

# Enterprise Town Advisory Board

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

June 12, 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 Hayes at 702-371-7991 and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

Board Members:

Jenna Waltho – Chair  
Paul Nimsuwan  
Kendal Weisenmiller |

Barris Kaiser – Vice Chair  
David Chestnut

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 May 29, 2019 (For possible action) |

BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair  
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM  
YOLANDA KING, County Manager

IV. Approval of Agenda for June 12, 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. **VS-19-0135-NAMAZ, LLC:**

**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Tenaya Way and Belcastro Street, and between Blue Diamond Road and Meranto Avenue and a portion of a right-of-way being Tenaya Way and Belcastro Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/tk/ja (For possible action) **06/04/19 PC**

2. **DR-19-0290-CACTUS VILLAGE, LLC:**

**DESIGN REVIEWS** for the following: **1)** proposed convenience store; **2)** proposed gasoline station; **3)** proposed vehicle wash; and **4)** smog check facility on a 1.4 acre portion of 6.5 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Cactus Avenue within Enterprise. MN/pb/ja (For possible action) **06/19/19 BCC**

3. **WC-19-400051 (ZC-0238-17)-CACTUS VILLAGE, LLC:**

**WAIVER OF CONDITIONS** for a zone change to provide an on-site pedestrian realm per 30.48 Part J, along Las Vegas Boulevard South with review and approval per staff in conjunction with a previously requested shopping center on 6.5 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Cactus Avenue within Enterprise. MN/pb/ja (For possible action) **06/19/19 BCC**

4. **ZC-19-0349-DIAMOND ARVILLE, LLC:**

**ZONE CHANGE** to reclassify 1.3 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modified on-site loading requirements; and **2)** reduce parking lot landscaping.

**DESIGN REVIEWS** for the following: **1)** a proposed warehouse building with accessory office uses; and **2)** lighting. Generally located on the south side of Richmar Avenue (alignment), 145 feet west of Arville Street within Enterprise (description on file). JJ/md/ja (For possible action) **06/19/19 BCC**

5. **TM-19-500108-LSREF EXHIBITION INVESTMENTS, LLC:**

**TENTATIVE MAP** for a commercial subdivision on 110 acres in an H-1 (Limited Resort and Apartment) (AE-60) (AE-65) Zone in the MUD-1 and MUD-2 Overlay Districts. Generally located on the south side of Eldorado Lane (alignment) and the west side of Las Vegas Boulevard South within Enterprise. MN/jor/ja (For possible action) **07/02/19 PC**

6. **UC-19-0366-7060 JONES, LLC:**  
**USE PERMIT** for a proposed hookah lounge within an existing retail center on 0.7 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Jones Boulevard and Arby Avenue within Enterprise. MN/sd/ja (For possible action) **07/02/19 PC**
  
7. **UC-19-0386-DELATORRE ANTONIO:**  
**USE PERMIT** to increase the number of agriculture livestock large (horses) in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone. Generally located on the east side of Arville Street, 150 feet north of Ford Avenue within Enterprise. JJ/sd/ja (For possible action) **07/02/19 PC**
  
8. **UC-19-0394-WESTGATE RESORTS LTD:**  
**USE PERMIT** for a vehicle (car) wash facility.  
**DESIGN REVIEW** for a vehicle (car) wash facility in conjunction with a commercial building on 2.4 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Gilesie Street and Warm Springs Road within Enterprise. MN/sd/ma (For possible action) **07/02/19 PC**
  
9. **VS-19-0361-P N II, INC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Torino Avenue and Pebble Road, and between Rainbow Boulevard and Redwood Street within Enterprise (description on file). JJ/sv/ma (For possible action) **07/02/19 PC**
  
10. **VS-19-0370-HANWEN RAINBOW, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Montessori Street (alignment) and Rainbow Boulevard, and between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/bb/ma (For possible action) **07/02/19 PC**
  
11. **VS-19-0375-LEWIS INVESTMENT COMPANY NEVADA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Park Street and Grand Canyon Drive, and between Serene Avenue and Blue Diamond Road within Enterprise (description on file). JJ/bb/ma (For possible action) **07/02/19 PC**
  
12. **VS-19-0376-MOUNTAIN WEST ASSOCIATES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road and Decatur Boulevard and between Pyle Avenue and Haleh Avenue (alignment) within Enterprise (description on file). JJ/bb/ma (For possible action) **07/02/19 PC**
  
13. **VS-19-0379-P N II INC:**  
**VACATE AND ABANDON** easement of interest to Clark County located between Pebble Road (alignment) and Blue Diamond Road and between Conquistador Street (alignment) and Hualapai Way (alignment) within Enterprise (description on file). JJ/sv/ma (For possible action) **07/02/19 PC**
  
14. **VS-19-0382-CENTURY COMMUNITIES NEVADA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Oleta Avenue and Serene Avenue and between Grand Canyon Drive and Conquistador Street within Enterprise (description on file). JJ/sv/ma (For possible action) **07/02/19 PC**

15. **VS-19-0401-LSREF EXHIBITION INVESTMENTS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Eldorado Lane and Mesa Verde Lane (alignment) and between Las Vegas Boulevard South and I-15 and portions of a right-of-way being Robindale Road located between Las Vegas Boulevard South and I-15, Moberly Avenue located between Las Vegas Boulevard South and I-15, Eldorado Lane located between I-15 and Las Vegas Boulevard South, and Ensworth Street located between Eldorado Lane and Robindale Road within Enterprise (description on file). MN/jor/ja (For possible action) **07/02/19 PC**
16. **WS-19-0367-HENDRICKX FAMILY TRUST & HENDRICKX, LOUIS O. & CATHERINE M. TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the front yard setback for an accessory structure in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Rogers Street approximately 200 feet south of Capovilla Avenue within Enterprise. MN/sd/ja (For possible action) **07/02/19 PC**
17. **WS-19-0400-LSREF EXHIBITION INVESTMENTS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping; and 2) allow non-standard improvements within the right-of-way in conjunction with future development on a portion of 110 acres in an H-1 (Limited Resort and Apartment) (AE-60) (AE-65) Zone in the MUD-1 and MUD-2 Overlay Districts. Generally located on the south side of Eldorado Lane and the west side of Las Vegas Boulevard South within Enterprise. MN/jor/ja (For possible action) **07/02/19 PC**
18. **TM-19-500088-MAK ZAK, LLC:**  
**TENTATIVE MAP** consisting of 70 single family residential lots and common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Buffalo Drive and north side of Camero Avenue within Enterprise. JJ/sd/ja (For possible action) **07/03/19 BCC**
19. **UC-19-0398-ABC HAVEN WEST INC:**  
**USE PERMIT** to allow accessory uses (private access drive aisles with landscaping and decorative pavers) prior to the principal use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following 1) waive street landscaping; and 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.  
**DESIGN REVIEW** for drive aisles and landscaping in conjunction with a multi-family development to the west on 16.5 acres in R-E (Rural Estates Residential); C-P (Office & Professional); and H-1 (Limited Resort and Apartment) Zones in the MUD-4 Overlay District. Generally located on the west side of Haven Street and the south side of Mesa Verde Lane within Enterprise. MN/rk/ja (For possible action) **07/03/19 BCC**
20. **VS-19-0387-BUFFALO WING, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Shelbourne Avenue (alignment) and Camero Avenue (alignment) within Enterprise (description on file). JJ/sd/ma (For possible action) **07/03/19 BCC**
21. **WS-19-0411-KB HOME LV CAMDEN, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the throat depth for a call box for an approved single family residential development 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. JJ/rk/ja (For possible action) **07/03/19 BCC**

- 22. **ZC-19-0315-MAK ZAK, LLC:**  
**ZONE CHANGE** to reclassify 10.0 acres from R-E (Rural Estates Residential) (RNP-I) to R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for modified street standards.  
**DESIGN REVIEW** for a single family residential development. Generally located on the west side of Buffalo Drive and north side of Camero Avenue within Enterprise (description on file). JJ/sd/ja (For possible action) **07/03/19 BCC**
  
- 23. **ZC-19-0384-CLARK COUNTY:**  
**ZONE CHANGE** to reclassify 57 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.  
**DESIGN REVIEWS** for the following: **1)** proposed detention basin; and **2)** flood control monitoring station. Generally located on the south side of Silverado Ranch Boulevard and the east side of Decatur Boulevard within Enterprise (description on file). JJ/jor/ja (For possible action) **07/03/19 BCC**
  
- 24. **ZC-19-0397-NEVADA INVESTMENT ASSN GRP, LLC:**  
**ZONE CHANGE** to reclassify 2.5 acres from C-1 (Local Business) Zone to M-D (Designed Manufacturing) Zone.  
**USE PERMIT** for a proposed hotel.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase height.  
**DESIGN REVIEW** for a proposed hotel. Generally located on the northwest corner of Warm Springs Road and La Cienega Street within Enterprise (description on file). MN/pb/ja (For possible action) **07/03/19 BCC**

VII. General Business

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: June 26, 2019 at 6:00p.m.

X. Adjournment

**POSTING LOCATIONS:** [This meeting was legally noticed and posted at the following 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  
 MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair  
 LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM  
 YOLANDA KING, County Manager





# Enterprise Town Advisory Board

May 29, 2019

## MINUTES

Board Members: Jenna Waltho, Chair - **PRESENT**  
Paul Nimsuwan **EXCUSED**  
Kendal Weisenmiller **PRESENT**  
Barris Kaiser, Vice Chair **PRESENT**  
David Chestnut **PRESENT**

Secretary: Carmen Hayes 702-371-7991 [chaves70@yahoo.com](mailto:chaves70@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 (see above)

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

Mark Donohue, 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 May 15, 2019 Minutes (For possible action)

Motion by: Jenna Waltho  
Action: **APPROVE** as published  
Motion **PASSED** (4-0) / Unanimous

### IV. Approval of Agenda for May 29, 2019 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho  
Action: **APPROVE** as amended.  
Motion **PASSED** (4-0) / Unanimous

Applicant requested holds:

2. WS-19-0314-DIAMOND WINDMILL, LLC: Applicant request a **HOLD** to Enterprise TAB meeting on July 31, 2019

Related applications:

3. TM-19-500097-GOLDERN LANTERN, LLC & A D A S, LLC:
9. VS-19-0356-GOLDERN LANTERN, LLC & A D A S, LLC:
  
12. DR-19-0290-CACTUS VILLAGE, LLC:
14. WC-19-400051 (ZC-0238-17)-CACTUS VILLAGE, LLC:

V. Informational Items

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

Movie InThe Park with Commissioner Michael Naft and Commissioner Justin Jones.  
Saturday, June 1, 2019 at 7:00 pm James Regional Park Field 1, 8400 W. Robindale Rd.

VI. Planning & Zoning

1. **TM-19-500085-FORESTAR REAL ESTATE GROUP INC:**  
**TENTATIVE MAP** for a commercial subdivision on 62.2 acres in a C-2 (General Commercial) Zone and H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South and the north side of Starr Avenue within Enterprise. MN/rk/ja (For possible action) **06/04/19 PC**

Motion by Jenna Walther  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) I Unanimous

2. **WS-19-0314-DIAMOND WINDMILL, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced driveway separation; 2) reduced throat depth for a driveway; 3) reduced rear setback; and 4) reduced parking.  
**DESIGN REVIEWS** for the following: 1) an office facility with a non-residential design for office buildings; and 2) lighting on 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the southwest corner of Windmill Lane and Gilesie Street within Enterprise. MN/pb/ja (For possible action) **06/04/19 PC**

Applicant requested a **HOLD** to Enterprise TAB meeting on July 31, 2019

3. **TM-19-500097-GOLDERN LANTERN, LLC & A D A S, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 4.1 acres in a C-1 (Local Business) Zone in the MUD-4 Overlay District. Generally located on the north side of Blue Diamond Road, 320 feet east of Belcastro Street within Enterprise. JJ/md/ja (For possible action) **06/18/19 PC**

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



4. **UC-19-0316-H W G A, LLC:**  
**USE PERMIT** for a proposed food cart/trailer not located within an enclosed building.  
**DESIGN REVIEW** for a proposed food cart (snow cones) in conjunction with an existing hotel/timeshare (Tahiti Village) on 5.4 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Arby Avenue, 620 feet east of Las Vegas Boulevard South within Enterprise. MN/al/ja (For possible action) **0618/19 PC**

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

5. **UC-19-0327-FORTRESS PARTNERS LLC, & YADIDI SHERVIN:**  
**USE PERMIT** for a banquet facility in conjunction with an existing office/warehouse complex on a portion of 3.4 acres in an M-D (Designed Manufacturing) Zone in the MUD-3 Overlay District and the Cooperative Management Area (CMA) Overlay District. Generally located on the north side of Arby Avenue, east of Redwood Street within Enterprise. MN/nr/ja (For possible action) **0618/19 PC**

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

6. **UC-19-0350-SILVERADO PLACE HOMEOWNERS ASSOCIATION:**  
**USE PERMIT** for the modification of a Planned Unit Development (PUD) to allow for an increase in parking on two parcels totaling 2.7 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east of Bermuda Road approximately 1,027 feet north of Cactus Avenue within Enterprise. MN/nr/ja (For possible action) **0618/19 PC**

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

7. **VS-19-0332-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK #1**  
**LEASE:**  
**VACATE AND ABANDON** a portion of a right-of-way being Jones Boulevard located between Badura Avenue and Arby Avenue (alignment) within Enterprise (description on file). MN/tk/ja (For possible action) **0618/19 PC**

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

8. **VS-19-0339-M F E INC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cactus Avenue and Conn Avenue, and between Jones Boulevard and El Camino Road and a portion of right-of-way being Jones Boulevard located between Cactus Avenue and Conn Avenue within Enterprise (description on file). JJ/tk/ja (For possible action) **0618/19 PC**

Motion by Kendal Weisenmiller  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) I Unanimous

9. **VS-19-0356-GOLDERN LANTERN, LLC & A D A S, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Belcastro Street and Rainbow Boulevard within Enterprise (description on file). JJ/md/ja (For possible action) **0618/19 PC**

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

10. **WS-19-0317-WICHMANN STEPHEN A:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of an existing non-decorative CMU block wall in conjunction with an existing single-family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Mardon Avenue, 145 feet west of Valley View Boulevard within Enterprise. MN/md/ja (For possible action) **0618/19 PC**

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

11. **WS-19-0340-KB HOME LV CUMBERLAND RANCH, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the side setback in conjunction with a single-family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone in the MUD-3 Overlay District. Generally located on the west side of Eamont River Street, 150 feet south of Yorkshire Coast Avenue within Enterprise. JJ/jt/ja (For possible action) **0618/19 PC**

Motion by David Chestnut  
Action: **APPROVE**  
CHANGE current Planning Bullet #1 to read:  
• Maintain minimum front setback of 20 feet *for the first-floor level only.*  
Per staff conditions.  
Motion **PASSED** (4-0) I Unanimous

12. **DR-19-0290-CACTUS VILLAGE, LLC:**  
**DESIGN REVIEWS** for the following: 1) proposed convenience store; 2) proposed gasoline station; 3) proposed vehicle wash; and 4) smog check facility in conjunction with a previously approved shopping center on a portion of 6.5 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Cactus Avenue within Enterprise. MN/pb/ja (For possible action) **06/19/19 BCC**

Motion by Jenna Waltho  
Action: **APPROVE** applicant requested **HOLD** to Enterprise TAB meeting on June 12, 2019.  
Motion **PASSED** (4-0) I Unanimous

13. **DR-19-0334-BLUE DIAMOND DECATUR PLAZA, LLC:**  
**DESIGN REVIEW** for parking lot and building lighting in conjunction with an approved commercial center on 13.2 acres in a C-2 (Commercial General) Zone in the MUD-3 Overlay District. Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise. JJ/nr/ja (For possible action) **06/19/19 BCC**

Motion by David Chestnut  
Action: **APPROVE**

**ADD** Current planning condition

- Along the southern boundary with adjacent residential use 15-foot light poles, with 2700k color temperature and extended shielding facing the residential.

Per staff conditions.

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

**14. WC-19-400051 (ZC-0238-17)-CACTUS VILLAGE, LLC**

**WAIVER OF CONDITIONS** for a zone change to provide an on-site pedestrian realm per 30.48 Part J, along Las Vegas Boulevard South with review and approval per staff in conjunction with a previously approved shopping center on 6.5 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Cactus Avenue within Enterprise. MN/pb/ja (For possible action) **06/19/19 BCC**

Motion by Jenna Waltho

Action: **APPROVE** applicant requested **HOLD** to Enterprise TAB meeting on June 12, 2019.

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

**15. WS-19-0341-SHL, SHANA:**

**WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a single-family residential development on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Wigwam Avenue and the south side of Camero Avenue, 150 feet west of Pioneer Way within Enterprise. JJ/jt/ja (For possible action) **06/19/19 BCC**

Motion by David Chestnut

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

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

**16. WS-19-0362-SB - BD & DECATUR, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the distance between freestanding signs along a street frontage; and **2)** allow signage facing a residential development. **DESIGN REVIEW** for signage in conjunction with an approved restaurant on a 0.8 acre parcel in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Blue Diamond Road, 400 feet east of Decatur Boulevard within Enterprise. JJ/nr/ja (For possible action) **06/19/19 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning condition:

- No illuminated signs facing residential.

Per staff conditions.

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

**17. ZC-19-0349-DIAMOND ARVILLE, LLC:**

**ZONE CHANGE** to reclassify 1.3 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modified on-site loading requirements; and **2)** reduce parking lot landscaping.

