVIEWS for the following: 1) convenience store; 2) gasoline station; and 3) vehicle (automobile) wash in conjunction with an approved commercial center on a portion of 4.4 acres in a C-2 (General Commercial) Zone in the MUD-1 and MUD-4 Overlay Districts.

Generally located on the northeast corner of Las Vegas Boulevard South and Starr Avenue within Enterprise. SS/gc/ja (For possible action)

RELATED INFORMATION:

APN:

177-33-401-006

USE PERMITS:

1. Reduce the setback of a gasoline station from a residential use to 156 feet where a minimum of 200 feet is required per Table 30.44-1 (a 22% reduction).
2. Allow a service bay door for a vehicle (automobile) wash to face a street (Las Vegas Boulevard South) where not permitted per Table 30.44-1.

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 30 E. Starr Avenue
- Site Acreage: 4.4 (portion)
- Project Type: Convenience store, gasoline station, & vehicle (automobile) wash
- Number of Stories: 1
- Building Height (feet): Up to 30
- Square Feet: 4,642 (convenience store)/3,990 (fuel canopy)/1,082 (vehicle wash)
- Parking Required/Provided: 85/120 (overall commercial center)

### Site Plans

The plans show a proposed convenience store, gasoline station, and vehicle (automobile) wash located on the western portion of the parcel. An approved tavern (WS-0640-16) is located to the east and is centrally located on the parcel. The easternmost portion of the parcel is indicated for future development. The convenience store and vehicle (automobile) wash is one combined building located on the north half, and the fuel canopy (gasoline station) is located on the south half of the site. The fuel canopy is 156 feet from a residential use to the south across Starr Avenue. The vehicle wash is oriented in an east/west direction with a service bay door facing Las Vegas Boulevard South. The stacking lanes for the vehicle wash are located on the north and east sides of the convenience store. Access to the site is from 1 driveway off of Las Vegas Boulevard South and 2 driveways off of Starr Avenue. Future cross access is also provided with the adjacent parcel to the north. A total of 120 parking spaces are provided where a minimum of 85 spaces are required for the overall commercial center.

### Landscaping

Street landscaping consists of a 10 foot wide landscape area with an attached sidewalk and bus turnout along Las Vegas Boulevard South, and a 15 foot wide landscape area with a detached sidewalk along Starr Avenue. A 10 foot wide intense landscape buffer per Figure 30.64-12 with an 8 foot high decorative block wall is located along the east property line.

### Elevations

The plans depict a 1 story, 30 foot high, convenience store/vehicle wash building constructed of painted cement plaster, stone veneer, metal canopies, painted cornices and molding, and aluminum storefront glazing systems. The roof is a combination of pitched tile and flat parapet walls at various heights. The fuel canopy is 19.5 feet high and constructed of pre-finished metal with stone veneer columns.

### Floor Plans

The plans show a 4,642 square foot convenience store consisting of a sales area, cashier area, beverage area, slot area, coolers, beer cavern, electrical room, office, and restrooms. The vehicle (automobile) wash is 1,082 square feet and includes an equipment room. The fuel canopy is 3,990 square feet.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states that since the site is located at the intersection of 2 streets, the vehicle wash bay will inherently face a street. Furthermore, the vehicle wash has been placed at a location that allows for safe on-site circulation and off-site traffic flow. The driveway locations were previously approved by WS-0640-16.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0640-16	Reduced the separation between an intersection and a driveway; and design reviews for a retail center with a tavern and increased finished grade	Approved by BCC	December 2016
DR-1062-04	A retail center including a tavern – expired	Approved by BCC	July 2004
ZC-1252-03	Reclassified the site from H-2 to C-2 zoning for a retail center	Approved by BCC	September 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist & Office Professional	H-2	Undeveloped
South	Commercial Tourist	R-2	Single family residences
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residences
West	Commercial Tourist	H-1	Undeveloped

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

**Use Permits**

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 Comprehensive 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.

**Use Permit #1**

Staff can support the request to reduce the separation between a gasoline station and a residential use. An arterial street (Starr Avenue) separates the gasoline station from the residential use to the south. Additionally, a 20 foot wide landscape/common area along the south side of Starr Avenue adjacent to the residential lots provide further buffering and separation distance. Furthermore, 24 inch box trees are planted on the site along Starr Avenue per ZC-1252-03 instead of the minimum 15 gallon trees Title 30 normally requires. Therefore, staff finds that the request will not adversely impact the residential properties to the south.

### Use Permit #2

The driveway locations were established per WS-0640-16 which reduced the separation between the driveway on Las Vegas Boulevard South and the street intersection. Although a waiver was approved, the driveway was located as far north as possible in order to create as much separation as possible. The vehicle wash is located as far north as possible on the site in order to minimize any potential negative impacts to the abutting residential development to the south. However, this results in the service bay door being located directly across from the driveway on Las Vegas Boulevard South where it cannot be screened by street landscaping. Staff would prefer not to have the service bay door face south towards the residential developments, and staff finds that reducing potential adverse impacts to nearby residential properties should be a priority, as Community Design Policy 5 of the Comprehensive Master Plan states that development approval should be conditioned upon mitigation of identified land use incompatibilities. The service bay door is located 76 feet from the right-of-way of Las Vegas Boulevard South and Mexican Fan Palm trees are planted on both sides of the service bay door to soften its appearance. Therefore, staff can support the request.

### Design Reviews

Staff finds that the request complies with Urban Specific Policy 10 which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity. Architectural elements are provided along all sides of the building; therefore, the request complies with Urban Specific Policy 78 which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality. Cross access is provided to the adjacent parcel to the north which complies with Urban Specific Policy 65 which encourages commercial development design that will provide opportunities for cross access with adjoining sites to reduce or limit points of ingress and egress on arterial or collector streets to reduce on-site and off-site traffic congestion and hazards. However, staff recommends that the provided cross access to the north be established farther to the east, as staff is concerned the lack of throat depth, the immediate cross access point, the location of the trash enclosure, and the car wash exit all have the potential to individually create vehicular conflict, and when considered as a whole, the danger increases exponentially. Therefore, staff cannot support the design reviews.

### Public Works - Development Review

#### Design Reviews

Staff finds that the proposed plans create an unsafe situation on the northwest corner of the site. The lack of throat depth, the immediate cross access point, the location of the trash enclosure, and the car wash exit all have the potential to individually create vehicular conflict, and when considered as a whole, the danger increases exponentially. Staff recommends that the design review be denied so the applicant can present a safer option. Additionally, there are numerous items on the plans that are non-compliant with adopted Public Works' standards, which will create the need for additional land use applications.



### **Staff Recommendation**

Approval of the use permits; and denial of the design reviews.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Mexican Fan Palms shall be planted on both sides of the vehicle wash exit as depicted per plans;
- Cross access with the adjacent property to the north shall be established farther to the east, so as to not interfere with the driveway entrance from Las Vegas Boulevard South and the exit for the vehicle wash;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified, and that this application must commence within 2 years of approval date or it will expire.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 5 additional feet for Starr Avenue together with any additional area that may be necessary for a dedicated right turn lane, as required by Public Works - Development Review, right-of-way for Las Vegas Boulevard South per Record of Survey RS-16-500140, and the associated spandrel;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- Applicant is advised that the plans do not correctly reflect throat depth at any of the driveway locations; that sidewalks must continue to the point of curvature on a curb return driveway; that the right-of-way at the intersection must have a radius of 30 feet to the back of curb and 54 feet at the property line; that all driveways must comply with Uniform Standard Drawings 222.1 and 225, unless previously waived; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

#### **Building Department - Fire Prevention**

- 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 #0650-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TERRIBLE HERBST, INC.

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

**DRAFT**

01/22/19 PC AGENDA SHEET

BUFFALO AND BLUE DIAMOND  
(TITLE 30)

BUFFALO DR/BLUE DIAMOND RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-18-500224-BUFFALO DIAMOND, LLC:**

**TENTATIVE MAP** for a commercial subdivision on 2.2 acres in a C-2 (General Commercial) Zone and P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community.

Generally located on the west side of Buffalo Drive, 595 feet south side of Blue Diamond Road within Enterprise. JJ/mk/ja (For possible action)

**RELATED INFORMATION:**

APN:  
176-21-701-012

LAND USE PLAN:  
ENTERPRISE - COMMERCIAL-GENERAL

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

- Site Address: 9363 Buffalo Drive
- Site Acreage: 2.2
- Project Type: One lot commercial subdivision

The plans depict a 1 lot commercial subdivision for an approved retail and convenience store. Most of the off-site improvements currently exist. Access to this development is provided from Buffalo Drive to the east, with shared driveway access with the shopping center located on the north side of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0159-16	1 lot commercial subdivision for the shopping center on the north side of the site	Approved by PC	December 2016
UC-0678-16	Reduced setback and separation from a residential use, with a waiver for drive-thru talk box and reduced separation from a vehicle repair facility to residential use, with a design review for a shopping center	Approved by BCC	November 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0501-16	Waived separation between monument type signage and a design review for the overall sign plan for the commercial development	Approved by BCC	September 2016
ZC-0043-16	Reclassified a portion of this site (2.5 acres) to C-2 zoning for supper club in conjunction with a restaurant, a convenience store with gasoline sales and vehicle car wash, and a use permit for the reduction in the separation from a supper club to a residential use	Approved by BCC	March 2016
UC-1433-06	Redesigned a mixed-use project	Approved by BCC	December 2006
ZC-1004-05	Reclassified portions of the property to C-2 zoning for a mixed-use development	Approved by BCC	August 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial General	C-2	Developing shopping center
South	Major Development Project – General Commercial & Medium Residential	R-3	Condominium project & single family homes
East	Public Facilities	P-F	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

This request meets the tentative map requirements 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- No comment.

**Current Planning Division - Addressing**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: BLUE DIAMOND, LLC**

**CONTACT: ANGIE SCOTT, GCW, INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146**

DRAFT



01/22/19 PC AGENDA SHEET

COMMUNICATION TOWER  
(TITLE 30)

BUFFALO DR/GOMER RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-18-0923-BUFFALO GOMER, LLC. ET AL & SCHELL, WILLIAM & PATRICIA FAMILY TRUST:**

**USE PERMIT** for increased height of an existing communication tower.  
**DESIGN REVIEW** for additional antenna arrays and lattice on an existing communication tower (monopine) and associated equipment on a portion of 2.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise. JJ/mk/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-27-101-001 ptn

**USE PERMIT:**

Increase the height of an existing communication tower to 90 feet where 80 feet is permitted per Table 30.44-1 (a 12.5 % increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5 (portion)
- Project Type: Increased height of a communication tower
- Communication Tower Height (feet): 90

**Site Plans & History**

The plans depict an existing communication tower (stealth monopine) with fronds that do not exceed 80 feet in height with associated ground equipment in the northeast corner of the property. The communication tower and associated equipment are enclosed by an 8 foot high decorative block wall. This request is to allow a 10 foot increase of an existing tower, making the top of the fronds at 90 feet. The height increase will allow the tower to accommodate 4

antenna arrays, and 12 panels. The subject tower shares a CMU wall with another 80 foot stealth monopine on the property. The towers were approved as part of a cell tower cluster per Title 30.

Elevations

The plans depict an increase to the existing 80 foot high communication tower (monopine) for an overall height of 90 feet to the top of the fronds to allow 4 additional antenna arrays. All proposed and existing equipment will be painted to match the surroundings.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this request will allow the tower to accommodate additional antenna arrays, and all associated equipment will be painted to match the existing tower. The applicant adds that the communication tower is in compliance with all Federal requirements and was approved to cluster with another tower per UC-0463-10.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0463-10	Communication tower (stealth monopine) and associated equipment	Approved by PC	November 2010
ADR-0686-07	Stealth monopine with fronds not to exceed 80 foot	Approved Administratively	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	P-F	Public park (Exploration)
East	Residential Low (up to 3.5 du/ac)	R-E	Undeveloped parcel
West & South	Major Project Planned Community Mountain's Edge	R-2	Mountains Edge single family residential development

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

**STANDARDS FOR APPROVAL:**

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

Analysis

Current Planning

Use Permit & Design Review

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 Comprehensive 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.



There are 2 existing communication towers (stealth monopine) located on the northeastern corner of the undeveloped parcel. The towers were approved as a cluster to minimize the impact on the surrounding developments. Staff finds that the proposed increase of the existing communication tower is needed in order to accommodate new antenna arrays. Additionally, the increased monopine tower, antennas, and all exposed mounting hardware will match the existing towers and antenna in terms of color and materials. Staff finds that the height increase to allow for additional antenna arrays in order to provide better and efficient wireless service to the customers in the area is a better plan than adding another tower in the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; that a substantial change in circumstances or regulations may warrant denial or added conditions, or an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

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

- No comment.

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

**APPLICANT: VERIZON WIRELESS  
CONTACT: GWENDOLYN FISCHER, CROWN CASTLE, 200 SPECTRUM CENTER  
DRIVE, SUITE 1700, IRVINE, CA 92618**



01/22/19 PC AGENDA SHEET

COMMUNICATION TOWER  
(TITLE 30)

BLUE DIAMOND RD/TENAYA WY

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
UC-18-0924-NAMAZ, LLC:

USE PERMIT for a proposed communication tower.

DESIGN REVIEW for a proposed communication tower on a portion of 1.8 acres in an H-2 (General Highway Frontage) Zone in the MUD-4 Overlay District in the Mountain's Edge Master Planned Community.

Generally located on the southeast corner of Blue Diamond Road and Tenaya Way within Enterprise. JJ/md/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
176-22-601-033 ptn

**LAND USE PLAN:**  
ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAIN'S EDGE) – OFFICE PROFESSIONAL

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

- Site Address: N/A
- Site Acreage: 1.8 (portion)
- Project Type: Communication tower
- Communication tower height (feet): 65

Site Plans

The plans depict a 65 foot high communication tower featuring a monopine design located within a previously approved shopping center by action of UC-0318-11. More specifically, the tower is located between future retail building "A" to the east and several parking spaces to the west. The communication tower is set back 58 feet from the west property line. The tower also includes ground mounted equipment that is enclosed within an 8 foot high block wall consisting of slump stone. Access to the project site is granted via a proposed commercial driveway along Tenaya Way.

**Elevations**

The plan depicts a 65 foot high communication tower featuring a monopine design that will accommodate a total of 2 antenna arrays.

**Applicant's Justification**

The proposed communication tower site is due to large growth and development in the area and is needed to maintain adequate service coverage. The applicant states that Mountain's Edge has reviewed and approved the proposed design and height of the communication tower.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-18-400205 (UC-0318-11)	Third extension of time to commence retail sales and services, convenience store with gasoline sales, alcohol sales – packaged (liquor, beer and wine), and on-premises consumption of alcohol (service bar) in conjunction with a restaurant; and a design review for future commercial retail development	Approved by PC	November 2018
UC-0318-11 (ET-0074-15)	Second extension of time for a commercial retail development	Approved by PC	October 2015
UC-0318-11 (ET-0085-13)	First extension of time for commercial retail development	Approved by PC	November 2013
UC-0318-11	Original application for commercial retail development	Approved by PC	September 2011
ZC-1313-02	Reclassified the property to C-P zoning – expired	Approved by BCC	December 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	H-2	Undeveloped
South, East, & West	Major Development Project – Office Professional	C-2	Undeveloped

**STANDARDS FOR APPROVAL:**

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

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

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive 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.

Utilities Policy 1 of the Comprehensive Master Plan encourages all development in Clark County to be adequately served by utilities. Wireless communication has become a necessary utility service for all major metropolitan areas, and the proposed communication tower will increase the wireless communication service area. Staff does not foresee any negative impacts from the communication tower, as the closest single family residence is located 500 feet away to the southwest of the equipment enclosure containing the tower. As a result, the communication tower will comply with the Comprehensive Master Plan by providing a necessary utility service, and the development will not create any negative impacts. Therefore, staff can support this request.