**DESIGN REVIEWS** for the following: **1)** a proposed warehouse building with accessory office uses; and **2)** lighting. Generally located on the south side of Richmar Avenue (alignment), 145 feet west of Arville Street within Enterprise (description on file). JJ/md/ja (For possible action) **06/19/19 BCC**

Motion by Jenna Waltho

Action: **APPROVE** applicant requested **HOLD** to Enterprise TAB meeting on June 12, 2019.

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

VII. General Business:

1. Review and make recommendations regarding topics of discussion for future meeting with Clark County Public Works (For possible action).

VIII. Public Comment:

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

- None

IX. Next Meeting Date

The next regular meeting will be June 12, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho

Adjourn meeting at 8:46 p.m.

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

06/04/19 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

TENAYA WAY/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0135-NAMAZ, LLC:**

**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Tenaya Way and Belcastro Street, and between Blue Diamond Road and Meranto Avenue and a portion of a right-of-way being Tenaya Way and Belcastro Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/tk/ja (For possible action)

RELATED INFORMATION:

**APN:**

176-22-601-033; 176-22-601-034

**LAND USE PLAN:**

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAIN'S EDGE) - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon 10 feet of right-of-way located on the eastern portion of Tenaya Way, and a 15 foot wide Bureau of Land Management Grant (easement) along the western edge of APN 176-22-601-033, in addition to a 60 foot wide portion of Belcastro Avenue between Blue Diamond Road and the Serene Avenue alignment. Also requested by the applicant to be vacated are two, 40 foot wide Bureau of Land Management right-of-way grant easements along the Serene Avenue alignment. The applicant states the Bureau of Land Management grants were originally for the Serene Avenue alignment and are no longer needed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0924	Communication tower	Held No Date	January 2019
ET-18-400205 (UC-0318-11)	Third extension of time for a 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

**Prior Land Use Requests**

Application Number	Request	Action	Date
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 (Mountains Edge) – 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**

**Public Works - Development Review**

Staff has no objection to the vacation of easements and rights-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**

- Drainage study shall be required with future development as determined by 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:**

**PLANNING COMMISSION ACTION:** May 7, 2019 – HELD – To 06/04/19 – per the applicant.

**APPLICANT:** PEYMAN MASACHI

**CONTACT:** DAVID TURNER, BAUGHMAN & TURNER, 1210 HINSON STREET, LAS VEGAS, NV 89102

**DRAFT**







# VACATION APPLICATION 1A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>	<b>STAFF</b>	DATE FILED: <u>2-13-19</u>	APP. NUMBER: <u>VS 19-0135</u>
<input type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>TKC</u> ACCEPTED BY: <u>TKC</u> FEE: <u>875</u> CHECK #: <u>1011</u> COMMISSIONER: <u>JS</u> OVERLAY(S)? _____ TRAILS? Y/N _____ PFNA? Y/N _____	TAB/CAC <u>ENTERPRISE</u> TAB/CAC DATE: <u>3/13</u> TIME: _____ PC MEETING DATE: <u>4-2-19</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>H2</u> PLANNED LAND USE: <u>ENT MDP</u>

<b>PROPERTY OWNER</b>	NAME: <u>Namaz LLC</u> ADDRESS: <u>8965 So. Eastern Ave. # 120B</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>(702) 461-9711</u> CELL: <u>(702) 461-9711</u> E-MAIL: <u>Masachi702@aol.com</u>
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<b>APPLICANT</b>	NAME: <u>Namaz LLC</u> ADDRESS: <u>8965 So. Eastern Ave. # 120B</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>(702) 461-9711</u> CELL: <u>(702) 461-9711</u> E-MAIL: <u>Masachi702@aol.com</u> REF CONTACT ID #: _____
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<b>CORRESPONDENT</b>	NAME: <u>David Turner (Baughman &amp; Turner, Inc.)</u> ADDRESS: <u>1210 Hinson</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>(702) 870-8771</u> CELL: <u>(702) 289-1714</u> E-MAIL: <u>davidt@baughman-turner.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-22-601-033 & 034

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Rd. and Tenaya Way

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

[Signature]  
 Property Owner (Signature)\*

Peyman Masachi, MANAGING MEMBER  
 Property Owner (Print) Trustee

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON FEBRUARY 7, 2019 (DATE)  
 By PEYMAN MASACHI  
 NOTARY PUBLIC: [Signature]



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

*Baughman & Turner, Inc.*

*Consulting Engineers & Land Surveyors*

1210 HINSON ST.  
LAS VEGAS, NEVADA 89102-1604

PHONE (702) 870-8771  
FAX (702) 878-2695

February 13, 2019

**Clark County Department of  
Comprehensive Planning**

500 S. Grand Central Parkway  
Las Vegas, Nevada 89155-1744

**CIVIL  
ENGINEERING**

**Re: APN 176-22-601-033 & 176-22-601-034**

To Whom It May Concern,

Please let this letter serve as justification for a Vacation and Abandonment of rights-of-way for the above referenced Assessor's Parcel Numbers.

We are requesting a vacation of the Easterly 10.00' of Tenaya Way, the Westerly Half of Belcastro Avenue (30.00'), and a 40.00' Bureau of Land Management (BLM) Right-of-Way Grant on the South portion of the aforementioned parcels.

Tenaya Way, currently an 80.00' right-of-way, will be reduced to 60.00'. The Belcastro alignment will end up being a shared access with APN 176-22-601-031. The 40.00' BLM Right-of-Way Grant was originally granted for the future Serene Avenue alignment. Serene Avenue would dead-end into Blue Diamond Road at an odd angle, and is no longer necessary at this location.

All of these requests, and other alignments, were previously applied for and approved with VS-17-1087 for a large development.

In the essence of time, our client would like to move forward with the vacation of these alignments for development of their parcels.

Should you have any questions, please feel free to contact me at this office.

Sincerely Yours,

***Baughman & Turner, Inc.***



David S. Turner  
President

DST/aw

CONVENIENCE STORE  
(TITLE 30)

LAS VEGAS BLVD S/CACTUS AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-19-0290-CACTUS VILLAGE, LLC:**

**DESIGN REVIEWS** for the following: 1) proposed convenience store; 2) proposed gasoline station; 3) proposed vehicle wash; and 4) smog check facility on a 1.4 acre portion of 6.5 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District.

Generally located on the northeast corner of Las Vegas Boulevard South and Cactus Avenue within Enterprise. MN/pb/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-28-410-005; 177-28-410-006

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 10428 Las Vegas Boulevard South
- Site Acreage: 1.4 acre portion of a 6.5 acre development
- Project Type: Convenience store, gasoline station, vehicle wash, and smog check facility
- Number of Stories: 1
- Building Height (feet): Up to 25
- Square Feet: 4,793 (convenience store)/5,000 (gasoline service canopy)/995 (vehicle wash)/1,052 (vacuum canopy)/166 (smog check)
- Parking Required/Provided: 23/25

**Site Plans**

A convenience store with a gasoline station, and a vehicle wash facility (car wash) was previously approved on this site. The purpose of this request is to modify the design of the previously approved convenience store. The plans depict a convenience store (Green Valley Grocery) with a gasoline station, a vehicle wash facility (car wash), and a smog check facility located on the southwestern portion of the site. The convenience store is centrally located on the southwestern parcel with the gasoline service canopy located to the west of the convenience store. The car wash is located on the north side of the convenience store with the smog check building located on the north side of the car wash. A vacuum canopy is located on the

northwestern portion of the site. Parking spaces are located to the west and south of the convenience store and the loading area and trash enclosure are located on the east side of the convenience store. The site has cross access and parking with the northern and eastern portions of the overall site and access is provided by 2 driveways from Las Vegas Boulevard South, 2 driveways from Giles Street, and 1 driveway from Cactus Avenue. There are 2 points of pedestrian access to Las Vegas Boulevard South.

#### Landscaping

The perimeter landscaping previously approved on the site included a minimum 10 foot wide landscape area consisting of trees, shrubs, and groundcover adjacent to an attached sidewalk next to a turn lane located along Cactus Avenue. A 15 foot wide attached sidewalk was depicted along Las Vegas Boulevard South within the right-of-way along with an existing 15 foot wide utility easement between the proposed sidewalk and the western property line of the site. The plans depict a 15 foot wide landscape area along the western property line adjacent to the Las Vegas Boulevard South right-of-way. Interior parking lot trees are distributed throughout the site. Additional landscaping is located along the northern and eastern boundaries of the convenience store site.

#### Elevations

The plans depict a single story convenience store/car wash/smog check building with a flat roof and parapet walls ranging in height from 16 feet to 25 feet. The exterior of the building has a stucco finish painted in earth tone colors and stone veneer. Other architectural features for the buildings include pop out, recesses, awnings, and aluminum store fronts and window systems. The gasoline service canopy is 21 feet high and includes a panel crown molding, stucco finish, and stone veneer to match the building.

#### Floor Plans

The plans depict a 4,793 square foot convenience store, 5,000 square foot gasoline service canopy, 995 square foot car wash, 1,052 square foot vacuum canopy, and a 166 square foot smog check room.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates the modifications are needed now that the applicant has identified the end user for the convenience store. The proposed changes are compatible with the approved shopping center and other development in the area.

#### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0238-17	Reclassified the site from H-1 to C-2 zoning for a shopping center	Approved by BCC	June 2017

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0117-16	Commercial subdivision	Approved by PC	November 2016
RS-0118-16	Record of Survey	Reviewed by staff	July 2016
RS-0038-11	Record of Survey	Reviewed by staff	May 2011
VS-0197-11	Vacation and abandonment of patent easements	Approved by PC	July 2011
ZC-1241-04 (ET-0252-07)	First extension of time for a mixed use development – expired	Approved by BCC	September 2007
UC-0680-06	Resort condominiums and residential condominium units in an high rise tower with kitchens located on the southern portion of the subject site – expired	Approved by PC	June 2006
ZC-1241-04	Mixed use development located on the northern portion of the subject site – expired	Approved by BCC	August 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped
South	Commercial Tourist & Commercial General	C-2	Shopping center
East	Commercial Tourist	H-1 & R-4	Undeveloped
West	Commercial Tourist	H-1	Undeveloped

**Related Applications**

Application Number	Request
WC-19-400051 (ZC-0238-17)	A waiver of conditions for a zone change requiring to provide an on-site pedestrian realm per 30.48 Part J, along Las Vegas Boulevard South with review and approval per staff in conjunction with a previously approved shopping center 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**

The submitted site plan depicts an effective layout of the buildings, parking areas, and circulation. The elevations show colors and materials common in the area. Therefore, staff finds the design of the project conforms to Urban Specific Policy 10 which encourages site designs that are compatible with adjacent land uses and off-site circulation patterns, especially when the

adjacent land use is at a lower density or intensity and Urban Specific Policy 79 which encourages commercial developments to use visually articulated elements including, but not limited to towers, domes, decorative fascias or parapets, pilasters or columns, arcades or colonnades, decorative details such as tiles, wrought iron (tubular steel), fenestration, landscaped planters or trellises, pitched/hipped roofs, or other visually articulated design utilizing harmonious volumes, spaces and materials. The companion item on this agenda is requesting a waiver of conditions for a zone change requiring to provide an on-site pedestrian realm per 30.48 Part J, along Las Vegas Boulevard South with review and approval per staff in conjunction with a previously approved convenience store. There are 2 points of pedestrian access to Las Vegas Boulevard South crossing the 15 foot wide landscape area where the applicant could provide amenities such as benches or decorative features that would meet the intent of that condition and enhance the overall design of the project. Staff can support this request with a condition requiring pedestrian amenities in the landscape area adjacent to the 2 pedestrian access points to Las Vegas Boulevard South.

**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**

- Provide pedestrian amenities in the landscape area adjacent to the 2 pedestrian access points to Las Vegas Boulevard South;
- 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;
- 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.

**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 #0211-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CACTUS VILLAGE, LLC

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

**DRAFT**







# LAND USE APPLICATION 2A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>4/11/19</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$ 850.00</u> CHECK #: COMMISSIONER: <u>MV</u> OVERLAY(S)? <u>MU171</u> PUBLIC HEARING? <u>YIN</u> TRAILS? <u>YIN</u> PFNA? <u>YIN</u> APPROVAL/DENIAL BY:	APP. NUMBER: <u>DR-19-029D</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>5/15</u> TIME: <u>2:00</u> PC MEETING DATE: BCC MEETING DATE: <u>6/5/19</u> ZONE / AE / RNP: <u>C2/MA</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <u>Y</u> <input checked="" type="checkbox"/> LETTER DUE DATE: COMMENCE/COMPLETE:
	<b>PROPERTY OWNER</b>	NAME: <u>Cactus Village, LLC</u> ADDRESS: <u>10655 Park Run Drive #160</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702-220-4500</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>	
	<b>APPLICANT</b>	NAME: <u>Cactus Village, LLC</u> ADDRESS: <u>Park Run Drive #160</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702-220-4500</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>168693</u>	
	<b>CORRESPONDENT</b>	NAME: <u>Kaempfer Crowell - Jennifer Lazovich</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>jll@kcnvlaw.com</u> REF CONTACT ID #: <u>168693</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-28-410-002 & 003  
 PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd & Cactus Ave  
 PROJECT DESCRIPTION: Design Review for convenience store

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

[Signature] Property Owner (Signature)\*      Frank Gordon Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 3-22-19 (DATE)  
 By [Signature]  
 NOTARY PUBLIC:



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

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

**ANTHONY J. CELESTE**  
[aceleste@kcnvlaw.com](mailto:aceleste@kcnvlaw.com)  
702.693.4215

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

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80 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel: 775.852.3900  
Fax: 775.327.2011

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

April 9, 2019

**VIA HAND DELIVERY**

CLARK COUNTY DEPARTMENT OF  
COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89106

**Re: Justification Letter –  
Design Review for a Convenience Store, Gas Pumps, & Carwash  
Cactus Village  
APNs: 177-28-410-003**

To Whom It May Concern:

Please be advised our office represents Village Cactus (the "Applicant"). The Applicant is requesting a design review for a convenience store, gas pumps, and carwash on property located at the northeast corner of Las Vegas Boulevard and Cactus Avenue, more particularly described as APN: 177-28-410-003 ( the "Site"). The Site is approximately 1.37 acres.

By way of background, on June 7, 2017 the BCC approved ZC-0238-17 which zones the Site and adjacent parcels C-2 with entitlements to develop a commercial shopping center and convenience store with gas pumps. The Applicant has identified an end user for the convenience store, gas pumps, and carwash. As such, the Applicant is seeking to amend the design review specific to the Site for the convenience store, gas pumps, and carwash uses.

The Applicant is proposing to develop a 4,793 square foot convenience store along with a 995 square foot carwash and 166 square foot smog room. In addition to the convenience store, carwash, and smog room, the Applicant is also proposing 8 gas pumps which accommodate 16 vehicles under a 5,000 square foot canopy island. The convenience store is approximately 25' in height and the elevations show architectural enhancements such as stone veneer and steel awing finishes. The gas island canopy is approximately 21' in height and the columns to the canopy will match the convenience store design by providing stone veneer finishes. The Site is accessible from shared driveways both off of Cactus Boulevard and Las Vegas Boulevard. The Site is providing 25 parking spaces where 23 parking spaces are required.

We thank you in advance for your time and consideration.

Sincerely,

KAEMPFER CROWELL

  
Anthony J. Celeste

AJC/mao

SHOPPING CENTER  
(TITLE 30)

LAS VEGAS BLVD S/CACTUS AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WC-19-400051 (ZC-0238-17)-CACTUS VILLAGE, LLC:**

**WAIVER OF CONDITIONS** for a zone change to provide an on-site pedestrian realm per 30.48 Part J, along Las Vegas Boulevard South with review and approval per staff in conjunction with a previously requested shopping center on 6.5 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District.

Generally located on the northeast corner of Las Vegas Boulevard South and Cactus Avenue within Enterprise. MN/pb/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
177-28-410-005; 177-28-410-006

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

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: 10428 Las Vegas Boulevard South
- Site Acreage: 6.5
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): 36
- Square Feet: 57,500
- Parking Required/Provided: 230/231

**Site Plans & History**

The original plans depict a proposed shopping center consisting of 6 buildings, which include a major anchor tenant, in-line retail shops, 2 pad buildings, a convenience store with a gasoline station, and a vehicle wash facility (car wash). Access is provided by 2 driveways from Las Vegas Boulevard South, 2 driveways from Giles Street, and 1 driveway from Cactus Avenue. The pad buildings are located on the northwest and southeast corners of the site. The anchor tenant building and in-line retail shops are located on the eastern portion of the site and the car wash, convenience store/gasoline station are located on the southwest corner of the site. The fuel pump islands and a shade canopy for the gasoline station are located between the convenience

store and Las Vegas Boulevard South. Drive-thru services are being provided with the pad building on the northwest corner of the site and for the convenience store. All buildings and structures will be set back a minimum of 50 feet from Cactus Avenue, 30 feet from Las Vegas Boulevard South, and 14 feet from Giles Street. Future cross access is depicted for the adjacent parcel to the north. The waiver of development standards for the commercial driveway geometrics for driveways from Giles Street and Cactus Avenue are located on the southeastern portion of the site.

#### Landscaping

A minimum 10 foot wide landscape area consisting of trees, shrubs, and groundcover with an attached sidewalk is located along Giles Street. A minimum 20 foot wide landscape area consisting of trees, shrubs, and groundcover with a detached sidewalk is located along Cactus Avenue. A 15 foot wide attached sidewalk is depicted along Las Vegas Boulevard South and the plans indicate there is an existing 15 foot wide utility easement between the proposed sidewalk and the western property line of the site. The plans depict a minimum 15 foot wide landscape area consisting of trees, shrubs, and groundcover located on the site along Las Vegas Boulevard South.