#### Design Review

The communication tower complies with all Title 30 design standards including height and setback requirements. The design of the tower complies with Utilities Policy 8 of the Comprehensive Master Plan, which encourages the reduction of visual impacts by placing solid fencing around equipment areas and disguising antennas. The design of the tower consists of a stealth design featuring a monopine appearance. As a result, staff can support the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- Access shall be moved to the south to comply with the minimum separation required between driveways and intersections per Uniform Standard Drawing 222.1.

##### **Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: VERIZON WIRELESS**

**CONTACT: RICK HAMMEL, J5 INFRASTRUCTURE PARTNERS, 8912 WINDSOR  
LOCKS, LAS VEGAS, NV 89134**

**DRAFT**

01/22/19 PC AGENDA SHEET

**INCREASE CELL TOWER HEIGHT  
(TITLE 30)**

**MESA VERDE LN/WESTWIND RD**

**PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
UC-18-0949-DIAMOND REAL PROPERTIES, LLC:**

**USE PERMIT** to increase the height of an existing communication tower (monopole).  
**DESIGN REVIEW** for modifications to an existing communication tower in conjunction with an existing warehouse building and contractor's storage yard on 4.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the northwest corner of Mesa Verde Lane and Westwind Road within Enterprise. SS/al/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
176-12-301-025

**USE PERMIT:**  
Increase the height of an existing communication tower (monopole) to 103 feet where 93 feet was previously approved and where 80 feet is the standard per Table 30.44-1 (a 10.8 % increase from previous and 28.8% increase from standard).

**LAND USE PLAN:**  
ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

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

**General Summary**

- Site Address: 7883 & 7885 Westwind Road
- Site Acreage: 4.2
- Project Type: Increase the height of an existing cell tower
- Tower Height (feet): 93 existing/103 proposed
- Square Feet: 1,600 (lease area)

**Site Plan**

This is a request to increase the height of an existing 93 foot high monopole communication tower to 103 feet. All associated equipment (shelters and cabinets) are enclosed by a 6 foot high chain-link fence. The lease area is 1,600 square feet and located approximately 47 feet from the south property line (Mesa Verde Lane) and immediately west of an existing parking area for a warehouse building. The enclosed lease area is located within the property's compound and

screened behind an existing 6 foot high CMU block wall, which screens the tower base and ground equipment. Access to the lease area will be from Mesa Verde Lane. The tower is painted with colors to match the surroundings to minimize visibility. The tower meets the 3:1 residential setback ratio to the existing development to the east, which is 343 feet, and to the west, which is 366 feet. The tower also meets the 600 foot separation from another tower.

**Elevations**

Elevations show a 103 foot high monopole communication tower that will accommodate a total of 16 panel antennas (4 panels per sector: 4 sectors). The plans depict the height of the tower being increased to approximately 100 feet to allow for an additional set of antenna panels with an additional 3 feet in height to allow for a lightning rod at the top of the tower. The applicant has submitted the Notification of Proposed Construction or Alteration to the Federal Aviation Administration for the proposed height increase for the tower and has received a determination of no hazard to air navigation (2018-AWP-13476-OE).

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The application indicates that the proposed increase in the height of the tower will allow for the collocation of an additional set of antenna panels with this communications facility. Without the additional height being added to the existing tower, it would be necessary to construct a new communications facility with a cell tower within this service area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0792-15	Increased the height of an existing monopole communication tower from 80 feet to 93 feet	Approved by PC	January 2016
ADR-0154-11	80 foot high monopole communication tower with associated equipment	Approved administratively	March 2011
WS-1449-01	Reduced the separation distance for an accessory building in a contractor's yard to a residential zone	Approved by PC	December 2001
ZC-1899-99	Reclassified the west half of the property to M-1 zoning	Approved by BCC	February 2000
ZC-1822-96	Reclassified the east half of the property to M-1 zoning	Approved by BCC	January 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 to 18 du/ac)	M-1	Undeveloped parcel
South	Public Facilities	R-E & M-1	Undeveloped parcel
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residences



**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Residential High (from 8 to 18 du/ac)	R-2	Single family residences

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive 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 an existing communication tower and facility on this parcel have shown that the use is appropriate in the area. Additionally, the potential for co-location makes the proposed tower an appropriate use at this location.

Design Review

The additional height for the tower should not create any adverse impacts to the area since the facility will comply with Title 30 design standards and the location of the tower meets the 3:1 residential setback ratio and the 600 foot separation from another tower.

**Department of Aviation**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

- No comment.

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

**APPLICANT: T-MOBILE USA**

**CONTACT: DJON SQUIER, 234 CAROLINA LAUREL ST, HENDERSON, NV 89074**

01/22/19 PC AGENDA SHEET

SINGLE FAMILY  
(TITLE 30)

GILESPIE ST/WINDMILL LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-18-0922-HANSEN, ANGELA EMIKO VELOYCE:**

**WAIVER OF DEVELOPMENT STANDARDS** for a reduced side setback in conjunction with an attached pool enclosure in conjunction with an existing residence on 1.0 acre in an R-E (Rural Estates Residential) RNP-I Zone.

Generally located on the east side of GilesPie Street, 330 feet north of Windmill Lane within Enterprise. SS/mk/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-09-805-007

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the side setback to 3 feet where 10 feet is required per Table 30.40-1 (a 70% reduction).

**LAND USE PLAN:**

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8040 GilesPie Street
- Site Acreage: 1
- Project Type: Side setback for a pool enclosure attached to the existing residence
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 609

**Site Plans**

The plans show an existing pool enclosure structure attached to the existing single family residence on the north side of the property. The enclosure is set back 3 feet from the north property line. The pool was permitted but there are no permits for the fiber glass existing pool enclosure. Since the enclosure is attached to the house, it is part of the main building (residence), and the required side setback per Code is 10 feet. This application is the result of a complaint filed on the property for constructing a structure without a permit.

Landscaping

There is mature landscaping (trees and shrubs) located on the west side of the residence and no changes are proposed or required in conjunction with this request.

Elevations

The submitted photos show an existing single story residence with an attached pool enclosure. The residence has varying roof lines ranging from 14 feet to 23 feet. The pool enclosure is constructed of Plexiglas slider windows and insulated wall panels.

Floor Plans

The plans show an approximately 609 square foot pool enclosure area attached to the existing residence. No changes are proposed to the interior of the existing residence. The residence has an area of 2,336 square feet with a garage.

Applicant's Justification

The applicant states that they recently purchased the subject property and the previous owner stated that there was an active complaint filed with the Clark County Public Response Office for constructing an existing pool enclosure without permit. The applicant states that the aerial photography as far back as 1990 shows the enclosure existed in that area. The applicant spoke with the adjacent neighbor to the north and west and they are all okay with the structure and state that the structure has been on that location for more than 30 years. This request will allow them to keep the pool enclosure as is.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the subject site and adjacent properties to the north east and west sides to RNP-LOverlay District	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E RNP-I	Single family residences
South	Office Professional	R-E	Single family residence

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

Case #18-06985 is an active complaint filed on the property for building a pool enclosure on the north side of the property without permit.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

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

Staff did research on Clark County aerial images and it shows that the pool enclosure structure has been on-site since the 1990's; however, a permit for the enclosure was never found except for the original pool permit. Additionally, the applicant submitted documents showing the enclosure has been included in the property appraisals since 1999. Staff sympathizes with the applicant because they just purchased the property and inherited the problem that came with the property. In addition, the applicant submitted letters of approval from the adjacent neighbors to the north and west of the subject site, which are directly impacted by the structure. There are mature trees in the front of the house which buffers the structure and the roof along Gilespeie Street is painted to match the existing roof, which makes the structure part of the main house. However, staff typically does not support self-imposed hardships because they set bad precedent in the neighborhood.

### **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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- 1 year to commence and review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- No comment.

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

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (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)**

- No comment.

**TAB/CAC:**

**APPROVALS:** 2 letters

**PROTESTS:**

**APPLICANT:** ANGELA HANSEN

**CONTACT:** ANGELA HANSEN, 8040 GILLESPIE STREET, LAS VEGAS, NV 89123

**DRAFT**

01/22/19 PC AGENDA SHEET

TRASH ENCLOSURE  
(TITLE 30)

ENSWORTH ST/FORD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-18-0945-PARAGON LOFTS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for an alternative trash enclosure requirement in conjunction with an approved residential condominium development on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-3 and MUD-1 Overlay Districts.

Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue within Enterprise. SS/mk/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-17-801-003

**WAIVER OF DEVELOPMENT STANDARDS:**

Provide residential trash cans (toters) where commercial trash enclosures per Figure 30.56-24 is required.

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.3
- Number of Units: 15
- Density (du/ac): 12
- Project Type: Trash enclosure in conjunction with residential condominiums

**Site Plan**

This request is to waive the requirement to construct a trash enclosure for the approved 15 residential condominiums within 7 buildings at a density of 12 dwelling units per gross acre. Instead the applicant will provide residential toters that are rolled out to the street similar to the ones used with single family residential development. The site is accessed from 2 private drives along Ensworth Street with the buildings arranged on the north and south sides of each private drive. Each unit will have open space areas at the rear of the unit with an open courtyard

between buildings. Parking is provided in garages attached to each unit and 11 visitor parking spaces are provided throughout the site along the 25 foot wide private driveways.

**Landscaping**

The approved plans show a 20 foot wide landscape strip along Ensworth Street with a proposed detached sidewalk. Open space is shown along Ensworth Street and at the front and sides of each building for a total of 9,448 square feet where 1,500 square feet of open space is required. Within the right-of-way for I-15 there is an existing 15 foot high freeway sound wall.

**Applicant's Justification**

The applicant states that the requirement to construct trash enclosures for the proposed project was waived for Paragon Lofts Phase 1 and 2 located on the north side of the subject site. The applicant obtained written confirmation from Republic Services (letter dated June 12, 2018) stating that they will provide services for residential totes and that trash enclosures and dumpsters are not required.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0915-17	Vacated and abandoned easements	Approved by BCC	January 2018
NZC-0914-17	Reclassified the subject site to H-1 zoning for a residential condominium development, waiver of development standards for a reduced setbacks and allow non-standard driveway geometrics	Approved by BCC	January 2018
TM-0175-17	15 condominium units	Approved by BCC	January 2018
UC-0111-89 (WC-0047-16)	Waiver of conditions of a use permit requiring the applicant to remove the billboard if the property develops	Approved by PC	June 2016
ADR-0512-14	Converted the south face of an existing off-premises sign (billboard) to a digital display	Administratively Approved	June 2014
ADR-0624-11	Increased the maximum height of an off-premises sign (billboard)	Administratively Approved	June 2011

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	H-1	Undeveloped
East & South	Commercial Tourist	R-3	Multiple family residential development
West	General Highway Frontage	H-2	I-15



**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff finds that the applicant submitted a letter from Republic Services stating that the company is willing to provide residential toters for trash and recycling which are rolled out to the main street giving Republic Service trucks full access without them having to back out of the stub streets. Staff does not have any practical problem with this type of arrangement. Additionally, similar services were approved to the north for the existing residential condominiums (Paragon Loft 1 and 2); therefore, staff can support this request.

**Department of Aviation**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- 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 buildings purchased or soundproofed.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0685-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: PARAGON LIFE, LLC  
CONTACT: KATHRINE LOGAN, ACTUS, 3203 E. WARM SPRINGS ROAD, SUITE 400,  
LAS VEGAS, NV 89120**

**DRAFT**

01/22/19 PC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL  
(TITLE 30)

ST ROSE PKWY/I-15

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-18-0966-TOUCHSTONE ST ROSE, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the side setbacks on a 3.5 acre portion of a 50.8 acre approved multiple family residential development in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the east side of I-15, south side of Bruner Avenue (alignment), 1,500 feet north of St Rose Parkway, 1,200 feet west of Las Vegas Boulevard South within Enterprise, SS/dg/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

191-08-510-005

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the side setback from multiple family buildings to the property line to 3.6 feet where a minimum of 10 feet is required per Table 30.40-3 and Chapter 30.56 (a 64% reduction).

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.5
- Number of Lots/Units: 46
- Density (du/ac): 14.8
- Project Type: Multiple family residential development
- Number of Stories: 2 and 3
- Building Height (feet): Up to 40
- Square Feet: 1,300 to 2,000

**Site Plans**

The approved site plans for Phase I consists of 278 units on the northern 20.5 acres of the 50.8 acre site and has access to Bruner Avenue and Parvin Street. The plans for Phases II and III depict a multiple family residential development consisting of 519, two and three bedroom units

on 30.3 acres for an overall density of 17 dwelling units per acre. The units are contained within 112 different buildings consisting of 4-plexes, 5-plexes, and 6-plexes. Access to the site is from Bruner Avenue via drive aisles from Phase I and multiple access points along the proposed Parvin Street alignment. The 60 foot wide proposed Parvin Street (alignment) is shown along the east property line and will function as a future frontage road depicted on the Clark County Transportation Element.

The scope of this request is for phase I of the project that encompasses an approximate 3.5 acre portion of the overall site located in the northwest corner. The setback request is a result of the mapping process that will create a hard property line for this first phase.

**Landscaping**

The approved plans show a 25 foot to 27 foot wide landscape area with detached sidewalks provided along Bruner Avenue. A 23 foot wide landscape area is provided along the proposed Parvin Street alignment. A 28 foot wide landscape area is provided adjacent to I-15. A total of 315,600 square feet of open space is provided where a minimum of 28,200 square feet is required. The open space area includes a 2.8 acre park that is intended to serve this phase and subsequent phases with additional open space equitably distributed throughout the development and consisting of the following: 1) passive common areas around the building areas; and 2) non-programmed common open space areas. The submitted landscape and open space plan on file is conceptual with no details on future amenities.

**Elevations**

The approved plans depicted 5 conceptual building types consisting of 4-plexes, 5-plexes, and 6-plexes. All of the building types are 2 to 3 story, 40 feet high, and are constructed of stucco, foam pop-outs, and wood fascias. The roofs are a combination of pitched clay tile and stone parapet walls.

**Floor Plans**

The approved plans show units ranging in size from 1,300 to 2,000 square feet and consist of 2 and 3 bedrooms, 2 baths, living room, dining room, kitchen, laundry room, and 2 car garages. There are no changes proposed or required with this application.

**Applicant's Justification**

The applicant states that the proposed setbacks between the property line and the buildings do not affect the setback between buildings. Additionally, the building side setbacks are consistent with the rest of the project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-18-0105	Vacated and abandoned government patent easements	Approved by BCC	April 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0104	Reduced setbacks for garage openings to a drive aisle; trash enclosure requirements; and allow modified driveway design standards for a multiple family residential development	Approved by BCC	April 2018
WC-18-400034 (ZC-0681-01)	Waiver of conditions of a zone change	Approved by BCC	April 2018
WC-18-400035 (ZC-1363-05)	Waiver of conditions of a zone change	Approved by BCC	April 2018
WC-18-400036 (ZC-0805-05)	Waiver of conditions of a zone change	Approved by BCC	April 2018
TM-18-500018	286 multiple family residential condominium units	Approved by BCC	April 2018
UC-1947-05 (ET-0022-13)	Second extension of time for use permits, deviations, waivers, and design review for a 2,400 unit resort hotel with 800 hotel condominium units	Approved by BCC	May 2013
DR-1414-06 (ET-0321-08)	First extension of time for design review modifying a previously approved resort with 1,413 units a reduction from the previously approved 2,400 units - expired	Approved by BCC	January 2009
UC-1947-05 (ET-0036-08)	First extension of time for use permits, deviations, waivers, and design review for a 2,400 unit resort hotel with 800 hotel condominium units	Approved by BCC	April 2008
TM-0113-07	1 lot commercial subdivision incorporating all parcels for the Southern Highlands Resort Hotel	Approved by BCC	May 2007
WS-0371-07	Waivers for construction of full off-sites and traffic study - expired	Approved by BCC	May 2007
VS-0379-07	Vacation of right-of-way being a portion of Las Vegas Boulevard South - expired	Approved by BCC	May 2007
VS-1360-05 (WC-0100-07)	Waiver of conditions for right-of-way dedications	Approved by BCC	May 2007
ZC-0805-05 (WC-0101-07)	Waiver of conditions for construction of full off-sites and traffic study	Approved by BCC	May 2007
ZC-1363-05 (WC-0102-07)	Waiver of conditions requiring street dedications	Approved by BCC	May 2007
ZC-0681-01 (WC-0103-07)	Waiver of conditions requiring right-of-way dedication and traffic study	Approved by BCC	May 2007
DR-1414-06	Design review to modify a previously approved resort hotel with a waiver of conditions requiring a pedestrian realm per Title 30.48 (Part J) with additional landscaping to screen the large expanses of parking areas adjacent to Las Vegas Boulevard South, St Rose Parkway, and I-15 - expired	Approved by BCC	November 2006

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1947-05	Original application with use permits, deviations, waivers and design review for a resort hotel	Approved by BCC	February 2006
ZC-1363-05	Reclassified 9 acres to H-1 zoning with use permits, deviations, and a design review to modify a previously approved resort hotel	Approved by BCC	October 2005
VS-1360-05	Vacation of easements and right-of-way - recorded	Approved by BCC	October 2005
ZC-0805-05	Reclassified 6.2 acres from R-E to H-1 zoning for future commercial development	Approved by BCC	July 2005
ZC-0681-01	Established H-1 zoning and the gaming Enterprise Overlay District over a portion of the site for a resort hotel	Approved by BCC	August 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist & Public Facilities	R-E, H-2, & H-1	Undeveloped
East & South	Commercial Tourist	H-1	Undeveloped portion of the overall H-1 zoned site
West	Major Development Project (Southern Highlands)	I-15, H-1, & C-2	I-15, multiple family residential development & undeveloped

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff finds that approval of this application would have no negative impacts for surrounding properties or within the project itself. The required building separation will be maintained and the need for this request is created by making the phase line for the development a hard property line. However, the applicant is advised that building permit issues may arise because of reducing these setbacks.

**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 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.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0357-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: THM ENTERPRISES, INC.**

**CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,  
SUITE 100, LAS VEGAS, NV 89118**





01/23/19 BCC AGENDA SHEET

SIGNAGE & LIGHTING  
(TITLE 30)

DEAN MARTIN DR/CACTUS AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
DR-18-0950-CACTUS VILLAS, LLC:

**DESIGN REVIEWS** for the following: 1) comprehensive sign plan; and 2) building and site lighting in conjunction with a mixed use development on 8.3 acres in a U-V (Urban Village – Mixed-Use) Zone in the MUD-3 Overlay District.

Generally located on the east side of Dean Martin Drive, 660 feet south of Cactus Avenue within Enterprise. JJ/dg/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
177-32-101-027

**LAND USE PLAN:**  
ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

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

- Site Address: 10650 Dean Martin Drive
- Site Acreage: 8.3
- Project Type: Signage and building and site lighting

**History & Site Plans**

The proposed mixed-use development was approved by action of ZC-0217-15. The final approval of the zone boundary amendment included a number of conditions requiring design reviews as public hearing for signage and lighting. This request is in compliance with all conditions of approval of the zone boundary amendment.

The plans show a horizontal mixed-use development consisting of the following elements: 1) residential; 2) commercial; 3) open space indoor and outdoor amenity areas; 4) detached, enclosed parking garages; and 5) substantial amounts of useable open space. The residential component consists of 212 units at a density of 23 dwelling units per acre. The commercial component consists of pad sites along the Dean Martin Drive frontage, office and retail uses, and restaurant.

The residential building has the following setbacks: 1) 159 feet from the north property line; 2) 50 feet from the east property line (I-15 right-of-way); 3) 159 feet from the south property line; and 4) 180 feet from the west property line (Dean Martin Drive.) The commercial buildings are set back 40 feet from Dean Martin Drive, which establishes the width of the pedestrian realm along the right-of-way.

Parking for the development is provided through surface open spaces, surface carport spaces, and 1 story enclosed, detached parking garages on the north and south ends of the site. Access to the site is via driveways along Dean Martin Drive.

#### Lighting

The applicant submitted plans which depict the type of lighting, approximate heights of lighting fixtures, and a photometric plan that indicates no light spillage onto adjacent properties (residential uses to the south and west) or minimal light spillage onto a right-of-way. A table that is also color coded clearly identifies the type and location of lighting fixtures and is on file. The plans indicate the following: 1) highest luminance values are in limited areas of the parking lot, away from the residential development; 2) parking lot poles range in height from approximately 10 to 20 feet in height with full cut-off light fixtures; 3) wall mounted fixtures; and 4) accent and ground accent lighting. The plans also depict walkway/pathway pole lighting fixtures. All exterior building and site lighting fixtures are full cut-off and similar in terms of design, materials, finish, color, and color of light.

#### Signage

The proposed signage consists of one, 10 foot high monument sign, wall signs, and directional signage with materials and colors that will be consistent to the approved buildings. The proposed monument sign is along Dean Martin Drive with the sign set back 15 feet from the street. The design of the sign includes stone accents that complement the design of the building. The primary signage material consists of stucco, which will match the color of buildings. Stone veneer, utilized as an accent material on the buildings, will be used as well as painted aluminum signage and white acrylic numbers and letters. The proposed monument sign is 70 square feet in area, and integrated with a decorative low profile masonry wall within the landscape area along the street. The wall signs are also consistent and unified with the overall project design and range in area from 27 square feet to 220 square feet. The directional signage varies in size but are generally smaller in area than the small wall signs. The signage light source is completely shielded, directed solely on the signs or backlit, and not visible from adjacent properties or rights-of-way.

#### Applicants Justification

The applicant requests approval of this request based on the following merits: 1) the proposed signage is responsive to the aesthetics and character of the adjacent buildings and nearby residential neighborhood; 2) the proposed signage utilizes materials and colors similar to the buildings on the subject property; 3) the primary signage material consists of stucco, which will match the color of buildings on the subject property and complies with all applicable provisions; and 4) all exterior building and site lighting is fully contained within the project boundaries.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0217-15	Reclassified the site to U-V zoning for a mixed-use development	Approved by BCC	June 2015
NZC-0832-13 (WC-0137-14)	Waiver of conditions of a non-conforming zone boundary amendment related to maximum density	Withdrawn	December 2014
NZC-0832-13	Reclassified the site from R-E to R-3 zoning for a multi-family development	Approved by BCC	September 2014

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (3 du/ac to 14 du/ac)	R-E	Undeveloped & flood control facility
East	I-15 & Commercial Tourist	H-1	I-15 & undeveloped
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Residential High (8 du/ac to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-3	Existing multi-family development & under construction

The surrounding area is in the Public Facilities Needs Assessment (PFNA) area. The parcels between Dean Martin Drive and T-15 are within the MUD-3 Overlay District.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning Design Review #1**

The proposed signage is consistent with other developments along the Dean Martin Drive and Cactus Avenue corridors while being sensitive to the residential uses nearby and complies with Urban Specific Policy 20 of the Comprehensive Master Plan which encourages signage to be compatible with surrounding development. Staff finds that the applicant has established that the plans are consistent with all provisions for signage and the request satisfies the following criteria for a design review: 1) the design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 2) the signage is harmonious and compatible with development in the area.

**Design Review #2**

Staff finds that the proposed lighting is harmonious and compatible with the proposed project and development in the area. All lighting fixtures are unified in terms of design, materials, finish, and color and will complement the approved facility. Additionally, staff finds that the lighting fixtures are properly shielded as indicated on the submitted plans and based on the illumination values, the lighting is not obtrusive to adjacent properties or rights-of-way. The

proposed lighting is in compliance with Urban Specific Policy 15 of the Comprehensive Master Plan which encourages, in part, lighting design that is sensitive to on-site and off-site residential uses with all exterior light sources to be shielded and directed away from residential uses.

**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 a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified, and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

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

- No comment.

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

**APPLICANT: KELLY KWASNIEWSKI**  
**CONTACT: KELLY KWASNIEWSKI, TRU DEVELOPMENT, 9555 HILLWOOD DRIVE,**  
**STE 110, LAS VEGAS, NV 89134**

01/23/19 BCC AGENDA SHEET

MINI-WAREHOUSE  
(TITLE 30)

ROBINDALE RD/DECATUR BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-18-400251 (NZC-0601-15)-ROBINDALE & ASSOCIATES, LLC:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 3.1 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone.

**DESIGN REVIEWS** for the following: 1) a mini-warehouse facility; and 2) recreational vehicle and boat storage.

Generally located on the north side of Robindale Road, 1,250 west of Decatur Boulevard within Enterprise (description on file). SS/sd/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
176-12-601-048

**LAND USE PLAN:**  
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.1
- Project Type: Mini-warehouse development with RV and boat storage
- Number of Stories: 1 and 3
- Building Height (feet): 18 to 45
- Square Feet: 38,201
- Parking Required/Provided: 13/41

**Site Plans & Project Scope**

The approved plans depict an irregular triangle shaped 3.1 acre parcel adjacent to the Union Pacific Railroad along the west side of the property and an overhead power line easement along the east side of the property adjacent to a single family residential development. The railroad easement extends into this site 100 feet along the west side, and when combined with the additional overhead power line easement that is 100 feet wide along the east side, leaves approximately 20,000 square feet of this 3.1 acre site that could support a structure and site improvements.

The approved storage facility is a 1 and 3 story building that is 38,201 square feet and centrally located on the site and bounded by the railroad easement on the west and the overhead power easement on the east. The approved project will consist of 29,877 square feet of mini-storage facility, which also includes a manager's unit, with 8,324 square feet of a covered boat and RV storage garage adjacent to the main building. In addition, the approved project includes 30 uncovered, oversized parking spaces along the east side of the property.

Thirteen off street parking spaces are provided with 1 space designated for handicap parking and all of this parking is adjacent to the main office and manager's quarters as required by Title 30 and outside the sites security gates. The site will have 1 access point from Robindale Road and is located towards the east side of the parcel. The drive aisle within the facility is a minimum of 27 feet, which is the standard for a mini-warehouse facility, although the site plan depicts a drive aisle that is slightly wider.

#### Landscaping

The approved plans depict 25 feet of street landscaping that incorporates an existing attached sidewalk that currently exists on a portion of the site frontage along Robindale Road. Additionally, since the site is a nonconforming development to the land uses in the area and land use plan, the plans depict the 10 foot wide intense landscaping per Figure 30.64-12 along the east property line adjacent to existing residential development. The approved parking lot landscaping is equitably distributed throughout the site.

#### Elevations

The approved plans depict a 1 and 3 story building with stucco textured siding, stone veneer, windows, faux windows, decorative metal roof with tiled parapet, and CMU block that is painted to match the rest of the building. The 1 story portion of the building is 18 feet high and the 3 story portion is 35 feet to 45 feet in height. The 1 story portion of the building will have overhead roll-up doors along the east side of the building.

A rental office, business office, and manager's quarters are shown on the plans at the entry to the facility along the southeast portion of the building. The main entrance is defined with double entry doors and windows with external decorative features on the facade such as a stone accent.

#### Floor Plans

The approved plans depict the following on the first floor: 1) 927 square foot office; 2) 8,890 square foot storage unit area; and 3) 8,324 square foot storage garage area for RV and boat storage. The second floor consists of the following: 1) 1,013 square foot manager's apartment; and 2) 8,890 square foot storage unit area. The third floor consists of 9,981 square foot storage unit area.

#### Previous Conditions of Approval

Listed below are the approved conditions for NZC-0601-15:

#### Current Planning

- A resolution of intent to complete construction in 3 years;

- 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;
- Project to be developed as a mini-warehouse development with RV and boat storage only;
- Architectural enhancements and detailing on south and east elevations per plans;
- Design review as a public hearing for any significant changes to plans;
- Design review as a public hearing for signage and lighting;
- Facility to operate only during daytime hours as specified in Title 30;
- Block wall along the east property line to be decorative and all walls to be a minimum of 8 feet high, but the wall will not be required along the east property line if grade can be maintained along the east property line;
- To maintain continuity along Robindale Road with adjacent or contiguous developments, street landscaping to be in accordance with Figure 30.64-17 including a detached sidewalk;
- Intense landscape buffer per Figure 30.64-12, as depicted on plans, along the east property line;
- 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, and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works – Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

#### Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as

determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Building/Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to provide adequate fire lanes and access measuring 24 feet throughout site on all drawings with compliance to 28 foot interior by 52 foot exterior turning radius.

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

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at the time of development 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.

**Applicant's Justification**

The applicant is requesting an extension of time for a previously approved nonconforming zone change application related to a mini storage facility. Among the conditions of approval was a required Resolution of Intent to complete construction in 3 years. The applicant is requesting an additional three years to complete per the original 2015 Notice of Final Action.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0601-15	Reclassified 3.1 acres from R-E Zone to M-D Zone for a mini-warehouse facility and a recreational vehicle and boat storage.	Approved by BCC	November 2015
NZC-0227-08	Reclassified 3.1 acres from R-E Zone to M-D Zone for a mini-warehouse facility; and a recreational vehicle and boat storage.	Approved by BCC	June 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design Research Park	R-2 (8 units per acre)	Undeveloped
South	Public Facilities	R-E & M-1	Undeveloped
East	Residential Suburban	R-2 (8 units per acre)	Single Family Residential
West	Business and Design Research Park	M-1	Manufacturing

**STANDARDS FOR APPROVAL:**

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



## **Analysis**

### **Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. In the 3 years since approval of the proposed zone change, a drainage study (PW17-5278-DS) has been approved, pedestrian and water easements (17-990159) have been recorded, and building permits have been submitted (BD17-14174-B/G1) and are under review. All utilities have been approved and signed, and required fees have been paid to the water district and NV Energy, and requisite permits for building and drainage have been submitted.

Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Since the time of approval there have been no significant changes to the immediate area that would make the project incompatible with its surroundings, staff can support an extension of 2 years.

### **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**

- Until November 18, 2020 to complete
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- Compliance with previous conditions.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: ROBINDALE AND ASSOCIATES, LLC**

**CONTACT: ROBINDALE AND ASSOCIATES, LLC, 1716 HORIZON RIDGE PKWY #130,  
HENDERSON, NV 89012**



01/23/19 BCC AGENDA SHEET

LAS VEGAS STARR EAST  
(TITLE 30)

LAS VEGAS BLVD S/STARR AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-18-500191-FORESTAR REAL ESTATE GROUP INC:**

**TENTATIVE MAP** consisting of 150 condominium units on 10.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the north side of Starr Avenue, 360 feet west of Las Vegas Boulevard South within Enterprise. SS/al/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
177-32-801-003

**LAND USE PLAN:**  
ENTERPRISE - COMMERCIAL TOURIST

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

- Site Address: N/A
- Site Acreage: 10.2
- Number of Units: 150
- Density (du/ac): 14.7
- Minimum/Maximum Lot Size (square feet): 748/1,200
- Project Type: Multiple family residential development

The plans show a gated multiple family residential development consisting of 150 units for an overall density of 14.7 dwelling units per acre. The site is located within a portion of a 63.5 acre parcel that will be subdivided into 3 lots by a separate minor subdivision map which will record prior to the final map process for this development. The proposed development is located on the eastern portion of the parcel, approximately 360 feet west of Las Vegas Boulevard South. The units are within 2 different building types consisting of duplexes and 4-plexes. The buildings are set back 80 feet from the north property line, 10 feet from the future east property line, 23 feet from the south property line, and 5 feet from the future west property line. Access to the site is from Starr Avenue and an access road from Las Vegas Boulevard South across the northern portion of the site. The plan indicates this access road will be between 25 feet to 60 feet in width and will include a roundabout.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0140	Zone change with use permit, waivers, and design review for a multiple family residential development on a 45.3 acre portion of the 63.5 acre parcel	Approved by BCC	April 2018
ADR-0807-17	Relocated a legal nonconforming off-premises sign (billboard)	Approved administratively	July 2017
ADR-0806-17	Relocated a legal nonconforming off-premises sign (billboard)	Approved administratively	July 2017
ZC-0674-01	Reclassified the site and properties to the north to H-1 zoning for resort hotels and to expand the Gaming Enterprise District	Approved by BCC	November 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped parcel
South	Commercial Tourist	H-1	Undeveloped parcels
East	Commercial Tourist	H-1 & C-2	Undeveloped parcels
West	Commercial Tourist & Major Development Project (Southern Highlands)	H-1, R-3 & R-2	Undeveloped portions of the same parcel & single family residences

This site and the surrounding properties are located within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

Application Number	Request
UC-18-0776	A use permit with waivers of development standards and a design review for a multiple family residential development (condominium) is a companion item on this agenda.
ZC-18-0771	A zone change for future commercial development on another portion of this parcel is a related 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**

This request meets the tentative map requirements 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that the legal boundary for this site must be established prior to final map process; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Provide a bus turnout or combination right turn lane/bus turnout on the north side of Starr Avenue as close as practical to Las Vegas Boulevard South, include provisions for a 5 foot by 50 foot bus shelter pad easement behind the sidewalk.