#### Previous Conditions of Approval

Listed below are the approved conditions for ZC-0238-17:

#### Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- 2 years to complete the waivers of development standards and design review;
- Approval is for the convenience store with fuel pumps and car wash only, any additional development must be approved through a design review;
- Provide an on-site pedestrian realm per 30.48 Part J, along Las Vegas Boulevard South with review and approval per staff;
- Provide enhancements within the utility easement along Las Vegas Boulevard South such as xeriscapes or rockscapes;
- Design review as a public hearing for significant changes to the 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; 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;
- Location of off-site improvements on Las Vegas Boulevard South to be coordinated with Public Works;

- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Applicant's Justification

The applicant indicates the property to the south of this site is not providing an on-site pedestrian realm and the proposed design will match the existing landscaping along this portion of Las Vegas Boulevard South.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0238-17	Reclassified the site from H-1 to C-2 zoning for a shopping center	Approved by BCC	June 2017
TM-0117-16	Commercial subdivision	Approved by PC	November 2016
RS-0118-16	Record of Survey	Reviewed by staff	July 2016
RS-0038-11	Record of Survey	Reviewed by staff	May 2011
VS-0197-11	Vacated and abandoned patent easements	Approved by PC	July 2011
ZC-1241-04 (ET-0252-07)	First extension of time for a mixed use development – expired	Approved by BCC	September 2007
UC-0680-06	Resort condominiums and residential condominium units in an high rise tower with kitchens located on the southern portion of the subject site – expired	Approved by PC	June 2006
ZC-1241-04	Mixed use development located on the northern portion of the subject site – expired	Approved by BCC	August 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Undeveloped
South	Commercial Tourist & Commercial General	C-2	Shopping center
East	Commercial Tourist	H-1 & R-4	Undeveloped
West	Commercial Tourist	H-1	Undeveloped

**Related Applications**

Application Number	Request
DR-19-0290	A design review for a convenience store, gasoline service station, vehicle wash, and smog check facility on the southwestern portion of this site 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**

Staff finds there have been no changes in the surrounding area and the condition is still valid; however, the companion item on this agenda is a design review for a convenience store, gasoline service station, and vehicle wash, and smog check facility on the southwestern portion of this site in conjunction with a previously approved shopping center. The plans submitted with that application show 2 points of pedestrian access to Las Vegas Boulevard South crossing the 15 foot wide landscape area where the applicant could provide amenities such as benches or decorative features that would meet the intent of this condition and enhance the overall design of the project. Staff can support this request with a condition requiring pedestrian amenities in the landscape area adjacent to all pedestrian access points to Las Vegas Boulevard South.

**Staff Recommendation**

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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**

- Provide pedestrian amenities in the landscape area adjacent to the 2 pedestrian access points to Las Vegas Boulevard South.

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:  
APPROVALS:  
PROTEST:**

**APPLICANT: CACTUS VILLAGE, LLC**

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

**DRAFT**







# LAND USE APPLICATION 3A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>ZC-0238-17</u> (OBJECTIVE APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (OBJECTIVE APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (OBJECTIVE APPLICATION #)	STAFF	DATE FILED: <u>4/11/19</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: <u>\$650.00</u> CHECK #: COMMISSIONER: <u>[Signature]</u> OVERLAY(S)? <u>MUSI</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY:	APP. NUMBER: <u>WC-19-400051</u> TAB/CAC: <u>Ente...</u> TAB/CAC MTG DATE: <u>5/15</u> TIME: <u>6:00</u> PC MEETING DATE: BCC MEETING DATE: <u>6/15/19</u> ZONE / AE / RNP: <u>C2/NA</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>100'</u> SIGN? <u>Y/N</u> LETTER DUE DATE: COMMENCE/COMPLETE:
	PROPERTY OWNER	NAME: <u>Cactus Village, LLC</u> ADDRESS: <u>10655 Park Run Drive #160</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702-220-4500</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>	
	APPLICANT	NAME: <u>Cactus Village, LLC</u> ADDRESS: <u>Park Run Drive #160</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702-220-4500</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>168693</u>	
	CORRESPONDENT	NAME: <u>Kaempfer Crowell - Jennifer Lazovich</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>jll@kcnvlaw.com</u> REF CONTACT ID #: <u>168693</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-28-410-002 & 003  
 PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd & Cactus Ave  
 PROJECT DESCRIPTION: Waiver of condition regarding landscaping and pedestrian realm

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

[Signature] Property Owner (Signature)\*      [Print Name] Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 3-22-19 (DATE)  
 By [Signature]  
 NOTARY PUBLIC: \_\_\_\_\_



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

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

**ANTHONY J. CELESTE**  
[aceleste@kcnvlaw.com](mailto:aceleste@kcnvlaw.com)  
702.693.4215

LAS VEGAS OFFICE  
1980 Festival Plaza Drive  
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Las Vegas, NV 89135  
Tel. 702.792.7000  
Fax 702.796.7181

RENO OFFICE  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel. 775.852.3900  
Fax 775.327.2011

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

April 9, 2019

**VIA HAND DELIVERY**

CLARK COUNTY DEPARTMENT OF  
COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89106

**Re: Justification Letter –  
Waiver of Condition Requiring On-Site Pedestrian Realm Per 30.48 Part J  
Along Las Vegas Boulevard  
Cactus Village  
APNs: 177-28-410-003**

To Whom It May Concern:

Please be advised our office represents Village Cactus (the "Applicant"). The Applicant is developing a convenience store, gas pumps, and carwash on property located at the northeast corner of Las Vegas Boulevard and Cactus Avenue, more particularly described as APN: 177-28-410-003 ( the "Site"). The Site is approximately 1.37 acres. On June 7, 2017 the BCC approved ZC-0238-17 which zones the Site and adjacent parcels C-2. As part of the approval, the Site is conditioned to "Provide an on-site pedestrian realm per 30.48 Part J along Las Vegas Boulevard South with review and approval per staff."

The Applicant is now requesting to waive this condition. The reason for the removal of this condition is because the property immediately to the south (on the southeast corner Las Vegas Boulevard and Cactus Avenue) of the Site is not providing an on-site pedestrian realm. The Applicant is seeking to match the existing landscaping along this portion of Las Vegas Boulevard.

We thank you in advance for your time and consideration.

Sincerely,

KAEMPFER CROWELL

  
Anthony J. Celeste

AJC/mao

WAREHOUSE  
(TITLE 30)

ARVILLE ST/RICHMAR AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-19-0349-DIAMOND ARVILLE, LLC:**

**ZONE CHANGE** to reclassify 1.3 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modified on-site loading requirements; and 2) reduce parking lot landscaping.

**DESIGN REVIEWS** for the following: 1) a proposed warehouse building with accessory office uses; and 2) lighting.

Generally located on the south side of Richmar Avenue (alignment), 145 feet west of Arville Street within Enterprise (description on file). JJ/md/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-19-404-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow loading areas with roll-up, overhead doors, and areas intended for large semi-truck parking to locate within the side of the complex where location in the rear of the complex in a service yard is required per Section 30.60.070.
2. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.3
- Project Type: Warehouse
- Number of Stories: 2
- Building Height (feet): Up to 27.5
- Square Feet: 7,914 (3 total warehouse buildings)
- Parking Required/Provided: 36/38

### Site Plan, Lighting, & Photometric Plans

The applicant is requesting a conforming zone change from R-E to M-D zoning for a proposed warehouse building with accessory office uses on 1.3 acres. The plans depict a proposed warehouse complex with accessory office uses consisting of 3 buildings. Buildings 1 through 3 each consist of 7,914 square feet and are located adjacent to the west and south property lines of the project site. Building 1 is set back 34 feet from the north property line while all 3 buildings are set back a minimum of 50 feet from the east property line. Buildings 1 and 2 are attached together while building 3 is detached and located along the south property line of the site. The overhead, roll-up doors are oriented towards either the interior of the site, facing away from the public right-of-way, or the north property line, facing towards the armory. A 5 foot wide pedestrian walkway connects from the existing public right-of-way (unnamed) to building 3. The 3 warehouse buildings are connected via an internal 5 foot wide pedestrian walkway. A 5 foot wide pedestrian sidewalk is located between each warehouse building and the vehicular drive aisles. A total of 3 trash enclosures are provided throughout the warehouse complex. The required bicycle parking spaces are located within the interior of the project site. Access to the project site will be granted by a commercial driveway located along an existing, unimproved hammerhead cul-de-sac (dedicated as public right-of-way) that connects to Arville Street. Enhanced paving is provided at the commercial driveway, located at the southeast portion of the site. Parking for the warehouse complex is located along the east and north property lines, and between warehouse buildings 2 and 3. A fire department crash gate is proposed along a portion of the northeast property line. The warehouse complex requires 36 parking spaces where 38 parking spaces are provided. The site lighting and photometric plans depict full cutoff wall-pack lighting mounted to the north sides of buildings 1 and 3 and the south side of building 2.

### Landscaping

Parking lot landscaping is provided along the east property line of the project site consisting of 5 landscape finger islands with 7 large trees. No landscape finger islands are provided within the interior of the project site, where a total of 6 landscape islands would typically be required. Street landscaping is not required for this application due to the location of the proposed commercial driveway, located immediately adjacent to the hammerhead cul-de-sac.

### Elevations

The elevations for the 3 warehouse buildings depict a height ranging from 26 feet up to 27.5 feet, to the top of the parapet wall. The exterior of the buildings will consist of split-faced CMU block painted with neutral, earth tone colors. The north side of building 1 features 3 overhead roll-up doors oriented towards the armory, while the south side of building 2 features 3 overhead roll-up doors oriented towards the interior of the site. The north side of building 3 features 3 overhead roll-up doors oriented towards the interior of the site. Buildings 1 through 3 each feature an overhead roll-up door on the east elevation, oriented towards the undeveloped portion of the adjacent parcel. The overhead roll-up doors will be painted red to compliment the color palette of the warehouse buildings. An aluminum storefront window system is featured at the principal entrance to each building, covered by a decorative metal awning that will be painted red.

Floor Plans

The plans for the 3 buildings consist of 7,200 square feet of warehouse space on the first floor of each building. The second floor (mezzanine level) of each building features an area measuring 714 square feet with offices, a reception area, breakroom, and restroom facilities.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states the proposed zone change is appropriate as the project site was recently designated as a Business and Design/Research Park land use within the Enterprise Land Use Plan. The proposed zone change, including the warehouse buildings, will not significantly impact the natural environment, and will assist in creating a logical and orderly development pattern for the immediate area. The overhead, roll-up doors primarily face the interior of the site, and are virtually not visible from the sight line along Arville Street. The landscape finger islands that are required would typically be located within the employee and company vehicle parking area. As a compensating benefit, additional trees have been added to other landscape finger islands located along the east property line of the project site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0104-10	Vacated government patent easements – vacation recorded	Approved by PC	May 2010

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Public Facilities	P-F	Armory
East	Public Facilities and Business and Design/Research Park	R-E and P-F	Armory & undeveloped parcels

**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 surrounding area. The parcels immediately to the north, south, east, and west of the project site are zoned M-D and P-F zoning with planned land uses of Public Facilities and Business and Design/Research Park. The undeveloped parcels of land to the east of the project site, across Arville Street, are planned for Business and Design/Research Park. The Business and Design/Research Park land use category applies to areas where professional and/or warehouse 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.

#### 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

Industrial Policy 102 of the Comprehensive Master Plan states loading areas with roll-up, overhead door, service areas, and areas intended for large semi-truck parking should be screened from streets, residential, and other adjacent uses. Staff finds that only a portion of the overhead roll-up doors will be visible from the public right-of-way that is immediately adjacent to the site. The majority of the roll-up doors associated with the warehouse buildings are oriented towards the interior of the project site. Three overhead roll-up doors along the east elevations of the buildings face towards Arville Street; however, these doors are set back a minimum of 156 feet from the public right-of-way and are separated from the street by the portion of the undeveloped parcel adjacent to the east of the project site. Staff finds the requested waiver should have no impact on the surrounding properties and land uses, therefore, staff recommends approval.

#### Waiver of Development Standards #2

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. Staff recognizes the fact the applicant has provided 2 additional large trees within the landscape finger islands along the east portion of the project site to compensate for the elimination of the required landscaping interior to the project site. However, since there are not any unique circumstances related to the property, such as the shape, configuration, or topography of the site, staff cannot support the request as it is a self-imposed hardship.

#### Design Reviews

Staff finds the proposed warehouse buildings comply with Urban Specific Policy 19 which encourages breaking-up the mass of the building through height variations. The height of the buildings range between 26 to 27.5 feet and feature decorative metal canopies above the public entrances. Urban Specific Policy 7 encourages land uses that are complimentary and are of similar scale and intensity. Staff finds the proposed warehouse buildings are compatible with, and complementary to the existing land uses and armory within the surrounding area. The proposed full cutoff wall-pack lighting associated with the warehouse complex will adequately illuminate the parking lot, while minimizing any impact to the surrounding properties. Therefore, staff recommends approval of the requests.

**Staff Recommendation**

Approval of the zone change, 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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Provide paved access.

**Building Department - Fire Prevention**

- Applicant is advised 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 initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0228-2019, to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DIAMOND ARVILLE, LLC

**CONTACT:** RICHARD GALLEGOS, PACIFIC DESIGN CONCEPTS, 1489 W. WARM SPRINGS RD, SUITE 110, HENDERSON, NV 89014







# LAND USE APPLICATION 4A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
- CONFORMING (ZC)
- NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- 
- ANNEXTION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- 
- APPLICATION REVIEW (AR)
- 

<b>STAFF</b>	DATE FILED: <u>5/2/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$2,200</u> CHECK #: <u>1001</u> COMMISSIONER: _____ OVERLAY(S)? <u>SMA NONE</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>20-19-0349</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>5/29/19</u> TIME: <u>6:00PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/19/19 9:00 AM</u> ZONE / AE / RNP: <u>P-E TO M-O / AE-60</u> PLANNED LAND USE: <u>ENTBDRP</u> NOTIFICATION RADIUS: <u>LOW</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>DIAMOND ARVILLE LLC</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-734-9393</u> CELL: <u>702-236-1802</u> E-MAIL: <u>dpetersen@visiconlv.com</u>	
<b>APPLICANT</b>	NAME: <u>DIAMOND ARVILLE LLC</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-734-9393</u> CELL: <u>702-236-1802</u> E-MAIL: <u>dpetersen@visiconlv.com</u> REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>RICHARD GALLEGOS Pacific Design Concepts LLC</u> ADDRESS: <u>1489 W WARM SPRINGS RD. SUITE 110</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-524-0054</u> CELL: <u>702-524-0054</u> E-MAIL: <u>richardg@pacdesignconce</u> REF CONTACT ID #: <u>168799</u>	

ASSESSOR'S PARCEL NUMBER(S): 177 - 19 - 404 - 002

PROPERTY ADDRESS and/or CROSS STREETS: westside of Arville between Silverado Ranch and Serene

PROJECT DESCRIPTION: 3 - single story CMU office/warehouse buildings approxiamtely 8,000 Sq. Ft. each

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

Property Owner (Signature)\* [Signature] Property Owner (Print) DARRIN C PETERSEN

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON March 19, 2019 (DATE)  
 By Darrin C. Petersen

NOTARY PUBLIC: [Signature]

Kathy Miller  
Notary Public  
State of Nevada  
My Commission Expires: 06-28-22  
Certificate No: 14-14403-1

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

April 26, 2019

Clark County Current Planning  
500 Grand Central Parkway 1<sup>st</sup> Floor  
Las Vegas, NV 89101

**PLANNER  
COPY**

Attn: Mark Donahue - Senior Planner

**RE: ARVILLE/SILVERADO INDUSTRIAL OFFICE/WAREHOUSE  
CONFORMING ZONE BOUNDARY AMENDMENT, WAIVER OF DEVELOPMENT  
STANDARDS & DESIGN REVIEW  
JUSTIFICATION LETTER  
APN- 177-19-404-002**

Dear Mark,

We respectfully request favorable consideration for the above referenced project application for a Conforming Zone Change, Waiver of Development Standards and Design Review on 1.25 acres currently undeveloped and zoned R-E in a AE60 noise level zone.

The proposed Design Review is for 3 single story 27'-4" foot high concrete masonry unit (CMU) buildings approximately 7,200 sq ft each for an office/warehouse use with an 800 sq. ft. mezzanine. Parking is in compliance with Title 30. The Design Review is also for site lighting. All lighting is shielded and does not spill onto adjacent property.

The Waiver #1 is to allow overhead roll up doors to face the interior side yard of the site where doors should face rear and due to the site configuration, the doors are virtually not visible from the Arville right of way line of sight.

The Waiver #2 is to omit one landscape finger in the side parking where one is required for each building. The 6 parking stalls that would not be adjacent to the landscaper finger are located on the side of the building and typically would be used for employee and company vehicle parking. Additional trees have been added to other parking fingers as a compensation benefit.

The Waiver #3 is to allow 3 overhead roll up doors to face right of way where doors should face rear yard. The roll up doors are over a 190 feet away from the Arville right of way , furthermore there is an undeveloped parcel between this site and the Arville right of way which in all likelihood will have buildings that will obstruct view and roll up doors.

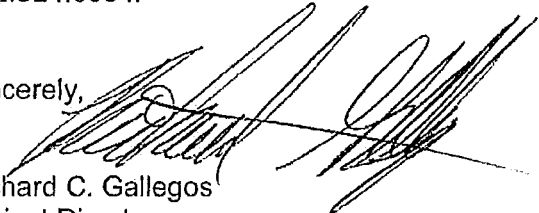
The proposed Zone Change from RE to M-D and is appropriate based on the following findings of facts and recent approval of Plan Amendment PA-18-700004;

1. The proposal is generally consistent with the Enterprise Land use Plan, as amended or reflects conditions that have changed since the adoption of this amendment.
2. There will be capacity to provide adequate public facilities and services, including but not limited to transportation, utility, sewer, water, police, and fire service, to accommodate development permitted under the proposal
3. The proposal complies with and forwards the capital improvement planning efforts in the County.