**Current Planning Division - Addressing**

- Per the Addressing Policy, Building and Unit Numbers shall start at the primary entrance and continue counterclockwise around the project.

**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 #0574-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: D.R. HORTON, INC.**

**CONTACT: MARIA MORGAN, TRITON ENGINEERING, 6757 W. CHARLESTON BLVD,  
SUITE B, LAS VEGAS, NV 89146**



01/23/19 BCC AGENDA SHEET

DECATUR AND SUNSET  
(TITLE 30)

SUNSET RD/HAUCK ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-18-500225-DECATUR & SUNSET, LLC:**

**TENTATIVE MAP** for a 1 lot commercial subdivision on 6.9 acres in a C-2 (General Commercial) (AE-60) Zone and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Sunset Road and Hauck Street within Enterprise, SS/md/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-01-502-005; 176-01-502-006; 176-01-502-011; 176-01-502-025

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6543 S. Decatur Boulevard
- Site Acreage: 6.9
- Number of Lots: 1
- Project Type: Warehouse and convenience store with gasoline station

The plans depict a 1 lot commercial subdivision consisting of 6.9 acres for a proposed warehouse building located on the western half of the project site and a previously approved convenience store with gasoline station located at the northeast corner of the project site. Access to the project site is granted via proposed commercial driveways located along Wagon Trail Avenue, Hauck Street, Decatur Boulevard, and Sunset Road.

**Landscaping**

The plans depict a proposed 15 foot wide landscape area, including a 5 foot wide detached sidewalk, located along Decatur Boulevard and Sunset Road. A 20 foot wide landscape area is located behind a 5 foot wide attached sidewalk adjacent to Hauck Street. A 6.5 foot wide landscape area is located behind a 5 foot wide sidewalk along Wagon Trail Avenue.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-18-900738	Convenience store with gasoline station and vehicle wash	Approved administratively	November 2018
ZC-1063-02	Reclassified the southeast corner of the project site from R-E to C-2 zoning	Approved by BCC	September 2002
ZC-1384-99	Reclassified the northwest corner of the project site from R-E to C-2 zoning	Approved by BCC	October 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E and C-2	Undeveloped
South	Business and Design/Research Park	C-2	Shopping center
East	Business and Design/Research Park	C-2 and R-E	Commercial building & undeveloped
West	Business and Design/Research Park	M-D	Southern Nevada Regional Transportation Commission facility

**Related Applications**

Application Number	Request
ZC-18-0959	A zone change to reclassify 3.7 acres from R-E (AE-60) Zone and C-2 (AE-60) Zone to M-D (AE-60) Zone with a waiver of development standards for modified CMA Design Overlay District Standards, and a design review for a proposed warehouse building is a companion item on this agenda.
VS-18-0960	A vacation and abandonment for right-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis  
Current Planning**

This request meets the tentative map requirements 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.



**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include the spandrel at the intersection of Decatur Boulevard and Wagon Trail Avenue;
- If required by the Regional Transportation Commission (RTC), dedicate right-of-way for a bus turnout, or combination bus turnout/right turn lane, on the west side of Decatur Boulevard as close as practical to Sunset Road and include easements for a 5 foot by 50 foot bus shelter pad behind the sidewalk in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks may 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.

**Current Planning Division - Addressing**

- 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 #0686-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: DECATUR & SUNSET, LLC**

**CONTACT: JANET DYE, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118**



01/23/19 BCC AGENDA SHEET

MULTI-FAMILY RESIDENTIAL DEVELOPMENT LAS VEGAS BLVD S/STARR AVE  
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
UC-18-0776-FORESTAR REAL ESTATE GROUP INC:

USE PERMIT for a multiple family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce garage setbacks; 2) reduce parking; and 3) nonstandard improvements.

DESIGN REVIEW for a multiple family residential development on a 10.2 acre portion of a 63.5 acre site in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the north side of Starr Avenue, 360 feet west of Las Vegas Boulevard South within Enterprise. SS/al/xx (For possible action)

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**RELATED INFORMATION:**

APN:  
177-32-801-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the setback from a garage to a drive aisle to zero feet where a minimum of 8 feet is required for multiple family residential development per Section 30.56.040 (a 100% reduction).
2. Reduce parking to 253 spaces where a minimum of 290 spaces are required per Table 30.60-1 (a 12.8% reduction).
3.
  - a. Permit nonstandard improvements (landscaping) within the right-of-way for Starr Avenue where improvements per Section 30.52.040 and Section 30.52.050 are required.
  - b. Permit a nonstandard turnaround (roundabout) where County approved turnarounds per Section 30.52.040 and Section 30.52.050 are required.

**LAND USE PLAN:**  
ENTERPRISE - COMMERCIAL TOURIST

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

**General Summary**

- Site Address: N/A
- Site Acreage: 10.2 acre portion of a 63.5 acre site
- Number of Units: 150
- Density (du/ac): 14.7

- Project Type: Multiple family residential development
- Number of Stories: 2
- Building Height (feet): 29
- Square Feet: 1,014 to 1,389
- Open Space Required/Provided: 15,000/38,535
- Parking Required/Provided: 290/253

#### Site Plans

The plans indicate that the existing parcel is going to be divided into 3 separate lots, with one lot to the east of this site for commercial development along Las Vegas Boulevard South; and a lot to the west of this site, which has been approved for a multiple family residential development. The plans show this project as a gated multiple family residential development consisting of 150 units for an overall density of 14.7 dwelling units per acre. The proposed development is located on the eastern portion of the parcel, approximately 360 feet west of Las Vegas Boulevard South. The units are within 2 different building types consisting of duplexes and 4-plexes. The duplexes are predominantly located on the western half of the site and are accessed by a system of sidewalks. Parking spaces, which include garages are located on the eastern half of the site. The plans show the buildings are set back 80 feet from the north property line, 10 feet from the future east property line, 23 feet from the south property line, and 5 feet from the future west property line. Access to the site is from Starr Avenue and an access road from Las Vegas Boulevard South across the northern portion of the site. The plan indicates this access road will be between 25 feet to 60 feet in width and will include a roundabout. A total of 253 parking spaces are provided where a minimum of 290 spaces are required. Provided parking consists of garages, driveways, and parking spaces on and adjacent to drive aisles. The applicant indicates the project will establish ride share programs, encourage the use of public transit, and market the project to up and coming urban professionals for single tenant occupancy, and not families or multiple tenants within the same unit, which will reduce parking demand for the project.

#### Open Space and Landscaping

A total of 38,535 square feet of open space is provided where a minimum of 15,000 square feet is required. The open space is centrally located with amenities that include a swimming pool, sitting areas, bocce ball, a pickle ball court, and a tot lot. Five foot wide walkways are also provided throughout the community. The plans depict landscaping along and within a portion of Starr Avenue. Additional landscape areas are located along the access road at the north end of the property, within the recreational areas and within the parking area. These landscape areas will consist of combinations of trees, shrubs and groundcover.

#### Elevations

The plans depict 2 different building types consisting of duplexes and 4-plexes. All of the building types are 2 stories, a maximum of 29 feet in height, and are constructed of stucco, foam pop-outs, wood fascias, and stone veneer. The roofs are a combination of pitched clay tile with solar panels for energy efficiency.

#### Floor Plans

The plans show units ranging in size from 1,014 to 1,389 square feet. The project consists of 75, two bedroom units and 75 one bedroom units. The duplex units are 2 stories with 2 different

floor plans. One plan depicts a kitchen, living room, bathroom and bedroom on the first floor with a second floor loft. The other duplex plan depicts a kitchen, living room, half bathroom on the first floor, and a bedroom, bathroom and loft on the second floor. The 4-plex units are also 2 stories. The first floor consists of 6 separate garage spaces. The second floor consists of 1 and 2 bedroom living units.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates that the proposed project is consistent and compatible with planned and approved uses in this area. The project is intended to be a new urban way of living with sustainability in mind with the use of solar panels for energy efficiency, ride share programs and encouraging the use of public transit. The project will provide an additional living option and life style choice for young urban professionals.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0140	Zone change with use permit, waivers, and design review for a multiple family residential development on a 45.3 acre portion of the 63.5 acre parcel	Approved by BCC	April 2018
ADR-0807-17	Relocated a legal nonconforming off-premises sign (billboard)	Approved administratively	July 2017
ADR-0806-17	Relocated a legal nonconforming off-premises sign (billboard)	Approved administratively	July 2017
ZC-0674-01	Reclassified the site and properties to the north to H-1 zoning for resort hotels and to expand the Gaming Enterprise District	Approved by BCC	November 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped parcel
South	Commercial Tourist	H-1	Undeveloped parcels
East	Commercial Tourist	H-2 & C-2	Undeveloped parcels
West	Commercial Tourist & Major Development Project (Southern Highlands)	H-1, R-3 & R-2	Undeveloped portions of the same parcel & single family residences

This site and the surrounding properties are located within the Public Facilities Needs Assessment (PFNA) area.

### Related Applications

Application Number	Request
TM-18-500191	A tentative map for a multiple family residential development (condominium) is a companion item on this agenda.
ZC-18-0771	A zone change for future commercial development on another portion of this parcel is a related item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

#### Current Planning

#### Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive 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.

#### Use Permit & Design Review

Staff finds that the use permit request for multiple family residential development is appropriate for the area. A use permit for multiple family residential development was approved on the adjacent parcel to the north (UC-0344-17) and for a portion of this same parcel to the west (ZC-18-014). Although the proposed project is low in density (14.7 dwelling units per acre) compared to the 50 dwelling units per acre that H-1 zoning would allow, the area has been developing with lower density products. R-2 and R-3 zoning exists on the west side of I-15 and the County approved a nonconforming zone change, kitty corner from the subject site, on the southeast corner of Las Vegas Boulevard South and Starr Avenue in 2013 to reclassify the site from an H-1-zoned (Commercial Tourist-planned site) to R-2 zoning, where the project is almost completely built out today.

The project complies with Urban Specific Policy 55 of the Comprehensive Master Plan which encourages design alternatives such as varied elevations, roof forms, and surface planes. The varying roof heights, surface planes, and other architectural enhancements help to reduce the mass of the buildings. The project provides a large, centrally located park (open space) with various amenities within the development, and therefore, complies with Urban Specific Policy 51 that states that all multiple family projects should provide several amenities such as usable open space and swimming pools. Additionally, the project provides a number of walkways throughout and thus, complies with Community Design Policy 2 which states that pedestrian amenities and access should be encouraged in all development.

#### 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 request is for a multiple family residential development which is going to be mapped as a condominium. The garage setbacks to the driveways are located on drive aisles that are approximately 105 feet in length and are not in high traffic area. The waiver is due to the unique design of the proposed project and staff finds approval of this request will not have a negative impact on adjacent developments. Therefore, staff can support the waiver.

#### Waiver of Development Standards #2

Staff has concerns with the parking reduction proposed by the applicant. Staff has supported minor reductions of up to 10% for other projects within the County. Staff is concerned that the ride share program could be unsuccessful, or for economic reasons tenants could seek roommates for cost saving. These and other factors could cause more tenants within the development with vehicles, which could create parking problems. Additionally the applicant has not provided staff with a sufficient justification to support the proposed parking reduction; therefore, staff does not support this waiver.

#### **Staff Recommendation**

Approval of the use permit the design review, and waiver of development standards #1; and denial of waiver of development standards #2.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

If approved:

- Design review as a public hearing for significant changes to the plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0574-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

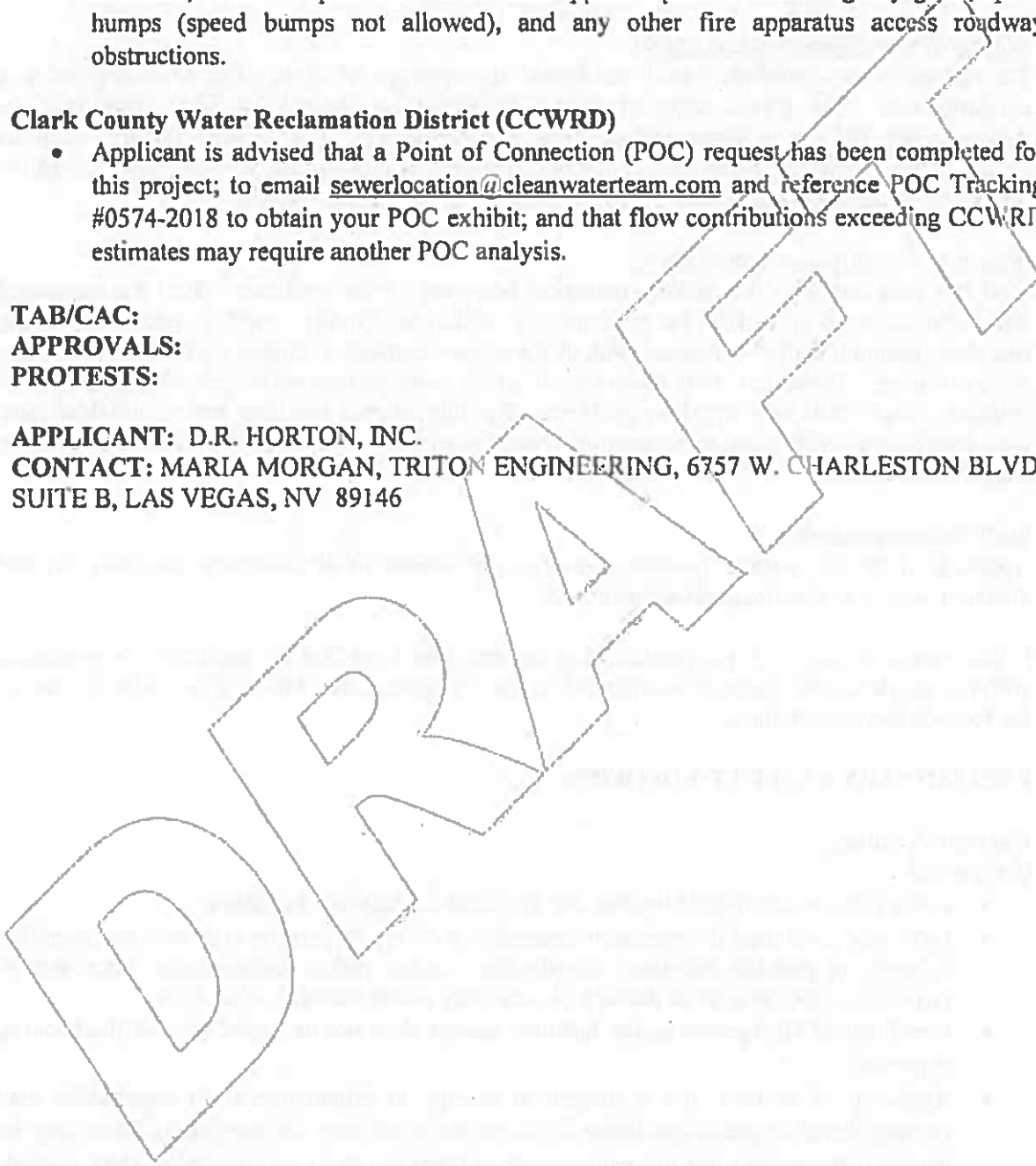
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: D.R. HORTON, INC.**

**CONTACT: MARIA MORGAN, TRITON ENGINEERING, 6757 W. CHARLESTON BLVD,  
SUITE B, LAS VEGAS, NV 89146**





01/23/19 BCC AGENDA SHEET

RIGHT-OF-WAY & EASEMENTS  
(TITLE 30)

SUNSET RD/HAUCK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-18-0960-DECATUR & SUNSET. LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Hauck Street and Decatur Boulevard, and between Sunset Road and Wagon Trail Avenue and a portion of a right-of-way being Decatur Boulevard located between Sunset Road and Wagon Trail Avenue within Enterprise (description on file). SS/md/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

176-01-502-005; 176-01-502-006; 176-01-502-011; 176-01-502-025

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon a 5 foot wide portion of Decatur Boulevard located along the eastern property line of parcel numbers 176-01-502-006 and 176-01-502-025. The total area of right-of-way being vacated is 2,582 square feet. The vacation of the right-of-way is necessary to accommodate the proposed detached sidewalk along Decatur Boulevard. The second part of the request is to vacate 33 foot wide patent easements located internal to the project site and 3 foot wide patent easements adjacent to Wagon Trail Avenue. The requested vacation is necessary to bring together 4 contiguous parcels to support the development of a light commercial center.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-18-900738	Convenience store with gasoline station and vehicle wash	Approved administratively	November 2018
ZC-1063-02	Reclassified the southeast corner of the project site from R-E to C-2 zoning	Approved by BCC	September 2002
ZC-1384-99	Reclassified the northwest corner of the project site from R-E to C-2 zoning	Approved by BCC	October 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E and C-2	Undeveloped
South	Business and Design/Research Park	C-2	Shopping center
East	Business and Design/Research Park	C-2 and R-E	Commercial building & undeveloped
West	Business and Design/Research Park	M-D	Southern Nevada Regional Transportation Commission facility

**Related Applications**

Application Number	Request
ZC-18-0959	A zone change to reclassify 3.7 acres from R-E (AE-60) Zone and C-2 (AE-60) Zone to M-D (AE-60) Zone with a waiver of development standards for modified CMA Design Overlay District Standards, and a design review for a proposed warehouse building is a companion item on this agenda.
TM-18-500225	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of easements and right-of-way 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Right-of-way dedication to include the spandrel at the intersection of Decatur Boulevard and Wagon Trail Avenue;
- If required by the Regional Transportation Commission (RTC), dedicate right-of-way for a bus turnout, or combination bus turnout/right turn lane, on the west side of Decatur Boulevard as close as practical to Sunset Road and include easements for a 5 foot by 50 foot bus shelter pad behind the sidewalk in accordance with RTC standards;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that operational permits may be required for this facility; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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

- No objection.

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

**APPLICANT: DECATUR & SUNSET, LLC  
CONTACT: DECATUR & SUNSET, LLC, 4090 W. HACIENDA AVENUE, SUITE 100,  
LAS VEGAS, NV 89118**



01/23/19 BCC AGENDA SHEET

**MODIFY EXISTING SIGNS  
(TITLE 30)**

**LAS VEGAS BLVD S/SUNSET RD**

**PUBLIC HEARING**

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

**WS-18-0918-S R M F TOWN SQUARE OWNER, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to permit encroachment into airspace. **DESIGN REVIEWS** for the following: 1) amend an approved comprehensive sign plan; and 2) modifications to existing free standing signs in conjunction with the Town Square shopping Center on 94.4 acres in an H-1 (Limited Resort and Apartment) (AE-70) Zone.

Generally located on the southwest corner of Las Vegas Boulevard South and Sunset Road within Enterprise. SS/al/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-05-510-002

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6601 Las Vegas Boulevard South
- Site Acreage: 94.4
- Project Type: Amend comprehensive sign plan
- Sign Height (feet): 12
- Sign Area: 636 total (3 proposed signs)

**Site Plan**

The request is to modify 3 existing freestanding signs in conjunction with the Town Square Shopping Center. The shopping center is located on the southwest corner of Las Vegas Boulevard South and Sunset Road with access from both of these streets. The plans show 1 sign is located on the northeast corner of the site at the intersection of Sunset Road and Las Vegas Boulevard South, and the other signs are located to the north and south of the main driveway for the shopping center on Las Vegas Boulevard South. The site is located to the southwest of McCarran International Airport and will encroach into airspace per Section 30.48.

**Signage**

This request will add additional sign area to 3 existing freestanding signs. There is no increase in the total number of signs on the site with this request. The existing signs are block walls with a stucco finish painted tan with channel letters attached. The existing signs at the main entrance to the shopping center are approximately 7 feet in height and the sign on the northeast corner of the site is approximately 6 feet in height. The plans indicate that the existing sign copy will be removed from the wall and replaced with new channel lettering. In addition to the new lettering, the plans depict channel lettering being added to the top of the walls, which will read "Town Square" in all capital letters. These letters attached to the top of the existing signs will increase the height of the signs to a maximum of 12 feet. The proposed signs will be illuminated, but will not contain animation.

The following table is a summary for signage:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Freestanding*	6,022	636	6,658	10,800	n/a	6	0	6
Monument	66	0	66	3,530	n/a	2	0	2
Wall	6,348	0	6,348	48,336	n/a	40	0	40
Overall Total	12,436	636	13,072	64,666	n/a	48	0	48

\*The freestanding signs also contain animation. The details for the animated sign are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Animated "Las Vegas Boulevard"	378	0	378	150	152	1	0	1
Animated "Town Square Parkway"	1,400	0	1,400	150	933	1	0	1
Overall Total	1,778	0	1,778	150	1,085	2	0	2

**Applicant's Justification**

The applicant indicates that the proposed modifications to the existing project identification signs will give the shopping center a more up to date modern look. Additionally, the proposed signage will provide better visibility for shopping center entrance for vehicles and pedestrians.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0804	Recreational facility (escape room)	Approved by PC	December 2018
UC-1045-17	Banquet facility and major training facility	Approved by PC	January 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0790-17	Modifications to an approved comprehensive sign package	Approved by BCC	November 2017
WS-0865-15	Gasoline station (alternative fuel/electric car charging station)	Approved by BCC	May 2016
WS-0533-13	Comprehensive sign plan	Approved by BCC	October 2013
DR-0781-15	Retail pad site building	Approved by BCC	March 2016
UC-0287-13	Recreational facility with dining and on-premises consumption of alcohol, restaurant, and retail sales with minor training facilities, major training facilities, and colleges/universities	Approved by PC	July 2013
UC-0123-12	Specific uses within an H-1 zoned regional shopping center and allowed an increased number of temporary commercial uses	Approved by PC	May 2012
UC-0040-11	Recreational facility (laser tag) and an arcade	Denied without prejudice by BCC	April 2011
UC-0359-09	Banquet facility	Approved by PC	July 2009
UC-0391-05	Regional shopping center, live entertainment, nightclubs, theaters, and associated uses	Approved by BCC	May 2005

There have been numerous other land use applications for this development.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1 & H-1	Manufacturing, auto repair, industrial complex, & undeveloped parcels
South	Commercial Tourist	C-2	Fry's Electronics retail store, liquor store, & retail buildings
East	Commercial Tourist	H-1	Recreational facility (golf course) & approved Las Vegas Extreme Park Recreational Facility
West	Industrial and Business and Design/Research Park	M-1, M-D, & R-E	I-15 & industrial complexes

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### **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.

#### **Waivers of Development Standards & Design Reviews**

The proposed changes to the existing signs comply with the design standard for signage per Section 30.72. Typically staff would support the increase proposed by the applicant; however, the proposed changes will increase the height of the signs, which will cause the structures to encroach into airspace. The Town Square Shopping Center is a regional shopping center located on the southern portion of the Resort Corridor. The site is also located at the intersection of Las Vegas Boulevard South and Sunset Road, which are two prominent roadways in this portion of the Las Vegas Valley. Between the existing location of the site, existing signage on site, and the wide spread use of navigation aids, staff does not believe that the proposed modifications to the signs are necessary for improved visibility of the site. Additionally, staff finds that the applicant has not provided any evidence that the existing signage is not adequate for the site and that the proposed changes are necessary. There are no unique or special circumstance with the property to warrant approval of this request, and with the concern for the structures encroaching into airspace staff does not support the request.

#### **Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration. Additionally, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace determination and the Department of Aviation has reviewed the determination.

#### **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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.



## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- No comment.

### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

### **Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JONES SIGN**

**CONTACT: ROLAND ROSENBERG, 10001 CENTRAL VALLEY AVE, LAS VEGAS, NV  
89149**

**DRAFT**

01/23/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT WIGWAM AVE/WARBONNET WY  
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-18-0952-ELIOT A A HOLDINGS, LLC & VERMILLION SUSAN J SEP PPTY TR:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall height; and 2) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

**DESIGN REVIEWS** for the following: 1) a single family residential development; and 2) increased finished floor elevation on 1.4 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the northeast corner of Wigwam Avenue and Warbonnet Way within Enterprise. JJ/mk/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-16-601-017

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase block wall heights to 10.5 feet (4.5 foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is allowed (a 22% increase) per Section 30.64.050.
2. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Wigwam Avenue.

**DESIGN REVIEWS:**

1. A single family residential development.
2. Increase finish grade up to 54 inches where 18 inches is the standard (a 200% increase) per Section 30.32.040.

**LAND USE PLAN:**

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.4
- Number of Lots/Units: 2
- Density (du/ac): 1.4

- Minimum/Maximum Lot Size (square feet): 20,000/25,060 (net/gross)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 3,833 to 6,023

#### Site Plans

The plans depict a proposed single family residential development consisting of 2 lots with a total density of 1.4 dwelling units per acre. The proposed lot sizes range from 20,000 to 25,060 square feet (net/gross). The 2 lots have individual driveway access from Warbonnet Way. The plans also show a 6 foot to 10.5 foot high perimeter wall (retaining and screen) on the north, south, west, and east sides of the property. Due to the increased finished grade along the east property line, the applicant is requesting to increase the retaining wall to 4.5 feet where 3 feet retaining wall is the standard.

#### Landscaping

The plans show no street landscaping on either Warbonnet Way or Wigwam Avenue; however, it may be appropriate for trees be planted on the interior of the wall along Wigwam Avenue to match the existing subdivision on the south side of Wigwam Avenue.

#### Elevations

The plans show 6, up to 35 foot high, 1 and 2 story models. The elevation designs are the typical varied pitched roofs. The proposed models have optional elevations with each option consisting of slightly different architectural elements and design. Building materials consist of stucco finish, stone veneer, decorative shutters and other architectural elements with concrete tile roofs. Decorative trim is provided along all windows and doors on all elevations. Some of the models also provide a covered porch, covered patio and a covered entry. Additionally the plans show a 10.5 foot high wall (4.5 feet max retaining wall with a 6 foot high decorative wall) along the east property line.

#### Floor Plans

The plans depict homes ranging in size from 2,898 square feet to 3,956 square feet (livable area) with options, such as casitas, den/2<sup>nd</sup> master bedroom, utility closets, garages, which may further increase the area of each model. All models show a minimum of 3 car garages, and some models will have a 5 car garage option. The casitas are depicted as 533 square feet to 577 square feet in area.

#### Applicant's Justification

The applicant states that they are in the process of subdividing the subject parcel (MSM-18-60084) into 2 residential lots. The project will be consistent with the adjacent properties which are zoned R-E and planned for Rural Neighborhood Preservation. The applicant adds that the wall height increase is due to the terrain along the east property line which triggers the increase finished grade and the increase of wall height.

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the subject parcel and surrounding parcels to R-E (RNP-I) Overlay District	Approved by BCC	October 2005

### Surrounding Land Use

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

The subject parcel and the immediate area are within the Public Facilities Needs Assessment (PFNA) area.

### Related Applications

Application Number	Request
MSM-18-600084	A minor subdivision map is in process.

### 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

The applicant submitted a technical drainage study for the proposed development, and staff finds that the increased wall height along the east and northeast property lines is internal to the development, and is due to the increased finished grade which is necessary for drainage purposes in the area. Similar requests to increase wall heights due to the increased finished grade have been approved in different parts of the Valley; therefore, staff can support this request.

##### Design Review #1

The RNP-I Overlay requires an area designated within any of the various adopted land use plans be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre. The purpose of the Residential Neighborhood Preservation (RNP-I) Overlay District is to ensure that the character of rural development is preserved. The proposed

2 lot subdivision is in compliance with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages preserving existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area. The proposed density is identical to the single family developments to the north, east, south, and west.

Staff finds the proposed home models are compatible with the surrounding area. Architectural enhancements are provided on all sides of the proposed residences and all models contain a variety of building design alternatives that include varied elevations, roof forms, and building and garage setbacks.

**Public Works - Development Review**  
**Waiver of Development Standards #2**

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

**Design Review #2**

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

**Staff Recommendation**

Approval of waiver of development standards #1 and the design reviews; and denial of waiver of development standards #2.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Plant trees interior to the wall along Wigwam Avenue to match developments to the west and south sides of the subject project;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- 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.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0688-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: ADREW ACUNA  
CONTACT: JANNA FELIPE, TANEY ENGINEERING, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118**





01/23/19 BCC AGENDA SHEET

FUTURE DEVELOPMENT  
(TITLE 30)

LAS VEGAS BLVD S/STARR AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-18-0771-FORESTAR REAL ESTATE GROUP INC:**

**ZONE CHANGE** to reclassify a 10.1 acre portion of a 58.4 acre parcel from H-1 (Limited Resort and Apartment) Zone to C-2 (General Commercial) Zone for future commercial development in an MUD-1 Design Overlay District.

Generally located on the northwest corner of Las Vegas Boulevard South and Starr Avenue within Enterprise (description on file). SS/al/xx (For possible action)

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**RELATED INFORMATION:**

**APN:**  
177-32-801-003

**LAND USE PLAN:**  
ENTERPRISE - COMMERCIAL TOURIST

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

- Site Address: N/A
- Site Acreage: 10.1 acres of a 58.4 acre parcel
- Project Type: Reclassify to C-2 zoning for future commercial development

**Request & Site Plan**

This request is to reclassify the eastern approximately 350 feet of this parcel adjacent to Las Vegas Boulevard South to a C-2 zone for future development. No building plans were submitted with this request. The site has frontage along Starr Avenue to the south, Las Vegas Boulevard South to the east, and a private access easement along the north property line. The remainder of this parcel has been approved for, or is being requested for, a multiple family residential development. The plans indicate that the parcel will be divided into 3 parcels so the commercial and residential developments will be on separate parcels.

**Applicant's Justification**

The applicant indicates that this request is in conformance with the Enterprise Land Use Plan. The proposed C-2 zoning will allow more flexibility for commercial development on this site than the current H-1 zoning. Once development plans for the site are finalized, a design review will be submitted for this site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0140	Zone change with use permit, waivers, and design review for a multiple family residential development on a 45.3 acre portion of the 63.5 acres parcel	Approved by BCC	April 2018
ADR-0807-17	Relocate a legal nonconforming off-premises sign (billboard)	Approved administratively	July 2017
ADR-0806-17	Relocate a legal nonconforming off-premises sign (billboard)	Approved administratively	July 2017
ZC-0674-01	Reclassified the site and properties to the north to H-1 zoning for resort hotels and to expand the Gaming Enterprise District	Approved by BCC	November 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped parcel
South	Commercial Tourist	H-1	Undeveloped parcels
East	Commercial Tourist	H-2 & G-2	Undeveloped parcels
West	Commercial Tourist & Major Development Project (Southern Highlands)	H-1, R-3 & R-2	Undeveloped portions of the same parcel and single family residences

This site and the surrounding properties are located within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

Application Number	Request
TM-18-500191	A tentative map for a multiple family residential development (condominium) on another portion of this parcel is a related item on this agenda.
UC-18-0776	A use permit with waivers and a design review for a multiple family residential development (condominium) on another portion of this parcel is a related 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**  
Zone Change

This request conforms to the Enterprise Land Use Plan. There have been other locations adjunct to Las Vegas Boulevard South that have been reclassified to a C-2 zoning district for projects that consist only of commercial uses. For strictly commercial developments, the C-2 zoning

district does allow for greater flexibility. Commercial uses located within an H-1 zone would require the approval of a use permit, which if not requested with the original development of the site will require an applicant to file an additional land use application. Whereas, if the site is reclassified as a C-2 zone and developed as a commercial center, changes in commercial uses typically would only require a new business license to be issued by the County. This request complies in part with Goal 1 of the Comprehensive Master Plan to promote economic viability, employment opportunities with development that is compatible with adjacent land uses. The request also complies in part with Goal 2 of the Comprehensive Master Plan to provide opportunities for a mix of uses such as commercial, office, recreational, entertainment, public facilities, multiple family residential and other activities within close proximity to each other. Therefore, staff supports this request.