4. The proposal will not significantly impact the natural environment including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
5. The proposal will result in a logical and orderly development pattern.
6. The proposal including but not limited to the intensity, scale, height, and operations, is harmonious and compatible with existing and planned development on adjacent properties and in the surrounding area or neighborhood: shall not be unsightly, undesirable, or noxious; and/or includes measures that will be taken to adequately buffer or otherwise mitigate any incompatibility.
7. The proposal is consistent with the standards and purposes of enumerated in the plan, Title 30 and/or NRS will not waive the building codes, fire codes, business license requirements, or any other requirement imposed by County, State or Federal regulations law.

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

Sincerely,

  
Richard C. Gallegos  
Project Director



07/02/19 PC AGENDA SHEET

EXHIBITION CITY  
(TITLE 30)

ELDORADO LN/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500108-LSREF EXHIBITION INVESTMENTS, LLC:**

**TENTATIVE MAP** for a commercial subdivision on 110 acres in an (I-1 (Limited Resort and Apartment) (AE-60) (AE-65) Zone in the MUD-1 and MUD-2 Overlay Districts.

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

**RELATED INFORMATION:**

**APN:**  
177-08-601-001 thru 177-08-601-006; 177-08-601-008; 177-08-701-001 thru 177-08-701-004;  
177-08-701-008 thru 177-08-701-012; and 177-08-701-014

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 110
- Number of Lots: 1
- Project Type: Commercial subdivision for future development

**Site Plan**

The site plan depicts a proposed commercial subdivision on 110 acres located south of Eldorado Lane and west of Las Vegas Boulevard South. Access to the site is provided by a driveway located along the east property line adjacent to Las Vegas Boulevard South. The applicant also included a 40-foot wide private access easement along the south property line and along the Moberly Avenue alignment to provide access to any remaining parcels (along the south property line) adjacent to the applicant's project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0620-11 (ET-0034-17)	First extension of time to allow future development, expand Gaming Enterprise District, allow a High Impact Project, and other commercial uses; waivers and deviations for reduced parking and encroachment into airspace, and design reviews for all applicable uses on-site – expired	Approved by BCC	May 2017
ZC-0620-11 (WC-0156-12)	Waived the dedication of frontage road per the Transportation Element and replaced it with the reservation of frontage road per the Transportation Element	Approved by BCC	March 2013
TM-0071-12	1 lot commercial subdivision – expired	Approved by PC	September 2012
ZC-0620-11	Reclassified 110 acres from R-E, C-1, M-D, H-1, and H-2 zoning to H-1 (AE-60 & AE-65) zoning; use permits to allow an expansion of the Gaming Enterprise District (eastern portion), allow a High Impact Project, with deviations/waivers for reduced on-site parking (including non-gaming) and encroachment into airspace; design reviews for a resort hotel, high rise towers and hotel condominiums, convention center, and mid/low-rise buildings; zoning is permanent, all other applications – expired	Approved by BCC	April 2012

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Commercial Tourist	H-1	Undeveloped parcels
East	Commercial Tourist	H-1	Shopping center & restaurants
West	Business and Design/Research Park	M-D	Office warehouse & I-15

**Related Applications**

Application Number	Request
VS-19-0401	A vacation and abandonment for patent easements and rights-of-way is a companion item on this agenda.
WS-19-0400	A waiver of development standards for non-standard improvements within the 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;
- Full off-site improvements;
- Traffic study shall be required with future development;
- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Right-of-way dedication to include 80 feet for Robindale Road, 60 feet for the frontage road, 30 feet for Eldorado Lane, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), construct a standard bus stop with a 5 foot by 25 foot bus shelter pad easement behind the sidewalk on the west side of Las Vegas Boulevard South, just south of and as close to practical to both the Eldorado Lane and Robindale Road alignments;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Owner acknowledges that the proposed non-standard improvements (buildings, structures, and improvements) are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element;
- Owners or its successors shall remove any non-standard improvements (buildings, structures, and improvements) related to this application or any future applications within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Current Planning Division - Addressing**

- The proposed future alignment shown as Frank Sinatra Drive Reservation, does not and cannot connect to the existing Frank Sinatra Drive alignment; therefore, it shall be assigned a new street name;
- Approved street name list from the Combined Fire Communications Center shall be provided.

**Building Department - Geotechnical**

- The applicant is advised that the site is located within a 2,000 foot seismic buffer; new foundations that require a Geotechnical Investigation per Section 1803.2 of the Southern Nevada Building Code Amendments (SNBCA) will require an evaluation to address the potential for surface fault rupture per Appendix P of SNBCA, and that the evaluation could result in additional setback distances (no build zones) per SNBCA 1808.10 if faults are identified on-site.

**Building Department - Fire Prevention**

- 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; you may find instruction for submitting a Point of Connection (POC) request on the District's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

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

**APPLICANT: LSREF EXHIBITION INVESTEMENTS, INC.  
CONTACT: SCOTT MARTIN, KIMLEY-HORN, 6671 LAS VEGAS BLVD SOUTH, SUITE  
320, LAS VEGAS, NV 89119**





# TENTATIVE MAP APPLICATION 5A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>5/17/19</u> PLANNER ASSIGNED: <u>JOK</u> ACCEPTED BY: _____ FEE: <u>\$150</u> CHECK #: <u>002302</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>MUD 1 &amp; MUD 2</u> TRAILS? Y/(N) _____ PFNA? Y/(N) _____	APP. NUMBER: <u>TM-19-500108</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>6/12</u> TIME: <u>6PM</u> PC MEETING DATE: <u>7/2/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>H-1-C1</u> PLANNED LAND USE: _____ NOTES: _____
--	-------	---	--

PROPERTY OWNER	NAME: <u>LSREF Exhibition Investments, LLC</u> ADDRESS: <u>2711 North Haskell Avenue, Suite 1700</u> CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75204</u> TELEPHONE: <u>214-754-8300</u> CELL: _____ E-MAIL: <u>mfetah@hudson-advisors.com</u>
----------------	--

APPLICANT	NAME: <u>LSREF Exhibition Investments, LLC</u> ADDRESS: <u>2711 North Haskell Avenue, Suite 1700</u> CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75204</u> TELEPHONE: <u>214-754-8300</u> CELL: _____ E-MAIL: <u>mfetah@hudson-advisors.com</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>Scott Martin</u> ADDRESS: <u>6671 S. Las Vegas Blvd, Ste 320</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-862-3600</u> CELL: _____ E-MAIL: <u>scott.martin@kimley-horn.com</u> REF CONTACT ID #: _____
---------------	--

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

PROPERTY ADDRESS and/or CROSS STREETS: Eldorado Lane/Las Vegas Blvd

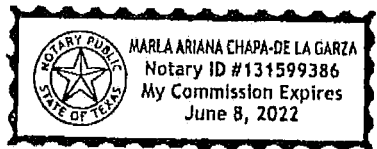
TENTATIVE MAP NAME: Exhibition City

NUMBER OF LOTS: 1 GROSS/NET ACREAGE 110.7/101.6 GROSS/NET DENSITY \_\_\_\_\_

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

Summer Trego  
 Property Owner (Signature)\* Summer Trego, Vice President of LSREF Exhibition Investments, LLC  
 Property Owner (Print)  
 STATE OF Dallas  
 COUNTY OF Dallas

SUBSCRIBED AND SWORN BEFORE ME ON October 1, 2018 (DATE)  
 By MARLA ARIANA CHAPA-DELAGARZA  
 NOTARY PUBLIC: Marla Ariana Chapa Delagarza



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



# LAND USE APPLICATION

# 6A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (2C)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - (ORIGINAL APPLICATION #)

STAFF

DATE FILED: 5/8/19  
 PLANNER ASSIGNED: SWD  
 ACCEPTED BY: SWD  
 FEE: \$675.  
 CHECK #: Debit  
 COMMISSIONER: M-N  
 OVERLAY(S)? CMA  
 PUBLIC HEARING? (Y)IN  
 TRAILS? Y(N) PFNA? Y(N)  
 APPROVAL/DENIAL BY: \_\_\_\_\_

APP. NUMBER: LC-19-0366  
 TAB/CAC: Enterprise  
 TAB/CAC MTG DATE: 6/10 TIME: 6PM  
 PC MEETING DATE: 7-2-19  
 BCC MEETING DATE: \_\_\_\_\_  
 ZONE / AE / RNP: C-2  
 PLANNED LAND USE: BDP  
 NOTIFICATION RADIUS: 500 SIGN? Y(N)  
 LETTER DUE DATE: \_\_\_\_\_  
 COMMENCE/COMPLETE: \_\_\_\_\_

PROPERTY OWNER

NAME: 7060 Jones LLC  
 ADDRESS: 141 N Willaman Dr.  
 CITY: Beverly Hills STATE: CA ZIP: 90211  
 TELEPHONE: 310-383-5113 CELL: \_\_\_\_\_  
 E-MAIL: shirazijd@gmail.com

APPLICANT

NAME: Darille Fallenas The Hookah Box  
 ADDRESS: 17080 S Jones St. 103  
 CITY: LV STATE: NV ZIP: 89118  
 TELEPHONE: 702-272-1045 CELL: 702-209-1642  
 E-MAIL: dfallenasp@gmail.com REF CONTACT ID #: \_\_\_\_\_

CORRESPONDENT

NAME: Richard "RAY" WELLS  
 ADDRESS: 7080 S Jones Blvd  
 CITY: Las Vegas STATE: NV ZIP: 89118  
 TELEPHONE: 702-272-1145 CELL: 725-251-8023  
 E-MAIL: Richard.Wells@yghos.com REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 176-01-310-003  
 PROPERTY ADDRESS and/or CROSS STREETS: 7080 S Jones Blvd LV NV 89118  
 PROJECT DESCRIPTION: Hookah Lounge

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

Property Owner (Signature) [Signature] Property Owner (Print) RAYAN BAHARI

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 05/08/19 (DATE)  
 By [Signature]  
 NOTARY PUBLIC: ERICA VITAL ESPINOSA

Erica Vital Espinosa  
 State of Nevada  
 Notary Public  
 Appointment No. 17-3585-1  
 My Appointment Expires 9/14/2021

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

IN WITNESS WHEREOF, this instrument has been executed this 16<sup>th</sup> day of April, 2015

Suriaya, LLC, a Nevada limited liability company

Jayia  
By: Fauzia S. Ali, Manager

[Signature]  
By: Burhan Chinikhanwala, Manager

Fauzia S. Ali, Manager

State of NEVADA }  
County of Clark } ss:

This instrument was acknowledged before me on April 16, 2015

by Fauzia S. Ali as Manager

Of Suriaya, LLC, a Nevada limited liability company

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 3/3/18



Maria R. Herman  
NO 98-0928-1  
EXP 5/3/18

State of NEVADA }  
County of Clark } ss:

This instrument was acknowledged before me on April 16, 2015

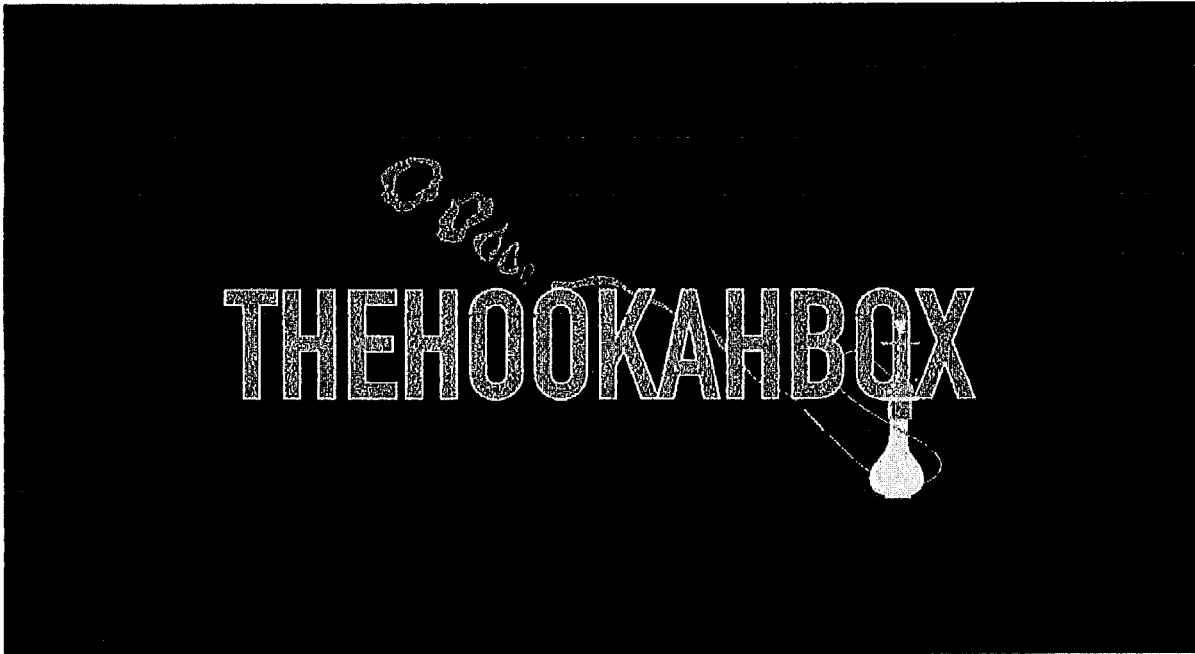
by Burhan Chinikhanwala as Manager

Of Suriaya, LLC, a Nevada limited liability company

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 3/3/18



Maria R. Herman  
NO 98-0928-1  
EXP 3/3/18



The Hookah Box is owned and established by Daryle Fallings, a residents of Las Vegas who has developed the concept for the store after working in hookah lounges throughout the country. The business is established as an LLC. We plan to service the community by providing a clean and safe environment unlike any other, to socialize and wind down after a long days work!

Our new hookah bar concept which will focus on a customers over 21 years in age to offer a more adult alternative to hookah bars frequented by college-age customers.

MON - THURS. 3pm 3am

FRI - SUN 4pm 4am

NO OUTDOOR SEATING

NO Hot Food

UC-19-03264

HOOKAH LOUNGE  
(TITLE 30)

JONES BLVD/ARBY AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0366-7060 JONES, LLC:**

**USE PERMIT** for a proposed hookah lounge within an existing retail center on 0.7 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the northeast corner of Jones Boulevard and Arby Avenue within Enterprise. MN/sd/ja (For possible action)

---

RELATED INFORMATION:

**APN:**  
176-01-310-003

**LAND USE PLAN:**  
ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7060 Jones Boulevard
- Site Acreage: 0.7
- Project Type: Hookah Lounge
- Square Feet: 2,410 (lease area)
- Parking Required/Provided: 9/61

Site Plans

The plans depict a shopping center with 3 retail buildings with access from both Arby Avenue and Jones Boulevard. Shared parking is provided throughout the entire site and includes a total of 61 spaces. The proposed hookah lounge will occupy 2,200 square feet of lease space and requires 9 parking spaces.

Landscaping

No changes to landscaping is required nor proposed.

Elevations

The existing retail building is constructed of stucco finish of light sand color and is approximately 36 feet in height. The roof consists of both a flat and pitched roof line with tile roof materials and incorporates architectural features on all elevations.