**Staff Recommendation  
Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing on final plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

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

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

**APPLICANT: D.R. HORTON, INC.**

**CONTACT: MARIA MORGAN, TRITON ENGINEERING, 6757 W. CHARLESTON  
BLVD, SUITE B, LAS VEGAS, NV 89146**

**DRAFT**

01/23/19 BCC AGENDA SHEET

ELEMENTARY SCHOOL  
(TITLE 30)

EL CAPITAN WY/MOUNTAINS EDGE PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-18-0926-USA:

ZONE CHANGE to reclassify 15.0 acres of a 50.0 acre parcel from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.

DESIGN REVIEW for an elementary school on 15.0 acres in a P-F (Public Facility) Zone.

Generally located on the east side of El Capitan Way, 630 feet south of Mountains Edge Parkway within Enterprise (description on file). JJ/dgo/jt/a (For possible action)

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RELATED INFORMATION:

**APN:**

176-29-801-007 ptn

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: n/a
- Site Acreage: 15 (portion)/50 (site)
- Project Type: Elementary school
- Number of Stories: 2
- Building Height (feet): 40
- Square Feet: 93,473
- Parking Required/Provided: 54/177

Site Plan

This is a conforming zone change to a P-F zone to allow an elementary school located on the northern 15 acres of a 50 acre parcel. The elementary school will be located near the center of the site surrounded by asphalt playground areas and a one way private drive to access parking spaces and drop-off areas. A bus drop-off lane will be located adjacent to the front of the site along El Capitan Way. Four driveways are located along El Capitan Way; 2 driveways for the private drive, and 2 driveways for the bus drop-off area. Other components of the site will include a mechanical yard/central plant, trash enclosure, and bike racks located in the northwest portion of the site; a kindergarten turf play area on the north side of the site; a 54,200 square foot turf play area on the southeast side of the site; and shade covered playground equipment on the

cast, south, and west sides of the site. Future portable classrooms are shown on the southwest portion of the site.

Landscaping

Landscaping includes a 17 foot wide landscape strip in front of a detached sidewalk separating El Capitan Way from the bus drop-off lane, a 5 foot wide landscape strip on the north and south sides of the site, and a 10 foot landscape strip on the east side of the site. On the east side of the site, landscape fingers are provided every 10 parking spaces. The spacing of the landscape islands meet code requirements adjacent to the perimeter landscape strip; however, internal to the site, the landscape islands would be required every 6 parking spaces. In addition, the parking area on the north side of the site contains no parking lot landscape fingers where landscape fingers are required every 6 parking spaces. Lastly, although 17 feet of landscaping is provided in front of the detached sidewalk along El Capitan Way, Title 30 requires at least a 5 foot wide landscape area behind the sidewalk as well.

Elevations

The elevations of the elementary school buildings consist of varying panes of painted CMU to break-up the mass of the buildings and the roofline. Maximum height of the 2 story building is 40 feet. In addition, metal accent panels, steel canopies, and windows provide additional interest and articulation.

The central plant will be surrounded by a 16 foot high CMU wall with a chain-link access gate. Fabric shade structures over the playground equipment will extend to a height of 24 feet, and separate metal shade structures will extend to a height of 18 feet.

Floor Plans

The elementary school will consist of 3 buildings set at various angles around a courtyard. The northern building includes offices, classrooms, a kitchen, and a multi-purpose room. The southern buildings include classrooms and are connected by an outdoor multi-purpose room on the first floor and an interior resource center room on the second floor.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed zone change to P-F will allow the 53 classroom elementary school with administrative offices, a resource center, and multi-purpose room. A bus drop-off lane, perimeter drive aisle, parking spaces on the north and east sides of the site, and outdoor recreation areas for students will all serve the operation of the school.

Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Suburban (up to 8 du/ac) & Major Development Project (Mountain's Edge)	R-E & R-2	Commercial boarding facility & single family subdivisions

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Residential Suburban (up to 8 du/ac) & Public Facility	R-E	Remaining portion of the subject parcel
East & West	Major Development Project (Mountain's Edge)	R-2	Single family subdivisions

The subject site is located in the Public Facilities Needs Assessment (PFNA) area, and the surrounding parcels are located in Mountain's Edge.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

##### Zone Change

According to the Enterprise Land Use Element in the Comprehensive Master Plan, P-F zoning is appropriate in the Residential Suburban land use category for local supporting public facilities with appropriate buffers and setbacks. An elementary school is a local supporting public facility, and the site is designed with appropriate buffers and setbacks to prevent any negative effects from impacting the adjacent residential subdivisions. As a result, the proposed P-F zone is within the range of intensities anticipated by the Enterprise Land Use Element, and staff can support the request.

##### Design Review

The proposed elementary school is designed to accommodate all school functions and to limit any potential negative impacts on the area. For example, drive aisles are provided around the perimeter of the site to handle on-site queuing for pick-up and drop-off, and parking spaces are provided beyond Title 30 standards. Noting that landscaping is typically required on both sides of a detached sidewalk, a sidewalk directly adjacent to the bus loading zone is most in this case to facilitate access to the busses. Potential negative impacts to the surrounding properties are further reduced since the majority of the outdoor play areas are located on the south side of the site. This provides maximum separation from the play areas to the residential uses, and the school building will provide a sound buffer to the properties to the north.

In addition, the perimeter landscaping and perimeter drive aisle will buffer the use from the adjacent houses. Although interior parking lot landscaping does not meet Title 30 standards, the additional parking spaces will be utilized by the school and the proposed landscaping will still help buffer the use and enhance the aesthetics of the site. Lastly, the enhanced architectural features on all sides of the buildings will enhance the aesthetics of the site and reduce the apparent mass to improve the overall quality of the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design review must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant is advised that the installation of detached sidewalks will require the vacation of 5 feet of the BLM right-of-way grant for El Capitan Way.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0320-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAO:  
APPROVALS:  
PROTESTS:**

**APPLICANT: CLARK COUNTY SCHOOL DISTRICT  
CONTACT: DIMITRIOS KARAPANAGIOTIS, 1180 MILITARY TRIBUTE PL,  
HENDERSON, NV 89074**



01/23/19 BCC AGENDA SHEET

TAVERN & AUTO MAINTANCE FACILITY  
(TITLE 30)

CACTUS AVE/POLARIS AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ZC-18-0930-USA:

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.

USE PERMITS for the following: 1) a vehicle (automobile) maintenance facility; and 2) reduce the separation from an automobile maintenance facility to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit access from residential local street; 2) waive cross access requirements; and 3) alternative commercial driveway geometrics

DESIGN REVIEWS for the following: 1) a vehicle maintenance facility; and 2) a tavern for a proposed commercial development.

Generally located on the northeast corner of Polaris Avenue and Cactus Avenue within Enterprise (description on file). JJ/al/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
177-29-406-002

**USE PERMITS:**

1. An automobile maintenance facility.
2. Reduce the separation between an automobile maintenance facility and a residential use to 61 feet where a minimum of 200 feet is required per Table 30.44-1 (a 69.5% reduction).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Permit a commercial development to have access from Polaris Avenue a local street where not permitted per Table 30.56-2.
2. Waive requirements for perpetual cross access ingress/egress easements with the adjacent parcels to the north and east where required per Table 30.56-2.
3.
  - a. Reduce the approach distance from a driveway to an intersection to 86 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 43.7% reduction).
  - b. Reduce the departure distance from an intersection to a driveway to 181 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 4.7% reduction).

- c. Reduce the driveway throat depth to a minimum of 9 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (an 88% reduction).

**LAND USE PLAN:  
ENTERPRISE - COMMERCIAL GENERAL**

**BACKGROUND:  
Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Vehicle maintenance facility & tavern
- Number of Stories: 1
- Building Height (feet): 27 vehicle maintenance facility/35 tavern
- Square Feet: 6,974 vehicle maintenance facility/6,500 tavern
- Parking Required/Provided: 104/104

Site Plans

The plans depict a commercial development consisting of 2 buildings with access from Cactus Avenue and Polaris Avenue. The first building is located on the southeastern portion of the site and will be a tavern. The second building is located along the west side of the site and is an automobile maintenance facility. Parking is located between the buildings and along the northern boundary of the site. The automobile maintenance facility is set back a minimum of 10 feet from Polaris Avenue and both buildings are set back a minimum of 15 feet from Cactus Avenue.

Landscaping

The plans depict a minimum 10 foot wide landscape area along Polaris Avenue consisting of Blue Palo Verde trees, shrubs and groundcover to screen the automobile maintenance facility from the existing single family residential development to the west. A minimum 15 foot wide landscape area with a detached sidewalk consisting of trees, shrubs and groundcover is depicted along Cactus Avenue. A 5 foot wide landscape area consisting of trees and shrubs is located along the northern property line. Additional landscape areas are depicted within the parking areas and adjacent to the buildings.

Elevations

Both buildings are 1 story with a flat roof behind parapet walls. The automobile maintenance facility varies between 17 feet and 27 feet in height. The exterior of the building is a combination of a stucco finish painted in earth tone colors and stone veneer. The roll-up doors for the service bays are on the east side of the building facing into the proposed development. With the exception of 1 window on the southern portion of the building there are no doors or windows on the west of the automobile maintenance facility, which faces existing single family residences on the west side of Polaris Avenue. The tavern building varies between 23 feet and 35 feet in height. The exterior of the building is a combination of a stucco finish painted in earth tone color and stone veneer. The building will be constructed of similar material with similar

color schemes. The buildings are designed with recesses, pop-outs and other architectural features to break-up the vertical and horizontal surfaces of the structures.

**Floor Plans**

The automobile maintenance facility has an area of 6,974 square feet. The southern portion of the building is the customer service counter, waiting area, offices, and public restrooms. The central portion of the building is the vehicle maintenance area and consists of 12 service bays. The northern portion of the building is the parts storage, equipment room, employee locker room and restroom. The tavern has an area of 6,500 square feet and consists of a bar area, dining area, kitchen and food preparation area, restrooms, and an office.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates that the proposed development will be an enhancement and asset to the area. The development is compatible with the surrounding area and will provide additional jobs and tax revenue.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	R-E	Undeveloped parcel
South	Residential Suburban (up to 8 du/ac)	R-E, R-3 & C-1	Single family residences* & a multiple family development under construction
East	Commercial General	C-1	Convenience store with gasoline serve and vehicle wash
West	Residential Suburban (up to 8 du/ac)	R-E	Single family residences

\*2 parcels with existing single family residences at the southwest corner of Cactus Avenue and Dean Martin Drive have been approved by NZC-0292-17 for redevelopment as a convenience store with gasoline sales and a vehicle wash in a C-1 zone.

**STANDARDS FOR APPROVAL:**

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

**Analysis**  
**Current Planning**  
**Zone Change**

This site is designated as Commercial General in the Enterprise Land Use Plan and that designation will allow a range of commercial development and zoning districts (CRT, C-P, C-1 and C-2). However, this designation does not guarantee that a specific parcel will be approved for a particular zoning classification or intensity of land uses. Other factors such as existing and approved land uses on abutting properties must be taken into consideration when considering a zone boundary amendment. The adjacent parcel to the east is developed as a convenience store,

with gasoline sales and a car wash in a C-1 zone. To the south and west of this site are existing single family homes in an R-E zone. Also to the south are 2 parcels that have been reclassified to a C-1 zone for a commercial development. Section 30.40.210 indicates that the intent of the C-2 zoning district is to establish commercial development to accommodate a full range of commercial uses on sites which are typically greater than 10 acres. This site is only 2.5 acres in area. The established trend for commercial development in this area is to reclassify sites to a C-1 zone. This site also does not meet the intent of Code for C-2 zoned developments to be of sites greater than 10 acres. Additionally, the site is in close proximity to low density residential developments, and a reclassification to a C-2 zone at this location could have negative impacts on these residences. Therefore, staff does not support the request to reclassify the site to a C-2 zone but does support reclassification to a C-1 zone.

#### Use Permits

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 Comprehensive 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 the proposed automobile maintenance facility is too close to the existing single family residential development to the west. The plans depict additional landscaping along the west side of the building to reduce the impacts of this facility on the residences to the west. However, this facility will have 12 service bays, which staff considers to be a substantial sized facility. Because of the close proximity to the existing single family residences and the size of the facility, staff finds the use to not be appropriate at this location and does not support the use permits.

#### 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.

#### Waivers of Development Standards #1 & #2

The proposed access to Polaris Avenue will impact the existing residential development along this street. The lack of cross access with the existing development to the east and with any future development to the north will create additional traffic issues for this area in the future. Staff finds there are no unique or special circumstances with the site to warrant approval of this request. Additionally, staff finds the applicant has not provided a sufficient justification to warrant approval of these waivers; therefore, staff does not support these requests.

#### Design Reviews

The design of the buildings is consistent and compatible with similar commercial development located throughout the County. However, staff does not support the requests for the zone change to C-2, the use permits or the waivers of developments standards. Without the approval of these

other portions of the request, the proposed uses would not be permitted at this location and the design and layout of the site cannot be approved. Therefore, staff does not support the design reviews.

**Public Works - Development Review**  
**Waiver of Development Standards #3a**

Staff cannot support the request to reduce the distance from the driveway on Cactus Avenue to the intersection of Cactus Avenue and Polaris Avenue. The commercial development to the east of this project is required, by approval of ZC-0864-14, to provide cross access to the subject parcel. The driveway on that parcel is located close to the property line and will provide adequate access to the subject site. Additionally, the proposed development will also benefit from the adjacent site's driveway on Dean Martin Drive. Allowing the subject site to have a driveway on Cactus Avenue when access is already approved by alternate means is unnecessary. Fewer driveways will result in safer traffic patterns along this stretch of Cactus Avenue.

**Waiver of Development Standards #3b**

Staff finds that the request to reduce the distance between the intersection of Cactus Avenue and Polaris Avenue to the proposed driveway on Polaris Avenue is appropriate as the applicant placed the driveway as far away from the intersection as possible.

**Waiver of Development Standards #3c**

Staff finds the request to reduce the throat depth at both driveways to be excessive. The minimum standard of 75 feet allows vehicles to enter the site safely prior to the driver making a choice of movement. This is especially important along major arterials, like Cactus Avenue, so drivers are not conflicted immediately upon entering a site, potentially causing vehicles to stack into the right-of-way.

**Recommendation:**

Approval of the waiver for departure....denial for approach and throat.

**Staff Recommendation**

Approval of the zone change with a reduction to a C-1 zone and waiver of development standards #5b; and denial of the use permits, waivers of development standards #1, #2, #3a, and #3c, and the design reviews.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Reduction to a C-1 zone;
- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;

- Design review as a public hearing on final plans;
- Design review as a public hearing for lighting and signage;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Cactus Avenue, 30 feet for Polaris Avenue, and the associated spandrel.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess portions of BLM right-of-way grants and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that cross access agreements may be required to ensure sufficient legitimate access is provided; to show fire hydrant locations on-site and within 750 feet; that operational permits may be required for this facility; that fire protection may be required for this facility; to contact Fire Prevention for further information at (702) 455-7316; to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0690-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: CAC-POL DEV LLC  
CONTACT: YIHONG LIU, YIHONG LIU + ASSOCIATES, 1669 HORIZON RIDGE PARKWAY, SUITE 120, HENDERSON, NV 89012**

01/23/19 BCC AGENDA SHEET

RESTURANTS  
(TITLE 30)

BLUE DIAMOMD RD/GRAND CANYON DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-18-0931-ASHAHID REVOCABLE LIVING TRUST:**

**ZONE CHANGE** to reclassify 0.9 acres from H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone.

**DESIGN REVIEWS** for the following: 1) restaurants with drive-thru services; and 2) alternative parking lot landscaping for a commercial development in an MUD-3 Design Overlay District.

Generally located on the north side of Blue Diamond Road, 1,000 feet east of Grand Canyon Drive within Enterprise (description on file). JJ/al/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
176-19-601-027

**LAND USE PLAN:**  
ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address:
- Site Acreage: 0.9
- Project Type: Restaurants with drive-thru services
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 5,000
- Parking Required/Provided: 50/51

**Site Plans**

The plans depict a commercial development consisting of 2 fast food restaurants with drive-thru service. Access to the site will be provided from Blue Diamond Road by a shared driveway with the adjacent parcel to the east. The plans also indicate that a cross access will be provided with the adjacent parcel to the west. The buildings will be located in the central portion of the southern half of the parcel. The buildings will be set back a minimum of 28 feet from Blue Diamond Road and 76 feet from the north property line, which is adjacent to a single family residential development. Parking for the restaurants is located to the north of the buildings. The

proposed drive-thru services are located along the south sides of the buildings with the entrances for the drive-thru lanes on the west sides of the buildings and the exits on the east sides.

#### Landscaping

A minimum 10 foot wide landscape area with 2 off-set rows of large evergreen trees is depicted along the north property line adjacent to an existing single family residential development. A minimum 15 foot wide landscape area consisting of trees, shrubs, and groundcover with a detached sidewalk is depicted along Blue Diamond Road. Additional landscape areas are located within the parking areas and adjacent to the buildings. The landscaping depicted within the parking areas does not comply with the standards of Figure 30.64-14. Specifically, the required landscape fingers within the parking areas are not being provided. However, between the landscaping being provided along the northern property line and other locations within the site, the project will exceed the number of trees required for the parking areas.

#### Elevations

The buildings are each 1 story with a maximum height of 29 feet. The buildings have flat roofs behind parapet walls, which vary in height to break-up the rooflines. The exterior of the buildings are a combination of a stucco finish painted in earth tone colors, decorative metal panels, and aluminum and glass window and door systems. The buildings will have recesses, pop-outs and awnings to break-up the vertical surfaces of the buildings. Drive-thru services are located on the south sides of the buildings facing Blue Diamond Road.

#### Floor Plans

The plans indicate the buildings will have a total area of 5,000 square feet. The western building will have an area of 2,000 square feet and the eastern building 3,000 square feet. The plans depict the interior of the buildings as shells to be completed at a future date to accommodate the needs of the future tenants.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates that the request is in conformance with the Enterprise Land Use Plan. The proposed use of the property is consistent and compatible with planned and approved commercial developments along this portion of Blue Diamond Road.

#### Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
South	Residential Medium (from 3 to 10 du/ac)	R-2 & H-2	Single family residences & undeveloped parcels
East	Commercial General	C-2	Undeveloped parcel
West	Commercial General	H-2	Undeveloped parcel

This site and the surrounding area are located in 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**

##### Zone Change

The request conforms to the Enterprise Land Use Plan. The proposed use is consistent and compatible with approved and planned land uses on the abutting parcels to the east and west of the site. The proposed use of the site, for restaurants, is within the range of intensity of land uses allowed by the Commercial General land use designation within the Enterprise Land Use Plan. Therefore, staff can support this request.

##### Design Reviews

The proposed buildings are of an architectural style that is common for commercial development within the County. The site is designed with the drive-thru services and pick-up windows on the south sides of the building, facing away from the existing residential development to the north. The proposed landscape area along the northern property line will be an intense buffer to mitigate the impacts of this site to the existing residential development to the north. The plans indicate that the project is providing more trees located throughout the site than is required for the parking areas. 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing for lighting and signage;
- Design review as a public hearing for significant changes to the plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 design review must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- No access to Blue Diamond Road other than shared access to the parcel to the east;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development - Review Division.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that cross access agreements may be required to ensure legitimate and acceptable access can be provided; and to show fire hydrant locations on-site and within 750 feet.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0691-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: AMINA SHAHID  
CONTACT: YIHONG LIU, YIHONG LIU + ASSOCIATES, 1669 HORIZON RIDGE  
PARKWAY, SUITE 120, HENDERSON, NV 89012**

01/23/19 BCC AGENDA SHEET

WAREHOUSE BUILDING  
(TITLE 30)

SUNSET RD/HAUCK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-18-0959-DECATUR & SUNSET, LLC:**

**ZONE CHANGE** to reclassify 3.7 acres from R-E (Rural Estates Residential) (AE-60) Zone and C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for modified CMA Design Overlay District Standards.

**DESIGN REVIEWS** for the following: 1) a proposed warehouse building on 3.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone; and 2) proposed street landscaping on 1.7 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Sunset Road and Hauck Street within Enterprise (description on file). SS/md/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

176-01-502-005; 176-01-502-011; 176-01-502-025

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Allow modified landscape and screening requirements (20 foot wide landscape area) along a public street (Hauck Street) for loading areas with roll-up, overhead doors, service areas, and areas intended for large semi-truck parking per Section 30.48.660.
- b. Allow loading areas with roll-up, overhead doors, and areas intended for large semi-truck parking to locate within the front (Edmond Street) of the complex where location in the rear of the complex in a service yard is required per Section 30.48.660.

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.7 acres (zone change)/5.4 (overall design review)
- Project Type: Office/warehouse building
- Number of Stories: 1

- Building Height (feet): 41
- Square Feet: 58,800
- Parking Required/Provided: 89/90

#### Site Plans

The applicant is requesting a conforming zone change from R-E and C-2 to M-D zoning for a warehouse building on the western half of the project site consisting of 3.7 acres. The proposed single story building consists of 58,800 square feet with setbacks of 64.5 feet from the south property line, 71 feet from the west property line, 87 feet from the north property line, and 62.5 feet from the east property line. The southeast corner of the project site is zoned C-2 and consists of 1.7 acres, and will be developed at a future date. Eight at-grade overhead roll-up doors are located on the west side of the building, oriented towards Hauck Street. The warehouse building is planned to accommodate up to 8 warehouse showrooms. Five foot wide detached sidewalks are proposed along Sunset Road and Decatur Boulevard, while 5 foot wide attached sidewalks are proposed along Wagon Trail Avenue and Hauck Street. A 5 foot wide pedestrian walkway is provided along the north, south, and east sides of the building connecting to Sunset Road and Wagon Trail Avenue. The required bicycle spaces are located on the east side of the building. The required trash enclosures are located along the western portion of the site. Access to the project site is granted via proposed commercial driveways located along Wagon Trail Avenue, Hauck Street, Decatur Boulevard, and Sunset Road. Cross access is provided throughout the site and to the parcel located to the northeast of the project site, which depicts a proposed convenience store, gasoline station, and vehicle wash that was approved in November 2018 per ADR-18-900738. The warehouse building requires 89 parking spaces where 90 spaces are provided.

#### Landscaping

The plans depict a proposed 15 foot wide landscape area, including a 5 foot wide detached sidewalk, located along Decatur Boulevard and Sunset Road. A 20 foot wide landscape area is located behind a 5 foot wide attached sidewalk adjacent to Hauck Street. A double row of 24 inch box medium trees are planted within the landscape area along Hauck Street to screen the overhead roll-up doors located on the west side of the building from the right-of-way. A 6.5 foot wide landscape area is located behind a 5 foot wide sidewalk along Wagon Trail Avenue, which is adjacent to the 1.7 acre undeveloped parcel. Interior parking lot landscaping is equitably distributed throughout the project site.

#### Elevations

The elevations depict a proposed warehouse building with an overall height of 42 feet to the top of the parapet roof. The north, south, east, and west elevations consist of a varying roof line with concrete tilt-up paneling painted with neutral colors consisting of a gray and white palette. The west elevation features 8 at-grade, overhead roll-up doors. The west elevation features an aluminum storefront window system, stone veneer accents, and metal canopies above the entrances to the building. Portions of the south and north elevations feature an aluminum storefront window system, stone veneer accents, and metal canopies.

**Floor Plans**

The plans depict an open floor area consisting of 58,800 square feet that will be utilized as warehouse space, with the potential for showrooms as accessory uses.

**Signage**

Signage is not a part of this application.

**Applicant's Justification**

The applicant states a 20 foot wide dense landscape area in lieu of the required 6 foot wide landscape area along Hauck Street has been provided to mitigate the overhead roll-up doors facing the public right-of-way. The applicant requests a conforming zone change to M-D zoning based upon the area and similar zoning of other properties in the vicinity. The zone change is compatible with the existing zoning and land uses in the area. The Sunset Road and Decatur Boulevard intersection experiences large traffic counts that continue to increase on an annual basis. The proposed project will provide much needed local services in the area and alleviate some of the traffic congestion by providing an alternative to the limited service now only available on the northeast corner of the intersection.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1063-02	Reclassified the southeast corner of the project site from R-E to C-2 zoning	Approved by BCC	September 2002
ZC-1384-99	Reclassified the northwest corner of the project site from R-E to C-2 zoning	Approved by BCC	October 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E & C-2	Undeveloped
South	Business and Design/Research Park	C-2	Shopping center
East	Business and Design/Research Park	C-2 & R-E	Commercial building & undeveloped
West	Business and Design/Research Park	M-D	Southern Nevada Regional Transportation Commission facility

**Related Applications**

Application Number	Request
TM-18-500225	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.
VS-18-0960	A vacation and abandonment for right-of-way and patent easements is a companion item on this agenda.

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Zone Change

This is a request for a conforming zone change and staff finds that the application is compatible with and appropriate for both the project site and the surrounding area. The parcel immediately to the west of the project site, across Hauck Street, is a Regional Transportation Facility that is zoned M-D. The parcel immediately to the south of the project site, across Wagon Trail Avenue, is developed as a shopping center with C-2 zoning. The Business and Design/Research Park land use category applies to areas where professional and/or warehouse office developments are designed to assure minimal impact on the surrounding areas and land uses. Staff finds that the request should have no impact on the surrounding area and land uses.

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

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.

Industrial Policy 102 of the Clark County Comprehensive Master Plan states loading areas with roll-up, overhead doors, service areas, and areas intended for large semi-truck parking should be screened from streets, residential, and other adjacent uses. Staff finds the 20 foot wide landscape area, including the double row of trees, will adequately screen the overhead roll-up doors located on the west side of the building from Hauck Street. Hauck Street primarily serves as a thoroughfare for access to the Regional Transportation Commission facility. Allowing the loading docks to face Hauck Street will have minimal to no impact on the surrounding land uses. Therefore, staff can support the requests.

##### Design Reviews #1 and #2

The intent of the CMA Design Overlay District is to encourage and promote a high quality level of development that produces a stable environment in harmony with existing and future development and protects the use and enjoyment of neighboring properties. Staff finds that the design of the proposed warehouse building complies with the intent and requirements of the CMA Design Overlay District. Staff finds that the building complies with Urban Specific Policy 19 of the Comprehensive Master Plan which encourages breaking-up the mass of the building through height variations. Urban Specific Policy 7 encourages land uses that are complementary and are of similar scale and intensity. Staff finds the proposed warehouse building is compatible with, and complementary to the industrial buildings located to the north of the project site. Therefore, staff can support this request. Staff can support the design of the proposed street landscaping at the southeast corner of the project site adjacent to Wagon Trail Avenue and Decatur Boulevard as it complies with the requirements of the Development Code.

### **Department of Aviation**

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing for future development on APN 176-01-502-025;
- Design review required for any future parking spaces added to the western portion of the site, located adjacent to Hauck Street;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any future retail use within the warehouse building located in the M-D zone will require a special use permit; any future retail uses within the warehouse building may require a separate waiver of development standards application to reduce the required number of parking spaces unless additional on-site spaces are provided; 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 design review must commence within 4 years of approval date or it will expire.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include the spandrel at the intersection of Decatur Boulevard and Wagon Trail Avenue;
- If required by the Regional Transportation Commission (RTC), dedicate right-of-way for a bus turnout, or combination bus turnout/right turn lane, on the west side of Decatur Boulevard as close as practical to Sunset Road and include easements for a 5 foot by 50 foot bus shelter pad behind the sidewalk in accordance with RTC standards.
- Applicant is advised that the minimum width of driveways is 32 feet measured from the lip of gutter to the lip of gutter; that driveways may be required to be 36 feet wide on arterial streets where no median exists; that driveways must be commercial curb return driveways in compliance with the minimum standards established in Uniform Standard

Drawings 222.1 and 225, with the exception of the increased width previously mentioned; that Uniform Standard Drawing 222.1 includes additional standards that must be complied with, including, but not limited to, throat depth and the distance between driveways and street intersections; that the list herein is not comprehensive as the plans do not contain enough details to determine compliance with all other Public Works' standards as contained in Title 30 and the Uniform Standard Drawings; that the area shown as future development may result in additional noncompliant designs that will need to be addressed with the future land use application for that portion of the site; and that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

#### **Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that operational permits may be required for this facility; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

#### **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 #0686-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.



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

**APPLICANT: DECATUR & SUNSET, LLC**

**CONTACT: JASON A. JENSEN, 4090 W. HACIENDA AVENUE, SUITE 100, LAS  
VEGAS, NV 89118**

**DRAFT**





# Enterprise Town Advisory Board

December 12, 2018

## MINUTES

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Board Members: David Chestnut – Chair – **PRESENT** Frank Kapriva – **PRESENT**  
Cheryl Wilson – Vice Chair – **PRESENT** Jenna Waltho – **PRESENT**

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

County Liaison: Tiffany Hesser 702-455-7388 [tlh@clarkcountynv.gov](mailto:tlh@clarkcountynv.gov)

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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.

Lorena Phegley, Current Planning

II. Public Comment

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

None.

III. Approval of November 28, 2018 Minutes (For possible action)

Motion by: David Chestnut

Action: **APPROVE** minutes for November 28, 2018 as amended

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

IV. Approval of Agenda for December 12, 2018 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

**WITHDRAWN** by the applicant:

2. TM-18-500168-ORENGIL, KIVANC:
5. WS-18-0698-ORENGIL, KIVANC:

Applicant Requested **HOLDS**:

BOARD OF COUNTY COMMISSIONERS  
STEVEN SISOLAK, Chair - CHRIS GIUNCHIGLIANI, Vice-Chair  
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY  
YOLANDA KING, County Manager

12. NZC-18-0915-RAINBOW & BLUE DIAMOND SOUTHEAST: Applicant requested **HOLD** to Enterprise TAB meeting on January 2, 2019.
13. UC-18-0900-P8 WS TUSCAN HIGHLANDS, LLC: Applicant requested **HOLD** to Enterprise TAB meeting on January 2, 2019.

Related applications to be heard together:

1. TM-18-500167-YI, SAM HEE:
3. VS-18-0696-YI, SAM HEE:
4. WS-18-0697-YI, SAM HEE:
  
7. UC-18-0754-CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O T:
8. VS-18-0755-CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O T ET AL:
  
21. TM-18-500216-KHARAGHANI ROYA FALAHI & SOLTANMORAD FAMILY TRUST:
23. VS-18-0898-KHARAGHANI ROYA FALAHI & SOLTANMORAD FAMILY TRUST, ET AL:
24. WS-18-0896-KHARAGHANI ROYA FALAHI & SOLTANMORAD FAMILY TRUST:

V. Informational Items

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

1. Desert Diamonds Baseball Complex Dedication at 11:30am on December 22, 2018 at Mountains Edge Regional Park, 8101 Mountains Edge Parkway
2. Clark County Water Reclamation District is Proposing changes to its Services Rules related to sewer use, access and charges. The rates and charges impact capital improvements that currently include 62 projects representing a \$1.4 billion investment over the coming 15 years. Comments accepted on-line at [rates@cleanwaterteam.com](mailto:rates@cleanwaterteam.com) until December 14, 2018. Board of trustees public hearing at 10:00 a.m. on December 18, 2018 in Commission Chambers at 500 South Grand Central Parkway, Las Vegas, Nevada.
3. Upcoming Sewer Construction Project: Starting in January, the Clark County Water Reclamation District is installing a new pipe along Jones, from Warm Springs to Robindale. They'll be starting at the Warm Springs intersection and heading south to Robindale. All the work will be performed during daytime hours with the exception of the Warm Springs intersection, which will occur during evening hours. Estimated duration is about 3 months. There isn't an approved traffic control plan yet, but it looks like all the traffic will be pushed to the west side of the street.