Floor Plans

The hookah lounge will occupy an approximately 2,410 square foot lease space within the retail building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they are familiar with operating a hookah business and are passionate about providing a hookah lounge to this area. Furthermore, the hookah lounge will provide an added amenity in the retail center. The proposed hours of operation will be Monday through Thursday 3:00 p.m. to 3:00 a.m., and 4:00 p.m. to 4:00 a.m. Friday through Sunday.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0006-10	Commercial subdivision	Approved by PC	March 2010
DR-0634-08	Comprehensive sign package	Approved by BCC	August 2008
ZC-1251-06	Reclassified 2.2 acres from R-H to C-2 zoning with a design review for a shopping center	Approved By BCC	November 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South & East	Business and Design Research Park	C-2	Shopping center/undeveloped
West	Residential High (up to 18 du/ac)	R-2	Single family residential development

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Hookah lounges require the approval of a use permit to determine if the use could have any negative impacts on adjacent developments. This use should not cause an adverse effect on adjacent properties and the shopping center. The existing center has adequate parking available on-site, and the proposed business will not intensify the existing uses on the property. Most of

the adjacent retail uses will not conflict with the proposed hookah lounge as the applicant is planning on having business hours from late afternoon to early morning, when the adjacent businesses will be closed. In addition, there will be no outside seating or food services, which will lessen any impacts to the residential uses across Jones Boulevard. 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 substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

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

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

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

**APPLICANT: THE HOOKAH BOX  
CONTACT: RICHARD NELLS, 7080 S. JONES BOULEVARD, STE 103, LAS VEGAS, NV  
89114**







# LAND USE APPLICATION 6A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT  
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - (ORIGINAL APPLICATION #)

**STAFF**

DATE FILED: 5/8/19 APP. NUMBER: LC-19-0366  
 PLANNER ASSIGNED: SWD TAB/CAC: Enterprise  
 ACCEPTED BY: SWD TAB/CAC MTG DATE: 6/10 TIME: 6PM  
 FEE: \$675. PC MEETING DATE: 7/2/19  
 CHECK #: Debit BCC MEETING DATE: \_\_\_\_\_  
 COMMISSIONER: M-N ZONE / AE / RNP: C-2  
 OVERLAY(S)? CMA PLANNED LAND USE: BBP  
 PUBLIC HEARING? (Y)IN NOTIFICATION RADIUS: 500 SIGN? (X)  
 TRAILS? Y(N) PFNA? Y(N) LETTER DUE DATE: \_\_\_\_\_  
 APPROVAL/DENIAL BY: \_\_\_\_\_ COMMENCE/COMPLETE: \_\_\_\_\_

**PROPERTY OWNER**

NAME: 7060 Jones LLC  
 ADDRESS: 141 N Willaman Dr.  
 CITY: Beverly Hills STATE: CA ZIP: 90211  
 TELEPHONE: 310-383-5113 CELL: \_\_\_\_\_  
 E-MAIL: shirazjtd@gmail.com

**APPLICANT**

NAME: Danielle Fallings The Hookah Box  
 ADDRESS: 17080 S Jones St. 103  
 CITY: LV STATE: NV ZIP: 89118  
 TELEPHONE: 702-272-1045 CELL: 702-709-1642  
 E-MAIL: dfallings@amaweb.com REF CONTACT ID #: \_\_\_\_\_

**CORRESPONDENT**

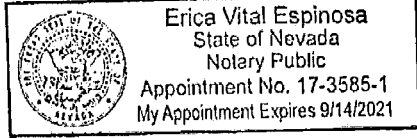
NAME: Richard "Clay" Wells  
 ADDRESS: 7080 S Jones Blvd  
 CITY: Las Vegas STATE: NV ZIP: 89118  
 TELEPHONE: 702-272-1045 CELL: 725 251 8023  
 E-MAIL: Richard.Wells@amaweb.com REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 176-01-310-003  
 PROPERTY ADDRESS and/or CROSS STREETS: 7080 S Jones Blvd LV NV 89118  
 PROJECT DESCRIPTION: Hookah Lounge

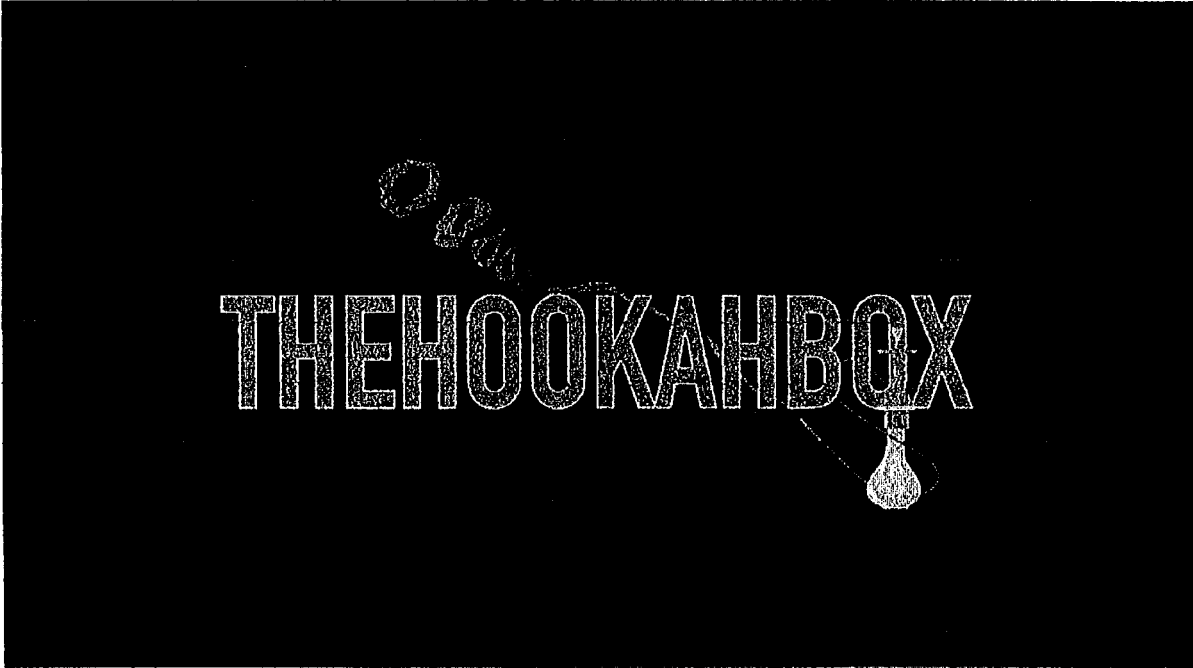
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature) [Signature] Property Owner (Print) PAYAM BAHARI

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 05/08/19 (DATE)  
 By [Signature]  
 NOTARY PUBLIC: ERICA VITAL ESPINOSA



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



The Hookah Box is owned and established by Daryle Fallings, a residents of Las Vegas who has developed the concept for the store after working in hookah lounges throughout the country. The business is established as an LLC. We plan to service the community by providing a clean and safe environment unlike any other, to socialize and wind down after a long days work!

Our new hookah bar concept which will focus on a customers over 21 years in age to offer a more adult alternative to hookah bars frequented by college-age customers.

MON - THURS. 3pm 3am

FRI - SUN 4pm 4am

NO OUTDOOR SEATING

NO Hot Food

CIVIL  
ENGINEERING

UC-19-0366

07/02/19 PC AGENDA SHEET

AGRICULTURE LIVESTOCK (LARGE)  
(TITLE 30)

ARVILLE ST/FORD AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0386-DELATORRE ANTONIO:**

**USE PERMIT** to increase the number of agriculture livestock large (horses) in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNR-I) (AE-60) Zone.

Generally located on the east side of Arville Street, 150 feet north of Ford Avenue within Enterprise. JJ/sd/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-18-701-022

**USE PERMIT:**  
Increase the number of agriculture livestock large (horses) to 4 where 3 were approved and where 2 is the maximum per Table 30.4-1 (a 100% increase).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8670 Arville Street
- Site Acreage: 0.5
- Project Type: Additional horses (4 total)

**Site Plans**

The plans show 3 existing horse stalls, a horse exercise area, and a saddle storage shed located to the north of an existing single family residence. A proposed horse stall adjacent to the existing stalls is shown on the plans. The horse stalls are located along the east property boundary, 5 feet from the north and east property lines. The horse exercise area is approximately 6,696 square feet in area, where 4,800 square feet is required. A 6 foot high wall exists along the north, east, and south property lines, and a 5 foot high wall/fence exists along the west (front) property line with a 16 foot wide self-latching gate. A total of 4 horses are requested where a maximum of 2 horses are permitted. The site is 19,166 square feet in size where a minimum of 30,000 square feet of lot area is necessary to have 4 horses.

Landscaping

No changes are proposed to the existing landscaping. Mature trees exist along the north property line and are scattered throughout the site.

Elevations

The plans depict existing horse stalls with a 10 foot high metal roof and an 8 foot high, wood paneled, saddle storage shed.

Floor Plans

The plans show 3 horse stalls, each 196 square feet in size. An additional proposed horse stall is shown to the east of the existing 3 stalls and will measure 210 square feet. The saddle storage shed is 100 square feet with an existing hay shelter at 120 square feet.

Applicant's Justification

The applicant is requesting an additional horse for a total of 4 horses on-site. The youngest child is asking for a horse and the applicant states that adequate space exists on-site to accommodate the additional horse. The applicant states that this will be the last request to increase horses on the property and has worked to ensure that all the horses are cared for.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0116	Increase the number of large agricultural livestock (horses)	Approved by PC	April 2018
ZC-1029-05	Established the RNP- Zoning Overlay District within Enterprise	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Undeveloped
South & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	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**

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 property and the surrounding area are designated for Rural Neighborhood Preservation uses in the Enterprise Land Use Plan. The land use plan states that the Rural Neighborhood Preservation category is intended to protect areas within the Las Vegas Valley that are already developed and rural in character, from encroachment by more intense development; and that the predominant residential lifestyle is single family homes on large lots, many including equestrian facilities. The site exceeds Title 30 requirements for the minimum amount of exercise area and housing area needed for the 4 horses requested. Staff finds that the raising of horses on the subject property is in harmony with the rural lifestyle typical of areas designated for Rural Neighborhood Preservation uses; therefore, staff can support this request.

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ANTONIO DE LA TORRE

**CONTACT:** ANTONIO DE LA TORRE, 8670 ARVILLE STREET, LAS VEGAS, NV 89139





# LAND USE APPLICATION 7A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - (ORIGINAL APPLICATION #)

<b>STAFF</b>	DATE FILED: <u>5/13/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$675.00/20</u> CHECK #: <u>Debit</u> COMMISSIONER: <u>[Signature]</u> OVERLAY(S)? <u>RNP-I</u> PUBLIC HEARING? <u>(Y) N</u> TRAILS? <u>(Y) N</u> PFNA? <u>(Y) N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0386</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>6/11</u> TIME: <u>6pm</u> PC MEETING DATE: <u>7/2/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>Re 1A-E-60</u> PLANNED LAND USE: <u>RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y / N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>Antonio De la Torre</u> ADDRESS: <u>8670 Arville St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-338-7390</u> CELL: <u>702-338-7350</u> E-MAIL: <u>Tonydelhomas@gmail.com</u>	
<b>APPLICANT</b>	NAME: <u>Antonio De la Torre</u> ADDRESS: <u>8670 Arville St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: _____ CELL: <u>702-338-7390</u> E-MAIL: <u>Tonydelhomas@gmail.com</u> REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>Antonio De la Torre</u> ADDRESS: <u>8670 Arville St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: _____ CELL: <u>702-338-7390</u> E-MAIL: <u>Tonydelhomas@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-18-701-022

PROPERTY ADDRESS and/or CROSS STREETS: 8670 Arville St Las Vegas NV 89139 / Blue Diamond

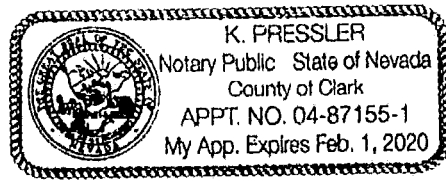
PROJECT DESCRIPTION: Requesting 4th horse allowed on property / Arville

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

[Signature] Property Owner (Signature)\*      Antonio De la Torre Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 13, 2019 (DATE)  
 By Antonio De la Torre  
 NOTARY PUBLIC: K. Pressler



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

5/13/2019

8670 Arville St Las Vegas Nv 89139

Parcel 177-18-701-022

RE- Horse Permit

To whom it may concern,

I am currently approved for three horses on my property (one for my father, one for my oldest son, and one for myself). I have maintained them very carefully, They have plenty of space for shelter and to move them around. Now my youngest son is asking to have a horse as well, for wich I do have the space but not the permit for at this point. My request is to be given permission for a fourth horse on my property. Please rest assured that this would be my final request for additional horses as I feel that this would finally limit my space to adequately care for any additional animals.

Antonio De La Torre

A handwritten signature in cursive script, appearing to read "Antonio de la Torre".



VEHICLE WASH  
(TITLE 30)

GILESPIE ST/WARM SPRINGS RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0394-WESTGATE RESORTS LTD:**

**USE PERMIT** for a vehicle (car) wash facility.

**DESIGN REVIEW** for a vehicle (car) wash facility in conjunction with a commercial building on 2.4 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of GilesPie Street and Warm Springs Road within Enterprise. MN/sd/ma (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-04-801-040

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH/PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 220 Warm Springs Rd.
- Site Acreage: 2.4
- Project Type: Vehicle (car) wash facility
- Number of Stories: 1
- Square Feet: 11,769 (vehicle rental office)/3,925 (convenience store)/2,866 (vehicle (car) wash)/18,560 (whole building)
- Parking Required/Provided: 63/101

**Site Plans**

The plans depict an existing vehicle rental facility and a proposed vehicle (car) wash facility within the same "L" shaped building. A retail convenience store also exists to the west of the proposed vehicle wash. Access to the site is from both GilesPie Street and Warm Springs Road. A total of 101 parking spaces will be provided on-site. The proposed vehicle (car) wash will be constructed within the interior of the existing building through tenant improvements. The vehicle rental agency, Sixt Car Rental, currently has a car wash platform under a canopy on the north side of the building and parcel.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos provided by the applicant show a 1 story commercial building with plaster siding and columns, aluminum storefront doors and windows and a flat roof with parapet walls.

Floor Plans

The overall building is 18,560 square feet. The vehicle rental facilities are 11,769 square feet with offices and showroom, while the convenience store is 3,925 square feet. The proposed vehicle (car) wash will consist of the installation of an automated car wash inside Suite #N2. There will be an interior sloped concrete floor with drains and interior block walls with a 13 foot ceiling. Both north and south entrances to the car wash are through roll-up doors on each elevation for access.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed vehicle (car) wash facility is appropriate for this location as it will be in conjunction with an existing vehicle rental facility. The use of the vehicle wash will not be open to the public and the exclusive use of Sixt Car Rental. The applicant states that currently, vehicles stack up waiting to be washed on return and the proposed vehicle wash facility will eliminate those issues. In addition, the applicant is proposing to relocate the existing trash enclosure, located in the north portion of the property, to the southeast portion of the lot. The current location of the trash enclosure is problematic for the waste management company and its relocation will increase accessibility. The applicant has stated that many of the rental cars will be parked along the east property line. Those 14 spaces, including 4 handicapped spaces, facing the south exterior of the building are for customer use only for either the vehicle rental office or retail store. A total of 34 rental cars will be at the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0463-13 (AR-0072-15)	Review of a vehicle rental facility and waived standards for increased number of vehicles for rent and reduced parking	Approved by PC	October 2015
UC-0463-13	Vehicle rental facility and reduced parking	Approved by PC	September 2013

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park & Public Facilities	C-1 & P-F	Automotive/undeveloped
South	Commercial Neighborhood	C-P	Professional offices

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business and Design/Research Park	C-1	Undeveloped
West	Public Facilities	P-F	Transportation facilities

### 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 existing use of the property is that of a vehicle rental facility and retail store. The proposed addition of a vehicle wash facility will be within the existing building and will eliminate retail space. These improvements constitute interior modifications and will be for the exclusive use of the vehicle rental business and will not be open to the public. Residential uses are not located directly adjacent to this property and its use will not have any negative impacts to the surrounding area. Staff finds that the proposed use is consistent and compatible with the existing development in the area and the property. Overall parking meets Title 30 requirements, where 63 spaces are required, and 101 spaces are provided on-site. The maximum number of rental vehicles on-site will be limited to 34. Therefore, staff can support this request.

#### Design Review

Staff can support the proposed design and layout of the vehicle (car) wash facility within the existing parcel. The proposed use will not affect access to the site nor include any construction of additional square footage. The elimination of the existing car wash canopy area will provide for additional parking spaces on-site and will reduce overall vehicle queuing along the east property line, which improves the on-site circulation.

In addition, the relocation of the existing trash enclosure from the current location behind the building to the southeast corner of the lot, adjacent to Warm Springs Road, will provide for easier access and increased safety for waste management pick up when traversing the site. The 3 spaces eliminated by the relocated trash enclosure will be added behind the building for use of rental car parking.

#### 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**

- Maximum of 34 rental vehicles on the site.
- 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)**

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

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

**APPLICANT:** SIXT RENT A CAR  
**CONTACT:** BEHR CONSTRUCTION CO., 10905 SUMMER QUAL AVE., LAS VEGAS,  
NV 89144



# LAND USE APPLICATION

# 8A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b> DATE FILED: <u>5/16/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>1,350</u> CHECK #: <u>121</u> COMMISSIONER: <u>M-N</u> OVERLAY(S)? <u>                    </u> PUBLIC HEARING? <u>(Y) N</u> TRAILS? <u>(Y) (N)</u> PFNA? <u>(Y) (N)</u> APPROVAL/DENIAL BY: <u>                    </u>	APP. NUMBER: <u>UC-19-0394</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>6/12</u> TIME: <u>6 PM</u> PC MEETING DATE: <u>7/22/19</u> BCC MEETING DATE: <u>                    </u> ZONE / AE / RNP: <u>C-1</u> PLANNED LAND USE: <u>BDPP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y / N</u> LETTER DUE DATE: <u>                    </u> COMMENCE/COMPLETE: <u>                    </u>
	<b>PROPERTY OWNER</b> NAME: <u>Westgate Resorts LTD</u> ADDRESS: <u>5601 Windhover Dr.</u> CITY: <u>Orlando</u> STATE: <u>FL</u> ZIP: <u>32819-7914</u> TELEPHONE: <u>888-852-2959</u> CELL: <u>NA</u> E-MAIL: <u>                    </u>	
	<b>APPLICANT</b> NAME: <u>Sixt Rent a Car</u> ADDRESS: <u>220 E. Warm Springs Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-666-6747</u> CELL: <u>702-741-1195</u> E-MAIL: <u>andrew.burks@sixt.com</u> REF CONTACT ID #: <u>                    </u>	
	<b>CORRESPONDENT</b> NAME: <u>BEHR Construction</u> ADDRESS: <u>10905 Summer Qual Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702-586-1003</u> CELL: <u>702-701-6975</u> E-MAIL: <u>stephen@behrllc.com</u> REF CONTACT ID #: <u>                    </u>	

ASSESSOR'S PARCEL NUMBER(S): 177-04-801-040  
 PROPERTY ADDRESS and/or CROSS STREETS: 220 E Warm Springs #112  
 PROJECT DESCRIPTION: Vehicle Car Wash - NOT FOR PUBLIC USE

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

[Signature] Property Owner (Signature)\*  
DAVID A. Siegel Property Owner (Print)

STATE OF Florida  
 COUNTY OF Orange  
 SUBSCRIBED AND SWORN BEFORE ME ON May 14, 2019 (DATE)  
 By David Siegel  
 NOTARY PUBLIC: Maria E. Santiago



MARIAE SANTIAGO  
 Commission # GG 133160  
 Expires October 31, 2021  
 Bonded Thru Budget Notary Services

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



NV 0085006 A - \$4.2M Limit  
NV 0085007 B - \$4.2M Limit

**Clark County Comprehensive Planning  
LETTER OF JUSTIFICATION**

Re: Sixt Rent a Car  
APN #177-04-801-040  
220 E. Warm Springs  
Las Vegas, NV

Owner: Westgate Resorts LTD  
Applicant: Behr Construction

**General Overview:**

The Owner proposes to install an automated interior car wash and relocate the Trash Enclosure at the address mentioned. The car wash is an accessory to Sixt Rent a Car business and is for the exclusive use of Sixt and not the public.

**Project Description:**

The project consists of installing an automated car wash inside suite #112 at the address mentioned. The interior floor will be slopped concrete to drains, with interior CMU block walls extending to the roof, with a ceiling installed at 13' above the finished floor, with both the North and South entrances having roll-up doors for access. An adjoining suite will become the equipment room for the car wash and electrical equipment. An oil sand separator will be installed just outside in the North parking area.

**Parking Space Count:**

There will be a minimum of 86 parking spaces when the project is complete. We believe a minimum of 75 spaces are required.

**Waivers:**

**Justification:**

Sixt currently has a car wash platform on the North side of the building which is fairly large and takes up much needed space. By installing the car wash inside the building, Sixt can eliminate the existing wash platform to regain space for parking and logistics. There are two additional canopies on the North side of the property that will be removed. The proposed project also includes relocating the existing trash enclosure from behind the building on the North side, out to the SE Corner of the property along Spring Mountain, relocating the TE will greatly increase its access. The current location of the TE is extremely problematic for both Sixt and Waste Management. The Owner intends to begin the improvements immediately after approval of this application and the required construction permit.

Sincerely,

Respectfully yours,

*Steve Truman*

Behr Construction Company

UC 19-0394

WOMAN OWNED SMALL BUSINESS

EASEMENTS  
(TITLE 30)

TORINO AVE/REDWOOD ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0361-P N II, INC:**

**VACATE AND ABANDON** easements of interest to Clark County, located between Torino Avenue and Pebble Road, and between Rainbow Boulevard and Redwood Street within Enterprise (description on file). JJ/sv/ma (For possible action)

RELATED INFORMATION:

**APN:**  
176-14-411-001 through 176-14-411-003; 176-14-411-007 through 176-14-411-009

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

**BACKGROUND:**

**Project Description**

The applicant requests to vacate and abandon patent easements on the following parcels/ lots:

- A patent easement located approximately 300 feet west of Redwood Street traversing 33 feet to the east.
- A 3 foot wide patent easement along the northern and eastern portion of APN 176-14-411-007.
- A 3 foot wide patent easement along the northern portion of APN 176-14-411-009.
- A 33 foot wide patent easement running along the south boundary of APNs 176-14-411-002 and 001.
- A 3 foot wide easement along the eastern boundary of APN 176-14-411-001.

The applicant will develop a single family residential subdivision and requests to vacate and abandon patent easements on the development site since they are no longer needed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-17-0632	Increased wall height, and design review for a proposed single family residential development in an R-E zone	Approved by BCC	November 2017
TM-500129-17	9 lot residential subdivision	Approved by BCC	November 2017

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

The subject parcel and surrounding area 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**

**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**

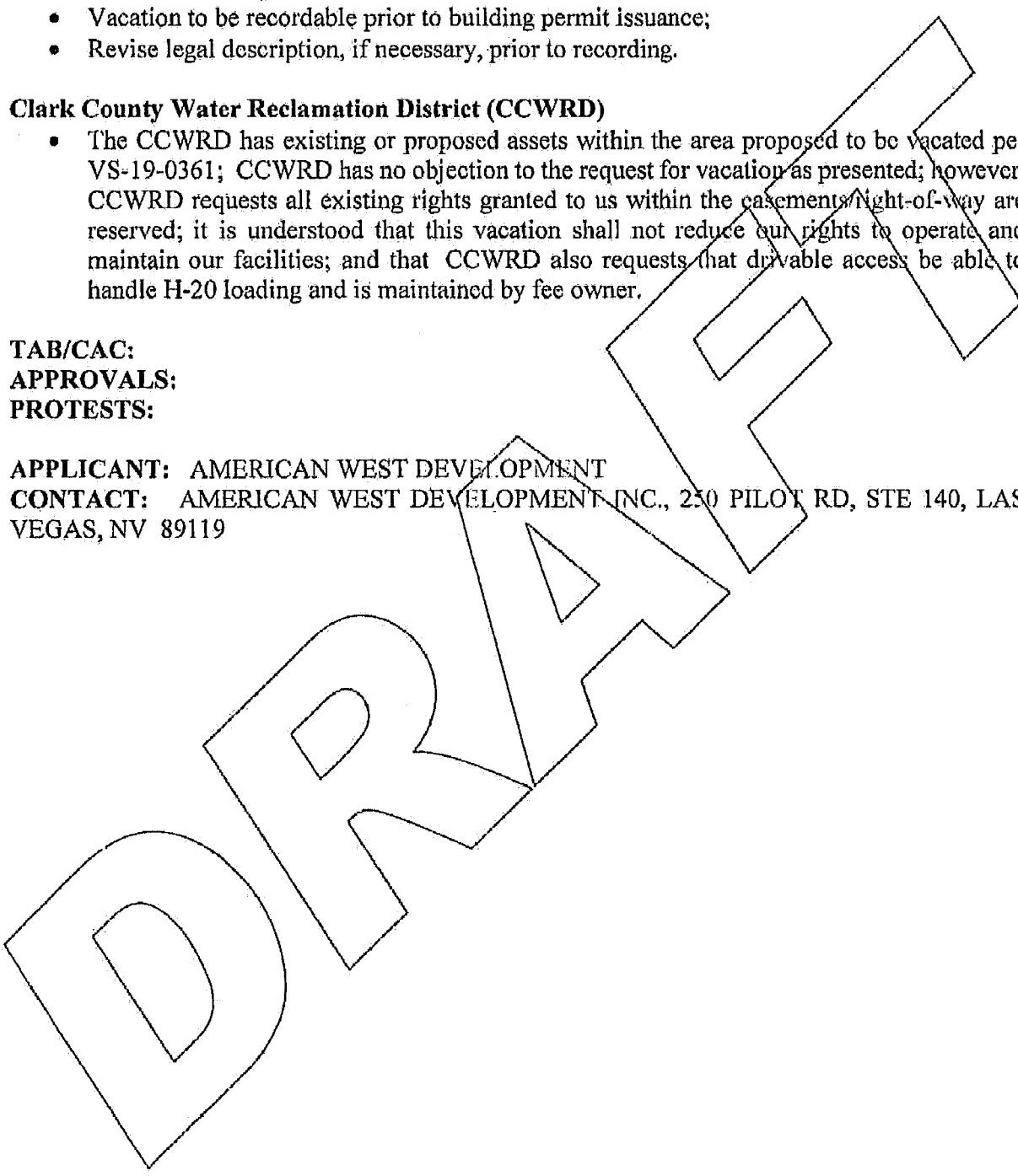
- Vacation to be recordable prior to building permit issuance;
- Revise legal description, if necessary, prior to recording.

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

- The CCWRD has existing or proposed assets within the area proposed to be vacated per VS-19-0361; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/right-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

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

**APPLICANT:** AMERICAN WEST DEVELOPMENT  
**CONTACT:** AMERICAN WEST DEVELOPMENT INC., 250 PILOT RD, STE 140, LAS VEGAS, NV 89119







# VACATION APPLICATION 9A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>5/3/19</u> PLANNER ASSIGNED: <u>SV</u> ACCEPTED BY: <u>SV</u> FEE: <u>875</u> CHECK #: <u>8465</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>RNP 1</u> TRAILS? <input checked="" type="checkbox"/> YIN PFNA? <input type="checkbox"/> YIN	APP. NUMBER: <u>VS-19-0361</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/12</u> TIME: <u>6:44</u> PC MEETING DATE: <u>7/2</u> <u>7PM</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>R+E</u> PLANNED LAND USE: <u>RNP</u>
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PROPERTY OWNER	NAME: <u>American West Development Inc</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>
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APPLICANT	NAME: <u>American West Development Inc</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Actus - Attn: David Logsdon</u> ADDRESS: <u>3283 E. Warm Springs Road, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296</u> CELL: _____ E-MAIL: <u>david.logsdon@actus-nv.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-14-411-001 rough 003 and 007 through 009  
001 008

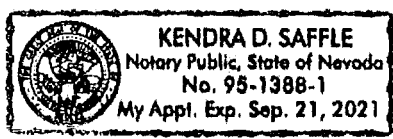
PROPERTY ADDRESS and/or CROSS STREETS: 6715, 6720, 6735, 6740, 6760, 6755 STELLA ROSA CT  
SE corner of W Torino Avenue and Redwood Street

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

 _____ Property Owner (Signature)*	Jeffrey L. Canarelli _____ Property Owner (Print)
--	---

STATE OF NEVADA  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 17, 2019 (DATE)  
 By Jeffrey L. Canarelli  
 NOTARY PUBLIC:



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

April 4, 2019



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

**RE: Vacation & Abandonment Justification – Rainbow & Cougar Unit 2**  
APNs: 176-14-401-001 through 003 and 007 through 009

Dear Staff,

On behalf of our client, American West Development, we respectfully request your review of the Vacation & Abandonment application. American West Development is proposing to develop a single-family-residential subdivision on 5.0 acres located at the southwest corner of W. Torino Avenue and Redwood Street located in Clark County, Nevada.

In order to accommodate the development, we respectfully request to vacate & abandon patent easements on the site, which are no longer needed. The patent easements affect a portion of each of the above referenced parcel numbers, as shown on the enclosed exhibit.

Thank you for your assistance in this matter. Please contact our office if you need any additional information.

Sincerely,

A handwritten signature in black ink that reads "David Logsdon II". The signature is fluid and cursive, with the first name "David" being the most prominent part.

David Logsdon II  
Principal  
Actus

**PLANNER  
COPY**

EASEMENTS  
(TITLE 30)

WINDMILL LN/RAINBOW BLVD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0370-HANWEN RAINBOW, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Montessouri Street (alignment) and Rainbow Boulevard, and between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/bb/ma (For possible action)

**RELATED INFORMATION:**

**APN:**

176-15-501-008

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 33 foot wide government patent easement located along the west and south boundary property lines. The owner of the parcel is proposing to construct a commercial development and the patent easements are no longer needed due to existing access from adjacent right-of-way. A previously approved vacation request for the same patent easements (VS-1419-07) expired in 2009, since it did not record.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0971	Modified driveway design standards with a design review for a shopping center	Approved by BCC	February 2019
VS-1419-07	Vacation of Patent Easements and rights-of-way - expired	Approved by PC	January 2008
DR-1016-07	Shopping center in a C-2 zone	Approved by BCC	October 2007
ZC-0192-05 (ET-0028-05)	Extension of Time for Zone Change	Approved by BCC	March 2005
ZC-0192-02	Reclassified this site to C-2 zoning	Approved by BCC	April 2002

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Neighborhood	C-1	Gas station
South	Schools, Churches, Public Facilities	P-F	SW Career and Technical Academy sports fields
East	Commercial General	R-E, R-4 & C-1	Single family residential
West	Schools, Churches, Public Facilities	P-F	Metropolitan police department

**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.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MINNI JIANG

**CONTACT:** MICHAEL HOLTON, HAUNTEC ENGINEERING, 2721 IRONSIDE DR, LAS VEGAS, NV 89108

DRAFT







# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

# 10A

<b>APPLICATION TYPE</b>	<b>STAFF</b>	Public Works sign-off required prior to submittal of VAPE: _____		
<b>VACATION &amp; ABANDONMENT (VS):</b> <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY		DATE FILED: <u>5-9-2019</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: <u>[Signature]</u> FEE: _____ CHECK #: _____ COMMISSIONER: <u>JJ</u> ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>ENT CG</u> OVERLAY(S)? _____ TRAILS? Y/N _____ PFNA? Y/N _____	APP. NUMBER: <u>VS 19-0370</u> For Applications going to Public Hearing: TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/12</u> TIME: <u>6 PM</u> PC MTG DATE: <u>7/2</u> <u>7 PM</u> BCC MTG DATE: _____	For Administrative Applications LETTER DUE DATE: _____ NOTES: _____
<b>ADMINISTRATIVE VACATION &amp; ABANDONMENT (VAPE):</b> <input type="checkbox"/> PATENT EASEMENTS				
<input type="checkbox"/> EXTENSION OF TIME FOR VACATION (ET) (ORIGINAL APPLICATION #): _____				

<b>PROPERTY OWNER</b>	NAME: <u>Hanwen Rainbow LLC</u> ADDRESS: <u>8259 SOAPSTONE CREEK WAY</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-325-8599</u> FAX: <u>702-222-1688</u> CELL: _____ E-MAIL: <u>minniqi@yahoo.com</u>
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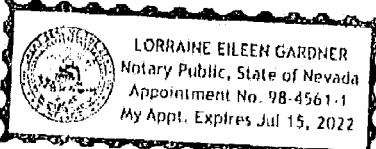
<b>APPLICANT</b>	NAME: <u>Minni Jiang</u> ADDRESS: <u>same as above</u> CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ FAX: _____ CELL: _____ E-MAIL: _____
------------------	--

<b>CORRESPONDENT</b>	NAME: <u>Michael L. Holton</u> ADDRESS: <u>800 N. Rainbow Blvd. #144</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89107</u> TELEPHONE: _____ FAX: _____ CELL: <u>702-415-8337</u> E-MAIL: <u>michael.holton@hauntec.com</u>
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-15-501-008

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow/Windmill

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

<u>[Signature]</u> Property Owner (Signature) STATE OF NEVADA COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>4/19/19</u> (DATE) By <u>David Jiang</u> NOTARY PUBLIC: <u>[Signature]</u>	<u>David Jiang</u> Property Owner (Print) <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;">  </div>
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<b>STAFF</b>	Administrative Vacation of Patent Easements is (circle one) APPROVED/DENIED until _____ to record. Subject to all standard conditions and the following conditions _____ By (Public Works): _____ Date: _____
--------------	---

# **HLS SURVEYING**

800 N. Rainbow Blvd. #144  
Las Vegas, NV 89107  
(702) 415-8337

## Justification Letter

A.P.N. 176-15-501-008

Request for:

### VACATION OF PATENT EASEMENTS

This is a justification letter for the vacation of certain patent easements for the proposed Commercial development at 8105 S. Rainbow Blvd., A.P.N. 176-15-501-008

**Reason for request:** The owner of the above referenced parcel seeks to improve this lot and construct a commercial development. Vacation of said patent easement is being requested by the owner.

The Patent Easements are no longer needed since the two adjoining off-site streets, Rainbow Blvd. and Windmill Ln., are both fully improved.

**Michael L. Holton**  
**Survey Manager**  
HLS Surveying  
800 N. Rainbow Blvd. #144  
Las Vegas, Nevada 89107  
[www.HauntecEng.coms](http://www.HauntecEng.coms)

EASEMENTS  
(TITLE 30)

SERENE AVE/PARK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0375-LEWIS INVESTMENT COMPANY NEVADA, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Park Street and Grand Canyon Drive, and between Serene Avenue and Blue Diamond Road within Enterprise (description on file). JJ/bb/ma (For possible action)

RELATED INFORMATION:

APN:

176-19-614-046 & 176-19-695-008

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

**Project Description**

The plans depict the vacation of easements of interest to Clark County, the easement located at the corner of Serene Avenue and Braydon Bay Court is a pedestrian access easement proposed to be vacated with this request. This pedestrian access easement will be replaced with a new pedestrian access easement in accordance with approved Serene Avenue and Brayden Bay Court designs. The east-west drainage easement is proposed to be vacated with this request and will comply with the approved drainage study.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0048	Reclassified the property to R-2 zoning for a Single Family Residential development	Approved by BCC	March 2018
TM-18-500008	58 lot subdivision	Approved by BCC	March 2018
VS-0801-16	Vacated easements and right-of-way	Approved by PC	January 2017
NZC-0560-13 (ET-0110-16)	Extension of time on a zone change to reclassify 5.2 acres from R-E and H-2 to R-2 zoning with a design review for a single family residential development	Approved by BCC	September 2016
TM-0023-14	41 single family residential lots and common lots on 5.2 acres	Approved by PC	March 2014

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0084-14	Vacated a portion of Serene Avenue	Approved, by PC	March 2014
NZC-0560-13	Reclassified 5.2 acres from R-E and H-2 to R-2 zoning	Approved by BCC	December 2013

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban	H-2, R-2	Vacant
South & East	Residential Medium	R-2	Single Family Residential
West	General Commercial	R-E	Single Family

**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**

- Coordinate with Public Works-Map Team to grant new pedestrian access easements and new private drainage easements;

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

**Building Department - Fire Prevention**

- No comment.