VI. Planning & Zoning

1. **TM-18-500167-YI, SAM HEE:**  
**HOLDOVER TENTATIVE MAP** consisting of 23 single family residential lots and common

BOARD OF COUNTY COMMISSIONERS  
 STEVEN SISOLAK, Chair - CHRIS GIUNCHIGLIANI, Vice-Chair  
 SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY  
 YOLANDA KING, County Manager

lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action) 12/05/18 BCC

Motion by Cheryl Wilson

Action: **APPROVE** per staff if approved conditions.

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

2. **TM-18-500168-ORENGIL, KIVANC:**  
**HOLDOVER TENTATIVE MAP** consisting of 75 single family residential lots and common lots on 12.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action) 12/05/18 BCC

The applicant has **WITHDRAWN** the application.

3. **VS-18-0696-YI, SAM HEE:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Levi Avenue and Cactus Avenue, and between Durango Drive (alignment) and Rich Sands Street (alignment) within Enterprise (description on file). SB/al/ja (For possible action) 12/05/18 BCC

Motion by Cheryl Wilson

Action: **APPROVE** per staff conditions.

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

4. **WS-18-0697-YI, SAM HEE:**  
**HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** to increase wall height. **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) increase finished grade for lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Cactus Avenue and Durango Drive (alignment) within Enterprise. SB/al/ja (For possible action) 12/05/18 BCC

Motion by Cheryl Wilson

Action: **APPROVE**

ADD Current Planning Condition:

- Retaining wall facing a public street to be decorative.

Per staff if approved conditions.

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

5. **WS-18-0698-ORENGIL, KIVANC:**  
**HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** to increase wall height. **DESIGN REVIEWS** for the following:  
1) single family residential development; and  
2) increase finished grade on 12.6 acres  
in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Durango Drive (alignment) and Erie Avenue (alignment) within Enterprise. SB/al/ja (For possible action) 12/05/18 BCC

The applicant has **WITHDRAWN** the application.

6. **ZC-18-0621-VACCARO, LOUIS & LINDA REV TRS:**

**AMENDED HOLDOVER ZONE CHANGE** to reclassify 2.4 acres from H-2 (General Highway Frontage) Zone to C-1 (Local Business) Zone (previously notified as C-2 (General Commercial) Zone) in the MUD-3 Overlay District.

**USE PERMITS** for the following:

- 1) reduced separation from a convenience store to a residential use;
- 2) reduced separation from a gasoline station to a residential use;
- 3) reduced separation from a vehicle wash to a residential use (no longer needed);
- 4) allow a convenience store (previously not notified);
- 5) allow a gasoline station (previously not notified); and
- 6) allow alcohol sales, liquor – packaged only not in conjunction with a grocery store (previously not notified).

**DESIGN REVIEWS** for the following:

- 1) proposed convenience store;
- 2) proposed gasoline station;
- 3) proposed vehicle wash (no longer needed);
- 4) proposed retail building; and
- 5) proposed restaurant with a drive-thru (no longer needed).

Generally located on the east side of Fort Apache Road and the south side of Blue Diamond Road within Enterprise (description on file). SB/pb/ja (For possible action) 12/05/18 BCC

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions.

**ADD** Current Planning conditions:

- Trees along the southern and eastern boundaries to be 12 ft. or greater evergreens;
- Roof mounted equipment will be screened;
- Building colors will be coordinated with the adjacent residential building colors.

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

7. **UC-18-0754-CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O T:**

**USE PERMITS** for the following:

- 1) place of worship; and
- 2) increase the height of an ornamental spire and dome.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) allow modified street standards; and
- 2) allow modified driveway design standards.

**DESIGN REVIEWS** for the following:

- 1) place of worship; and
- 2) increase finished grade on 2.0 acres

in an R- E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Lindell Road and the south side of Mistral Avenue (alignment) within Enterprise. SB/md/ja (For possible action) 12/19/18 BCC

Motion by David Chestnut

Action:

**APPROVE:** Use Permit #1;

**DENY:** Use Permit #2

**APPROVE:** Waiver of Development Standards

**DENY:** Design Review #1;

**APPROVE** Design Review #2

**ADD** Current Planning conditions:

- Design Review as a public hearing for significant changes to plans.
- Design Review as a public hearing for lighting and signage.

BOARD OF COUNTY COMMISSIONERS

STEVEN SISOLAK, Chair - CHRIS GIUNCHIGLIANI, Vice-Chair

SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY

YOLANDA KING, County Manager

**CHANGE** Public Works - Development Review bullet #3 to read:

- Lindell Rd to be developed to rural road standards.

Per staff if approved conditions.

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

8. **VS-18-0755-CHURCH DEBRE BISLAT ST GABRIEL ETHIOPIAN O T ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Westwind Road (alignment) and Lindell Road (alignment), and between Shelbourne Avenue (alignment) and Windmill Lane (alignment) and a portion of a right-of-way being Mistral Avenue located between Westwind Road (alignment) and Lindell Road (alignment), and a portion of right-of-way being Lindell Road, located between Mistral Avenue and Shelbourne Avenue (alignment) within Enterprise (description on file). SB/md/ja (For possible action) 12/19/18 BCC

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

**ADD** Public Works - Development Review condition:

- Lindell Rd to be developed to rural road standards.

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

9. **WS-18-0823-LEGACY TRADITIONAL SCHOOLS-NEVADA INC.:**  
**AMENDED WAIVERS OF DEVELOPMENT STANDARDS** for the following:  
1) allow a proposed animated sign (electronic message unit/video graphics) in conjunction with a monument sign; and  
2) increased wall height (previously not notified).  
**DESIGN REVIEWS** for the following:  
1) proposed site lighting;  
2) proposed signage; and  
3) proposed wall (previously not notified)  
in conjunction with an approved school on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southeast corner of Wigwam Avenue and Montessori Street (alignment) within Enterprise. SB/pb/ja (For possible action) 12/19/18 BCC

Motion by David Chestnut

Action:

**DENY:** Amended Waiver of development Standards #1;

**APPROVE:** Amended Waiver of development Standards #2;

**APPROVE:** Design Reviews #s 1, 2 (no animation), and 3

**ADD** Current Planning conditions:

- Parking lot pole lighting to be on motion sensors and timers.

Per staff if approved conditions

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

10. **ET-18-400243 (UC-0691-16)-CARL, ROBERT SCOTT LIVING TR 2006 & CARL, ROBERT SCOTT TRS:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following:  
1) increase the area of a proposed accessory structure;  
2) allow an accessory structure not architecturally compatible with the principal building; and  
3) waive applicable design standards in conjunction with an existing single-family residence on 1.0 acre  
in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Belcastro Street and the north side of Torino Avenue within Enterprise. (description on file).

BOARD OF COUNTY COMMISSIONERS

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SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY

YOLANDA KING, County Manager

SB/tk/ja (For possible action) 01/08/19 PC

Motion by Jenna Waltho

Action: **APPROVE** per staff conditions

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

11. **NZC-18-0888-KARABACHEV FAMILY TRUST & KARABACHEV, JANE A. TRS:**  
**ZONE CHANGE** to reclassify 1.9 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) reduce driveway approach distances from the intersection; and
- 2) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Meranto Avenue.

**DESIGN REVIEW** for a proposed retail center. Generally located on the west side of Rainbow Boulevard and north side of Meranto Avenue within Enterprise (description on file). SB/rk/ja (For possible action) 01/08/19 PC

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions.

**ADD** Current Planning condition:

- Rear doors on inline building are emergency exits only.

**CHANGE** Current Planning bullet #1 to read:

- Design Review as a public hearing on future pad sites *and significant changes to plans*.

**CHANGE** Public Works - Development Review bullet #3 to read:

- Full off-site improvements *except Meranto Ave.*

**ADD** Public Works - Development Review condition:

- Meranto Ave. to be developed to rural road standards.

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

12. **NZC-18-0915-RAINBOW & BLUE DIAMOND SOUTHEAST:**  
**ZONE CHANGE** to reclassify 8.1 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone in the MUD-3 Overlay District.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) allow modified driveway design standards; and
- 2) reduced driveway separation.

**DESIGN REVIEW** for a shopping center. Generally located on the south side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise (description on file). SB/pb/ja (For possible action) 01/08/19 PC

The applicant has requested a **HOLD** to the January 2, 2019 Enterprise TAB meeting.

13. **UC-18-0900-P8 WS TUSCAN HIGHLANDS, LLC:**  
**USE PERMIT** to increase freestanding sign height.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following:
- 1) allow a roof sign;
  - 2) increase sign area for freestanding signs; and
  - 3) increase the number of freestanding signs.
- DESIGN REVIEW** for a comprehensive sign plan for an approved multi-family complex on 15.2 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Southern Highlands Parkway and the south side of St Rose Parkway within Enterprise. SB/rk/ja (For possible action) 01/08/19 PC



The applicant has requested a **HOLD** to the January 2, 2019 Enterprise TAB meeting.

14. **UC-18-0907-TEACHERS APPLE PRE-SCHOOL INC:**

**USE PERMITS** for the following:

- 1) allow a home occupation to be conducted outside;
- 2) allow more than 1 student at a time for a proposed home occupation (dog training);
- 3) allow an employee other than family members; and
- 4) allow an existing accessory structure (storage container) not architecturally compatible with the principal dwelling

in conjunction with an existing single family residence on 1.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Windmill Lane and the east side of Gillespie Street within Enterprise. SS/rk/ja (For possible action) 01/08/19 PC

Motion by Jenna Waltho

Action: **DENY**

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

15. **UC-18-0910-BLUE DIAMOND M-E, LLC & ALBERTSON'S, LLC LEASE:**

**USE PERMITS** for the following:

- 1) supper club; and
- 2) outside dining in conjunction with an existing restaurant on a portion of a 32.1-acre shopping center in a C-2 (General Commercial) Zone and P-C (Planned Community Overlay District) Zone

in the Mountain's Edge Master Planned Community. Generally located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. SB/rk/ja (For possible action) 01/08/19 PC

Motion by David Chestnut

Action: **APPROVE** per staff conditions:

**ADD** Current Planning condition:

- No amplified sound outside.
- Protective barriers to be incorporated in outside dining fencing.

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

16. **VS-18-0889-TIDD, DAVID ALAN & BARBARA JO:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Cameron Street and Rogers Street (alignment) within Enterprise description on file). SS/tk/ja (For possible action) 01/08/19 PC

Motion by David Chestnut

Action: **HOLD January 2, 2019, applicant not present.**

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

17. **WS-18-0878-CENTURY COMMUNITIES OF NEVADA, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) establish alternative yards for a residential lot; and
- 2) increase wall height.

**DESIGN REVIEW** for building orientation of 1 proposed single-family residence in conjunction with a previously approved single-family residential development on 0.2 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the south side of Concepcion Court, 210 feet east of Pizzo Ferrato Street within Enterprise.

SB/gc/ja (For possible action) 01/08/19 PC

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

18. **WS-18-0880-J G FAMILY TRUST & GOLSHAN, JOSEPH TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative residential driveway geometrics for lots within an approved single-family residential development on 2.6 acres in an R-3 (Multiple Family Residential) Zone within the MUD-1 Overlay District. Generally located on the south side of Desert Palm Drive and the west side of Haven Street within Enterprise (description on file). SS/pb/ja (For possible action) 01/08/19 PC

Motion by Frank Kapriva  
Action: **APPROVE** per staff if approved conditions.  
Motion **PASSED** (3-1) / Wilson nay

19. **WS-18-0883-HICKMAN, JAMES JAY JR & LINDA MARIE LIVING TRUST, ET AL:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce rear setback for a patio cover in conjunction with an existing single-family residence on 0.3 acres in an R-D (Suburban Estates Residential) Zone. Generally located on the south side of Star Diamond Court and 86 feet west of La Cienega Street within Enterprise. SS/jor/ja (For possible action) 01/08/19 PC

Motion by Jenna Waltho  
Action: **APPROVE** per staff conditions;  
Motion **PASSED** (4-0) / Unanimous

20. **ET-18-400247 (NZC-0578-15)-KB HOME LV CUMBERLAND RANCH, LLC:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 12.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District.  
**DESIGN REVIEW** for a proposed single-family residential development. Generally located on the west side of Fort Apache Road and the north side of Gomer Road within Enterprise (description on file). SB/tk/ja (For possible action) 01/09/19 BCC

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

21. **TM-18-500216-KHARAGHANI ROYA FALAHI & SOLTANMORAD FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 41 single family residential lots and common lots on 5.1 acres in an R-3 (Multiple Family Residential) Zone in the MUD-4 Overlay District. Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. SB/gc/ja (For possible action) 01/09/19 BCC

Motion by David Chestnut  
Action: **HOLD** to January 2, 2019 Enterprise TAB meeting per applicant request to obtain required meeting documents.  
Motion **PASSED** (4-0) / Unanimous

22. **UC-18-0885-32 ACRES, LLC:**

**USE PERMITS** for the following:

- 1) reduce the setback of a gasoline station from a residential use; and
- 2) allow a service bay door for a vehicle (automobile) wash to face a street.

**DESIGN REVIEWS** for the following:

- 1) convenience store;
- 2) gasoline station; and
- 3) vehicle (automobile) wash

in conjunction with an approved commercial center on a portion of 4.4 acres in a C-2 (General Commercial) Zone in the MUD-1 and MUD-4 Overlay Districts. Generally located on the northeast corner of Las Vegas Boulevard South and Starr Avenue within Enterprise. SS/gc/ja (For possible action) 01/09/19 BCC

Motion by David Chestnut

Action: **HOLD** to January 2, 2019 Enterprise TAB meeting per applicant request to update plans.

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

23. **VS-18-0898-KHARAGHANI ROYA FALAHİ & SOLTANMORAD FAMILY TRUST, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Durango Drive and El Capitan Way within Enterprise (description on file). SB/gc/ja (For possible action) 01/09/19 BCC

Motion by David Chestnut

Action: **HOLD** to January 2, 2019 Enterprise TAB meeting per applicant request to obtain required meeting documents.

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

24. **WS-18-0896-KHARAGHANI ROYA FALAHİ & SOLTANMORAD FAMILY TRUST: WAIVERS OF DEVELOPMENT STANDARDS** for the following:

- 1) reduce open space;
- 2) establish alternative yards for residential lots; and
- 3) increase wall height.

**DESIGN REVIEWS** for the following:

- 1) a single-family residential development;
- 2) building orientation of 2 proposed single family residences; and
- 3) increased finished grade on 5.1 acres

in an R-3 (Multiple Family Residential) Zone in the MUD-4 Overlay District. Generally located 150 feet north of Blue Diamond Road, 1,000 feet west of Durango Drive within Enterprise. SB/gc/ja (For possible action) 01/09/19 BCC

Motion by David Chestnut

Action: **HOLD** to January 2, 2019 Enterprise TAB meeting per applicant request to obtain required meeting documents.

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

25. **ZC-18-0881-LV CACTUS SCHIRLLS, LLC:**

**ZONE CHANGE** to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for modified street standards.

**DESIGN REVIEW** for a commercial center. Generally located on the northwest corner of

Cactus Avenue and Schirlls Street (alignment) within Enterprise (description on file). SB/gc/ja  
(For possible action) 01/09/19 BCC

Motion by David Chestnut

Action: **APPROVE** per staff conditions:

**ADD** Current Planning condition:

- Design Review as a public hearing for significant changes to plans.
- Rear doors on inline building are emergency exits only.
- Trees in north property line to be 12 ft or greater evergreens.

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

Dave Chestnut would like to have a discussion on MUD overlays on a future agenda with appropriate Planning staff present.

IX. Next Meeting Date

The next regular meeting will be January 2, 2019 at 6:00 p.m.

X. Motion by Cheryl Wilson  
Adjourn meeting at 9:57 p.m.