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

- CCWRD has existing or proposed assets within the area proposed to be vacated per VS-19-0375; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LEWIS INVESTMENT COMPANY NV, LLC

**CONTACT:** LEWIS INVESTMENT COMPANY NV, LLC, 5240 S. POLARIS AVE, LAS VEGAS, NV 89118

**DRAFT**





# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

# 11A

<b>APPLICATION TYPE</b>  <input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY  <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>5-9-2019</u> PLANNER ASSIGNED: _____ ACCEPTED BY: <u>BER</u> FEE: _____ CHECK #: _____ COMMISSIONER: <u>Justin Jones</u> OVERLAY(S)? <u>MUD3</u> TRAILS? Y/N _____ PFNA? Y/N _____	APP. NUMBER: <u>US19-0375</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6-12</u> TIME: <u>6AM</u> PC MEETING DATE: <u>7-2</u> <u>7PM</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>R-M</u>
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PROPERTY OWNER	NAME: <u>Lewis Investment Co. NV LLC</u> ADDRESS: <u>5240 S. Polaris Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-262-7315</u> CELL: _____ E-MAIL: <u>David.Diffley@lewismc.com</u>
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APPLICANT	NAME: <u>Lewis Investment Co. NV LLC</u> ADDRESS: <u>5240 S. Polaris Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-262-7315</u> CELL: _____ E-MAIL: <u>David.Diffley@lewismc.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Lewis Investment Co. NV LLC</u> ADDRESS: <u>5240 S. Polaris Ave.</u> CITY: <u>702-262-7315</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-262-7315</u> CELL: _____ E-MAIL: <u>David.Diffley@lewismc.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-19-614-046 & 176-19-695-008

PROPERTY ADDRESS and/or CROSS STREETS: Serene Ave. / Park Street

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

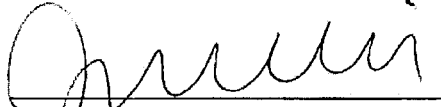
_____ Property Owner (Signature)* <small>STATE OF NEVADA COUNTY OF _____</small> SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE) By _____ <small>NOTARY PUBLIC: _____</small>	<p style="text-align: center;">please see attached</p> _____ Property Owner (Print)
---	--

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

Signature Block for Serene Park II Vacation  
176-19-614-046 & 176-19-695-008

LEWIS INVESTMENT COMPANY OF NEVADA, LLC,  
a Delaware limited liability company

By: LEWIS MANAGEMENT CORP.,  
a Delaware corporation-Its Sole Manager

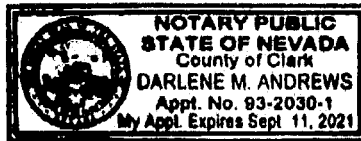
By:   
Name: Jennifer Lewis  
Its: Authorized Agent

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON March 19, 2019 (Date)

BY: Jennifer Lewis

NOTARY PUBLIC: Darlene M Andrews





T THOMASON  
C CONSULTING  
E ENGINEERS

May 9, 2019

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

**Reference:** Vacation of Public Right-of-way, Roadway  
Park Street / Serene Ave.  
APN #176-19-614-046 & 176-19-695-008

On behalf of Lewis Investment Company, we respectfully request your consideration of the attached vacation of public right-of-way.

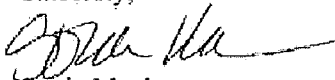
**Location:** The parcels are located at W. Serene Ave. and Park Street within Section 19, Township 22 South, Range 60 East.

**Request:** The approval of the vacation of a Public Drainage Easement and a Pedestrian access easement.

**Justification:** The currently existing pedestrian access easement and public drainage easement originated from the original Serene Park residential project and recorded Final Map. The owner has expanded the original project and revised the site plan accordingly with Serene Park II. As shown on the vacation exhibit, the previously recorded easement are no longer in alignment with the Serene Park II site plan. Serene Park II has an approved drainage study, which makes accommodations for the necessary drainage easements, which will be recorded with its final map. A pedestrian access easement will also be dedicated, as necessary to reflect the revised intersection design at Serene Avenue and Bayden Bray Court.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,



Sonia Macias  
Project Coordinator

7080 La Cienega Street, Suite 200  
Las Vegas, Nevada 89119  
Phone (702) 932-6125 • Fax (702) 932-6129  
Page 3 of 3



07/02/19 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

LINDELL RD/PYLE AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0376-MOUNTAIN WEST ASSOCIATES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road and Decatur Boulevard and between Pyle Avenue and Haleh Avenue (alignment) within Enterprise (description on file), JJ/bb/ma (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-25-701-016

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a drainage easement located at the southeast corner of Lindell Road and Pyle Avenue. The easement is located on a 20 acre parcel proposed for residential development in the Highlands Ranch Unit 4 area and will be in compliance with the Highlands Ranch Unit 4 Tentative Map.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-18-500083	91 lots on 20 acres	Approved BCC	July 2018
ZC-1041-05	Reclassified the property to R-2 zoning	Approved BCC	August 2005
ZC-1517-03 (WC-0037-05)	Waiver of conditions to dedicate right-of-way	Approved BCC	March 2005
ZC-2228-04	Reclassified the property to R-2 zoning		
UC-0497-01	Power Transmission Corridor	Approved PC	June 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North South West	Residential Suburban	R-E & R-2	Residential Single Family and Vacant
East	Medium Density Residential	R-2	Vacant Land

**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**

- Comply with drainage study PW18-16658;
- 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:** KENDRA SAFFLE

**CONTACT:** CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLI STREET,  
SUITE 216, LAS VEGAS, NV 89118

**DRAFT**





# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

# 12A

<b>APPLICATION TYPE</b>  <input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY  <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>5-9-2019</u> PLANNER ASSIGNED: _____ ACCEPTED BY: <u>ABB</u> FEE: _____ CHECK #: _____ COMMISSIONER: <u>Justin Jones</u> OVERLAY(S)? <u>N/A</u> TRAILS? Y/N _____ PFNA? Y/N _____	APP. NUMBER: <u>VS 19-0376</u> TAB/CAC <u>Enterprise</u> TAB/CAC DATE: <u>6-12</u> TIME: <u>6PM</u> PC MEETING DATE: <u>7-2</u> <u>7PM</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>RS</u>
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PROPERTY OWNER	NAME: <u>Mountain West Associates LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>
----------------	---

APPLICANT	NAME: <u>American West Development</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u> ACA CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Slater Hanifan Group</u> ADDRESS: <u>5740 S Arville Street, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702 284-5300</u> CELL: _____ E-MAIL: <u>Kendras@shg-inc.com</u> ACA CONTACT ID #: <u>132024</u>
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ASSESSOR'S PARCEL NUMBER(S): 16.25.701.016

PROPERTY ADDRESS and/or CROSS STREETS: Pyle & Lindell

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

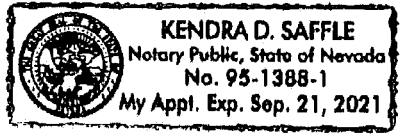
[Signature]

Property Owner (Signature)\*  
 STATE OF NEVADA  
 COUNTY OF Clark

Jeffrey L. Canarelli

Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON May 2, 2019 (DATE)  
 By Jeffrey L. Canarelli  
 NOTARY PUBLIC: [Signature]



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



11 April 2019

Current Planning Division  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

**RE: Highlands Ranch Unit 4, a 91 lot residential subdivision  
SHG Project No. AWD1802-000  
Justification Letter for Public Drainage Easement Vacation  
Instrument #: 20161215-0002250**

Slater Hanifan Group, on behalf of our client, American West Development, respectfully submits this justification letter with an application for Vacation and Abandonment of a Public Drainage Easement.

The project sites associated with the subject application are approximately 20+ gross acres and covers APN 176-25-701-016. The subject property is located in a portion of Section 25, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada.

This application will vacate a Public Drainage Easement that is in conflict with the proposed site plan for the subject residential development located northwest corner of the site, just outside the intersection of Lindell Road and Pyle Avenue. This easement is no longer necessary with the improvements proposed with the Highlands Ranch Unit 4 project and is in compliance with the conditions of the Tentative Map submitted for Highlands Ranch Unit 4.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

**Slater Hanifan Group, Inc.**

Corey Lieber, PE

Project Manager

Cc: Kendra Saffle, American West Development;  
Chelsea Jensen, SHG



07/02/19 PC AGENDA SHEET

EASEMENT  
(TITLE 30)

HUALAPAI WY/ PEBBLE RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-19-0379-P N II INC:

VACATE AND ABANDON easement of interest to Clark County located between Pebble Road (alignment) and Blue Diamond Road and between Conquistador Street (alignment) and Hualapai Way (alignment) within Enterprise (description on file). JJ/sv/na (For possible action)

RELATED INFORMATION:

APN:  
176-19-101-007

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

BACKGROUND:

**Project Description**

This applicant is requesting to vacate and abandon a 5 foot wide aerial easement located on the eastern portion of APN 176-19-101-007. The applicant states that power lines have not been installed and are not planned to be installed at this location, therefore; the aerial easement is not needed for power lines.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-18-0737	Single family residential development with increased finished grade on a 0.9 acre portion of 2.5 acres in an R-2 zone	Approved by BCC	November 2018
TM-18-0737	Single family residential development	Approved by BCC	November 2018
NZC-0956-13 (ET-0103-16)	First extension of time to reclassify 23.5 acres to R-2 zoning for a single family residential development	Approved by BCC	September 2016
ZC-0953-14 (ET-0104-16)	First extension of time to reclassify 1.4 acres from H-2 to R-2 zoning for a single family residential development	Approved by BCC	September 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0883-15	Vacated and abandoned government patent easements and a portion of right-of-way being Conquistador Street	Approved by PC	February 2016
ZC-0953-14	Reclassified a 1.4 acre portion of the overall subdivision to R-2 zoning with a design review for the overall 25 acre residential	Approved by BCC	January 2015
TM-0215-14	158 single family residential lots	Approved by BCC	January 2015
NZC-0356-13	Reclassified 23.5 acres to R-2 zoning for a single family residential development	Approved by BCC	October 2013

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped (approved single family residential subdivision that includes the subject site)
East	Residential Low (up to 3.5 du/ac)	R-E (RNP-I) & H-2	Undeveloped
West	Public Facilities	R-E & H-2	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the 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:** PN II

**CONTACT:** SONIA MACIAS, THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET #200, LAS VEGAS, NV 89119

**DRAFT**





# VACATION APPLICATION 13A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>5/10/19</u> PLANNER ASSIGNED: <u>SV</u> ACCEPTED BY: <u>SV</u> FEE: <u>875</u> CHECK #: <u>60711415</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>No</u> TRAILS? Y(N) PFNA? Y(N) APP. NUMBER: <u>VS-19-0379</u> TAB/CAC <u>Enterprise</u> TAB/CAC DATE: <u>6/12</u> TIME: <u>6:00pm</u> PC MEETING DATE: <u>7/2 7pm</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>B-S</u>
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PROPERTY OWNER	NAME: <u>PN II Inc.</u> ADDRESS: <u>7255 S. Tenaya Way, Suite #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-804-7554</u> CELL: _____ E-MAIL: <u>Brenin.Anderson@PulteGroup.com</u>
----------------	---

APPLICANT	NAME: <u>PN II Inc.</u> ADDRESS: <u>7255 S. Tenaya Way, Suite #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-804-7554</u> CELL: _____ E-MAIL: <u>Brenin.Anderson@PulteGroup.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Sonia Macias @ Thomason Consulting Engineers</u> ADDRESS: <u>7080 La Cienega Street #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u> E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: <u>170701</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-19-101-007

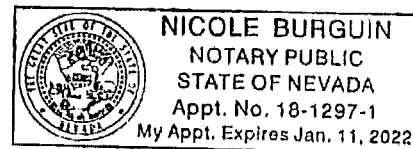
PROPERTY ADDRESS and/or CROSS STREETS: Raven Ave. / Conquistador St.

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

BRENIN ANDERSON  
 Property Owner (Signature)\*

Brenin Anderson  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON March 13<sup>th</sup>, 2019 (DATE)  
 By BRENIN ANDERSON  
 NOTARY PUBLIC: Nicole Burguin  
NICOLE BURGWIN



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

T  THOMASON  
C   CONSULTING  
E   ENGINEERS

May 10, 2019

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

**Reference:** Vacation of 5' wide aerial easement  
Blue Diamond Road / Grand Canyon Drive  
APN #176-19-101-007

On behalf of PN II Inc., we respectfully request your consideration of the attached vacation of 5' wide aerial easement.

**Location:** The parcels are located north of Blue Diamond Road and West of Grand Canyon Drive within Section 19, Township 22 South, Range 60 East..

**Justification:** The intention for this vacation is to remove the aerial easement. The easement is not needed for power poles, as none have been installed nor are planned to be.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,



Sonia Macias  
Project Coordinator

PLANNER  
COPY

07/02/19 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

SERENE AVE/GRAND CANYON DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0382-CENTURY COMMUNITIES NEVADA, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Oleta Avenue and Serene Avenue and between Grand Canyon Drive and Conquistador Street within Enterprise (description on file). JJ/sv/ma (For possible action)

**RELATED INFORMATION:**

**APN:**

176-19-210-032; 176-19-210-060

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant requests to vacate and abandon 2 pedestrian access easements located within the site. The applicant requests to vacate and abandon a 1 foot wide easement located on the southern portion of lot 60 (APN 176-19-210-032), a 1 foot wide easement located on the southern portion of lot 116 (APN 176-19-210-060).

The applicant states that the vacation of easements along lots 60 and 116 in Blue Diamond West Unit 1 is needed to accommodate a site plan change that will incorporate cul-de-sacs internal to the project. The applicant indicates that new pedestrian access easements will be dedicated when the final map is amended.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0555-16	Easements on Serene Avenue.	Approved by PC	September 2016
TM-0007-15	Single family residential development	Approved by BCC	March 2015

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0030-15	Reclassified 35.7 acres from H-2 to R-2 zoning with a design review for a single family residential development	Approved by BCC	March 2015
VS-0031-15	Various patent easements and rights-of-way being Jensen Street and Oleta Way	Approved by BCC	March 2015

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac), Commercial Neighborhood, Commercial General	R-2, & H-2	Undeveloped & single family residence
South	Residential Medium (3 to 14 du/ac), Public Facility	R-2	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped & single family residence

**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**

- Coordinate with Public Works-Map Team to grant private pedestrian access easements;
- 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:** CENTURY COMMUNITIES

**CONTACT:** SONIA MACIAS, THOMSON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET #200, LAS VEGAS, NV 89119





# VACATION APPLICATION 14A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>STAFF</b>	DATE FILED: <u>5/10/19</u> PLANNER ASSIGNED: <u>SV</u> ACCEPTED BY: <u>SV</u> FEE: <u>875</u> CHECK #: <u>15176</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MUD-4</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0382</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/12</u> TIME: <u>6:00 pm</u> PC MEETING DATE: <u>7/2</u> <u>7pm</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>R2</u> PLANNED LAND USE: <u>RS</u>
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<b>PROPERTY OWNER</b>	NAME: <u>Century Communities Nevada LLC</u> ADDRESS: <u>6345 S. Jones Blvd. Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-873-5338</u> CELL: _____ E-MAIL: <u>Rick.Barron@centurycommunities.com</u>
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<b>APPLICANT</b>	NAME: <u>Century Communities Nevada LLC</u> ADDRESS: <u>6345 S. Jones Blvd. Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-873-5338</u> CELL: _____ E-MAIL: <u>Rick.Barron@centurycommunities.com</u> REF CONTACT ID #: _____
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<b>CORRESPONDENT</b>	NAME: <u>Sonia Macias @ Thomason Consulting Engineers</u> ADDRESS: <u>7080 La Cienega Street #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u> E-MAIL: <u>smacias@tce-lv.com</u> REF CONTACT ID #: <u>170761</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-19-210-032 & 060

PROPERTY ADDRESS and/or CROSS STREETS: Grand Canyon Drive / Serene Ave.

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

Property Owner (Signature)\*

STATE OF NEVADA  
COUNTY OF Nevada/Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7/13/2019 (DATE)

By Rick Barron

NOTARY PUBLIC: Lucienne Ransom

Rick Barron

Property Owner (Print)

LUCIENNE RANSOM  
Notary Public State of Nevada  
NS 08-6692-1  
My appl exp Apr. 5, 2020

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

T THOMASON  
C CONSULTING  
E ENGINEERS

May 10, 2019

TCE#227-18001

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

**Reference:** Vacation of 1 foot wide Pedestrian Access Easement  
Blue Diamond West unit 1  
APN #176-19-210-032 & 060

On behalf of Century Communities LLC, we respectfully request your consideration of the attached vacation of the 1 foot wide Pedestrian Access Easement.

**Location:** The parcels are generally located at Hualapai and Serene within Section 19, Township 22 South, Range 60 East.

**Justification:** This request to vacate the existing pedestrian access easements along lots 60 and 116 in Blue Diamond West Unit 1 is to accommodate a site plan change that incorporates cul-de-sacs internal to the project. The existing easements extend beyond the sidewalks and into the private streets. New pedestrian access easements will be dedicated with the amended Final Map for Blue Diamond West that meet Clark County criteria and work with the revised site plan.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,



Sonia Macias  
Project Coordinator

PLANNER  
COPY

7080 La Cienega Street #200  
Las Vegas, NV 89119  
Phone (702) 932-6125 • Fax (702) 932-6129

07/02/19 PC AGENDA SHEET

EASEMENTS AND RIGHTS-OF-WAY  
(TITLE 30)

ELDORADO LN/LAS VEGAS BLVD S

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0401-LSREF EXHIBITION INVESTMENTS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Eldorado Lane and Mesa Verde Lane (alignment) and between Las Vegas Boulevard South and I-15 and portions of a right-of-way being Robindale Road located between Las Vegas Boulevard South and I-15, Moberly Avenue located between Las Vegas Boulevard South and I-15, Eldorado Lane located between I-15 and Las Vegas Boulevard South and Ensworth Street located between Eldorado Lane and Robindale Road within Enterprise (description on file). MN/jor/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

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

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

The site plan depicts a vacation and abandonment of government patent easements all located south of Eldorado Lane, east of the I-15, west of Las Vegas Boulevard, and north of Mesa Verde Lane (alignment). Per the plans on file, the portions of rights-of-way to be vacated include Robindale Road (alignment), Moberly Avenue, a cul-de-sac bulb and attached right-of-way on Ensworth Street (alignment) south of Eldorado Lane. Per the applicant, approval of this application will allow for future development on the site, and the listed patent easements and rights-of-way are not needed for the applicant's project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0620-11 (ET-0034-17)	First extension of time to allow future development, expand Gaming Enterprise District, allow a High Impact Project, and other commercial uses; waivers and deviations for reduced parking and encroachment into airspace, and design reviews for all applicable uses on-site - expired	Approved by BCC	May 2017
ZC-0620-11 (WC-0156-12)	Waived the dedication of frontage road per the Transportation Element and replaced it with the reservation of frontage road per the Transportation Element	Approved by BCC	March 2013
TM-500071-12	1 lot commercial subdivision – expired	Approved by PC	September 2012
ZC-0620-11	Reclassified 110 acres from R-E, C-1, M-D, H-1, and H-2 zoning to H-1 (AE-60 & AE-65) zoning; use permits to allow an expansion of the Gaming Enterprise District (eastern portion), allow a High Impact Project, with deviations/waivers for reduced on-site parking (including non-gaming) and encroachment into airspace; design reviews for a resort hotel, high rise towers and hotel condominiums, convention center, and mid/low-rise buildings. Zoning is permanent, all other applications expired.	Approved by BCC	April 2012

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Commercial Tourist	H-1	Undeveloped parcels
East	Commercial Tourist	H-1	Shopping center and restaurants
West	Business Design and Research Park	M-D	Office warehouse

**Related Applications**

Application Number	Request
WS-19-0400	A waiver of development standards for non-standard improvements within the right-of-way is a companion item on this agenda.
TM-19-500108	A tentative map for a 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 and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Right-of-way dedication to include 80 feet for Robindale Road, 60 feet for the frontage road, 30 feet for Eldorado Lane, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), construct a standard bus stop with a 5 foot by 25 foot bus shelter pad easement behind the sidewalk on the west side of Las Vegas Boulevard South, just south of and as close to practical to both the Eldorado Lane and Robindale Road alignments;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- No comment.

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

- CCWRD has existing or proposed assets within the area proposed to be vacated per VS-19-0401; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

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

**APPLICANT:** LSREF EXHIBITION INVESTEMENTS, INC.

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

**DRAFT**





# VACATION APPLICATION 15A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>5/17/19</u> PLANNER ASSIGNED: <u>JOL</u> ACCEPTED BY: _____ FEE: <u>\$875</u> CHECK #: <u>11336</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>MAD / MAD</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>VS-19-0401</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/12</u> TIME: <u>6pm</u> PC MEETING DATE: <u>7/2/19</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>CT</u>
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PROPERTY OWNER	NAME: <u>LSREF Exhibition Investments, LLC</u> ADDRESS: <u>c/o Brazos Tax Group, LLC 930 W. 1st St. Ste. #303</u> CITY: <u>Fort Worth</u> STATE: <u>TX</u> ZIP: <u>76102-2728</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
----------------	--

APPLICANT	NAME: <u>LSREF Exhibition Investments, LLC</u> ADDRESS: <u>c/o GCW Engineering, Inc. 1555 S. Rainbow Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2145</u> CELL: _____ E-MAIL: <u>earellano@gcwengineering.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Elena Arellano c/o GCW Engineering, Inc.</u> ADDRESS: <u>1555 S. Rainbow Boulevard</u> CITY: <u>Las Vegas,</u> STATE: <u>Nevada</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2145</u> CELL: _____ E-MAIL: <u>earellano@gcwengineering.com</u> REF CONTACT ID #: _____
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 177-08-601-001 thru -006, 177-08-601-008; 177-08-701-001 thru -004, 177-08-701-008 thru -012, 177-08-701-014; 177-08-699-004; 177-08-799-007 thru -009, 177-08-701-002

PROPERTY ADDRESS and/or CROSS STREETS: SW Corner of Eldorado Lane & Las Vegas Boulevard South

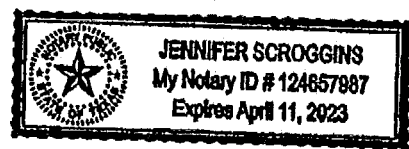
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

LSREF Exhibition Investments, LLC  
  
 \_\_\_\_\_  
 Laura P. Sims  
 Vice President

Laura P. Sims  
 Vice President

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

STATE OF NEVADA Texas Dallas  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON May 16, 2019 (DATE)  
 by Laura P. Sims  
 NOTARY PUBLIC: Jennifer Scroggins



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

868-012



May 16, 2019

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

Subject: Justification Letter to accompany Vacation Application – Exhibition City Project  
Assessor's Parcel Numbers: 177-08-601-001 thru -006, 177-08-601-008;  
177-08-701-001 thru -004, 177-08-701-008 thru 012, 117-08-701-014;  
177-08-699-004; 177-08-799-002, 177-08-799-007 thru -009

To Whom It May Concern:

GCW Engineering has been retained to file the subject application for the property owner, LSREF Exhibition Investments, LLC. The intent of the application is to vacate government patent easements, and portions of rights of way. The right of way includes portions of Robindale Road, Moberly Street, a cul-de-sac on the Eldorado alignment and right of way along the Ensworth Street alignment that extends south of the Eldorado street alignment. All of the portions of rights of way are located between Interstate 15 and Las Vegas Boulevard South. The approval of this vacation application will facilitate future development of the site. The entire site is held under one ownership. An associated tentative map accompanies this application. A final map will follow at a future date.

Enclosed for your use in evaluating this request, are the following documents:

- 1 Signed application & disclosure form for LSREF Exhibition Investments, LLC
- 3 copies of the site plan
- 2 copies of the legal description of areas being vacated
- 2 vacation attachment "Exhibit A" forms
- 2 sets of assessor's parcel maps
- 1 copy of the deed
- 2 sets of easement/right of way documents
- 2 copies of the Record of Survey
- 2 copies of the Justification letter
- Filing fees in the amount of \$875.00

Please place this application on the next available Planning Commission agenda. Should you have any questions, please contact the undersigned at 702-804-2145.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elena Arellano', is written over the word 'Sincerely,'.

Elena Arellano  
Project Coordinator

VS-19-0401

1135 Terminal Way, Suite 101  
Reno, Nevada 89502

775.300.1917

info@gcwengineering.com  
gcwengineering.com

07/02/19 PC AGENDA SHEET

ACCESSORY STRUCTURE  
(TITLE 30)

ROGERS ST/CAPOVILLA AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0367-HENDRICKX FAMILY TRUST & HENDRICKX, LOUIS O. & CATHERINE M. TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the front yard setback for an accessory structure in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Rogers Street approximately 200 feet south of Capovilla Avenue within Enterprise. MN/sd/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

177-06-404-006

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the front yard setback to 12 feet where 40 feet is the minimum per Table 30.42-1 (a 70% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7245 Rogers Street
- Site Acreage: 0.6
- Number of Lots/Units: 1
- Project Type: Accessory structure
- Building Height (feet): 13
- Square Feet: 576

**Site Plans**

The plans depict an existing 2,539 square foot single family residence with an existing detached garage in the southwest corner of the site. The applicant is proposing to construct an additional 576 square foot detached garage in the northeast portion of the lot. A septic tank leach field is located within the northwest portion of the lot. An existing circular driveway exist and a proposed driveway addition will connect to the detached garage.

**Landscaping**

Landscaping is not part of this application. The site plan show existing landscaping throughout the property.

**Elevations**

The plans depict a proposed detached garage to be located within the front yard setback along Rogers Street. The height will be 13 feet and will be constructed of asphalt shingles, pitched roof, white lap siding and painted to match the house and will be architecturally compatible with the principal residence. The garage door will face south and will not directly face Rogers Street along with a pedestrian door to be located on the west side.

**Floor Plans**

The plans show an open floor plan of 576 square feet with a 16 foot wide, 7 foot high garage door.

**Applicant's Justification**

The applicant states that this request is to construct a 576 square foot detached garage to be located within the northeast portion of the lot with a proposed street setback of 12 feet. According to the applicant, an existing septic leach field is located in the northwest portion of the lot, which forbids any structure to be built over it. This restricts where new construction can be done and pushes the detached garage eastward towards Rogers Street and requires approval of an encroachment.

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

**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.

The proposed detached garage to be built within the front yard setback area is not anticipated to create an adverse impact on the surrounding area. As stated above by the applicant, the existence of a septic leach field prohibits construction of any structure within that area. In addition, the scale of the proposed detached garage will be in scale with the existing residence and the surrounding area and will maintain the side setback minimum of 5 feet to the property north of the applicants; 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 substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- No comment.

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

**PROTESTS:**

**APPLICANT: LOUIS HENDRICKX**

**CONTACT: LOUIS HENDRICKX, 7245 ROGERS STREET, LAS VEGAS, NV 89118**





# LAND USE APPLICATION 16A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - (ORIGINAL APPLICATION #)

**STAFF**

DATE FILED: 5/8/19 APP. NUMBER: WS-19-0367  
 PLANNER ASSIGNED: swd TAB/CAC: Enterprise  
 ACCEPTED BY: swd TAB/CAC MTG DATE: 6/12 TIME: 6 PM  
 FEE: \$475 PC MEETING DATE: 7/2/19  
 CHECK #: 1008 BCC MEETING DATE: \_\_\_\_\_  
 COMMISSIONER: M-N ZONE / AE / RNP: D-E  
 OVERLAY(S)? \_\_\_\_\_ PLANNED LAND USE: RNP  
 PUBLIC HEARING?  N NOTIFICATION RADIUS: 500 SIGN? Y / N  
 TRAILS? Y  N PFNA?  N LETTER DUE DATE: \_\_\_\_\_  
 APPROVAL/DENIAL BY: \_\_\_\_\_ COMMENCE/COMPLETE: \_\_\_\_\_

**PROPERTY OWNER**

NAME: LOUIS HENDRICKX  
 ADDRESS: 7245 ROGERS STREET  
 CITY: LAS VEGAS STATE: NV ZIP: 89118  
 TELEPHONE: 702-381-9723 CELL: 702-499-8769  
 E-MAIL: drickx11@gmail.com

**APPLICANT**

NAME: LOUIS HENDRICKX  
 ADDRESS: 7245 ROGERS STREET  
 CITY: LAS VEGAS STATE: NV ZIP: 89118  
 TELEPHONE: 702-361-9723 CELL: 702-499-8769  
 E-MAIL: drickx11@gmail.com REF CONTACT ID #: \_\_\_\_\_

**CORRESPONDENT**

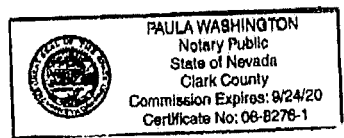
NAME: Same as Applicant  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_  
 E-MAIL: \_\_\_\_\_ REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 177-06-404-006  
 PROPERTY ADDRESS and/or CROSS STREETS: 7245 ROGERS STREET ROGERS & WARM SPRINGS  
 PROJECT DESCRIPTION: CONSTRUCT A 24' X 24' GARAGE

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

[Signature] Property Owner (Signature)\*      LOUIS HENDRICKX Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON MAY 3, 2019 (DATE)  
 By Louis O. Hendrickx  
 NOTARY PUBLIC: Paula Washington



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

Louis Hendrickx  
7245 Rogers Street  
Las Vegas, NV 01218

May 8, 2019

Clark County Comprehensive Planning  
500 S Grand Central Pkwy #1,  
Las Vegas, NV 89155

Regards: Request for Waiver of Development Standards

Attention: Clark County Planning Department

I am writing to request a Waiver of Development Standards for the 40' setback of parcel #177-06-404-006. I want to build a 24' x 24' garage. The setback code is 40'. To build the garage in compliance with the 40' setback code would place the garage on top of the septic tank leach field. Therefore I am writing to request a Waiver of Development Standards for the 40' setback of parcel #177-06-404-006, allowing the garage to be build east of the leach field on the NE corner of the lot. This location places the garage closer to the road than the 40' setback as stated by the present building code. In order to do this a Waiver of Development Standards would need to be granted.

After communicating and research with the Clark County Comprehensive Planning I am submitting this Justification Letter as part to the Request for Waiver of Development Standards Application.

Thank you for assistance with this matter.



Sincerely,  
Louis Hendrickx



07/02/19 PC AGENDA SHEET

NON-STANDARD IMPROVEMENTS  
(TITLE 30)

ELDORADO LN/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0400-LSREF EXHIBITION INVESTMENTS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping; and 2) allow non-standard improvements within the right-of-way in conjunction with future development on a portion of 110 acres in an H-1 (Limited Resort and Apartment) (AE-60) (AE-65) Zone in the MUD-1 and MUD-2 Overlay Districts.

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

**RELATED INFORMATION:**

**APN:**

177-08-601-001 thru 177-08-601-006; 177-08-601-008; 177-08-701-001 thru 177-08-701-004; 177-08-701-008 thru 177-08-701-012; and 177-08-701-014 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Waive on-site landscaping where required per Table 30.64-2.
2. Allow proposed non-standard improvements (landscaping) within the right-of-way (Las Vegas Boulevard South) where not permitted per Chapter 30.52.

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 110 (portion)
- Project Type: Non-standard improvements within the right-of-way

**Site Plan**

The site plan depicts future development on a 110 gross acre site. The applicant is processing a 1 lot commercial subdivision on the subject property and is proposing to dedicate right-of-way along Las Vegas Boulevard South and Eldorado Lane. The applicant is proposing to install detached sidewalks (5 feet wide) and a 5 foot wide landscape area in the right-of-way along Las Vegas Boulevard South.

Landscaping

Per the submitted landscape plan, the planting palette includes the following: 36 inch box canopy trees, 24 inch box trees for screening, 1 gallon minimum shrubs, 1 gallon minimum groundcover, and 5 gallon minimum vines.

Applicant's Justification

The applicant will be dedicating the full 100 foot half width right-of-way on Las Vegas Boulevard South for future development in conjunction with the submitted Tentative Map and Vacation and Abandonment applications. Per the applicant, the area does not yet warrant the roadway improvements to be built to the ultimate width; therefore, the half street improvements will be built to a 55 foot width from the centerline of the street to the back of curb. This will match what is existing across the street. The construction of the non-standard improvements will not hinder future widening of Las Vegas Boulevard. Lastly, the applicant is requesting to defer the on-site landscaping requirement so that future projects can fulfill what is required at the time of development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0620-11 (ET-0034-17)	First extension of time to allow future development, expand Gaming Enterprise District, allow a High Impact Project, and other commercial uses; waivers and deviations for reduced parking and encroachment into airspace, and design reviews for all applicable uses on-site – expired	Approved by BCC	May 2017
ZC-0620-11 (WC-0156-12)	Waived the dedication of frontage road per the Transportation Element and replaced it with the reservation of frontage road per the Transportation Element	Approved by BCC	March 2013
TM-0071-12	1 lot commercial subdivision – expired	Approved by PC	September 2012
ZC-0620-11	Reclassified 110 acres from R-E, C-1, M-D, H-1, and N-2 zoning to H-1 (AE-60 & AE-65) zoning; use permits to allow an expansion of the Gaming Enterprise District (eastern portion), allow a High Impact Project, with deviations/waivers for reduced on-site parking (including non-gaming) and encroachment into airspace; design reviews for a resort hotel, high rise towers and hotel condominiums, convention center, and mid/low-rise buildings; zoning is permanent, all other applications – expired	Approved by BCC	April 2012

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & South	Commercial Tourist	H-1	Undeveloped parcels
East	Commercial Tourist	H-1	Shopping center & restaurants
West	Business and Design/Research Park	M-D	Office warehouse

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-19-500108	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.
VS-19-0401	A vacation and abandonment for parent easements and rights-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**

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 has no objection to deferring the required on-site landscaping for the subject property. Future development will dictate what will be required for on-site landscaping, and staff understands that future project specificity is unavailable at this time. Staff is in support of this request.

**Public Works - Development Review**

Waiver of Development Standards #2

The applicant is responsible for maintenance and up-keep of any non-standard improvement in the right-of-way. Staff can support waiver of development standards #2 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

**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 4 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements;
- Traffic study shall be required with future development;
- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Right-of-way dedication to include 80 feet for Robindale Road, 60 feet for the frontage road, 30 feet for Eldorado Lane, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), construct a standard bus stop with a 5 foot by 25 foot bus shelter pad easement behind the sidewalk on the west side of Las Vegas Boulevard South, just south of and as close to practical to both the Eldorado Lane and Robindale Road alignments;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Owner acknowledges that the proposed non-standard improvements (buildings, structures, and improvements) are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element;
- Owners or its successors shall remove any non-standard improvements (buildings, structures, and improvements) related to this application or any future applications within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Fire Prevention**

- 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; you may find instruction for submitting a Point of Connection (POC) request on the District's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LSREF EXHIBITION INVESTEMENTS, INC.

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

**DRAFT**





# LAND USE APPLICATION

# 17A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
  - ZONE CHANGE
    - CONFORMING (ZC)
    - NONCONFORMING (NZC)
  - USE PERMIT (UC)
  - VARIANCE (VC)
  - WAIVER OF DEVELOPMENT STANDARDS (WS)
  - DESIGN REVIEW (DR)
    - PUBLIC HEARING
  - ADMINISTRATIVE DESIGN REVIEW (ADR)
  - STREET NAME / NUMBERING CHANGE (SC)
  - WAIVER OF CONDITIONS (WC)
- \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
  - EXTENSION OF TIME (ET)
- \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- \_\_\_\_\_  
(ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>5/17/19</u>	APP. NUMBER: <u>WS-19-0400</u>
	PLANNER ASSIGNED: <u>JOK</u>	TAB/CAC: <u>ENTERPRISE</u>
	ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>6/12</u> TIME: <u>6PM</u>
	FEE: <u>\$475</u>	PC MEETING DATE: <u>7/2/19</u>
PROPERTY OWNER	CHECK #: <u>002301</u>	BCC MEETING DATE: _____
	COMMISSIONER: <u>MN</u>	ZONE / AE / RNP: <u>H-1</u>
	OVERLAY(S)? <u>MUD 1 &amp; MUD 2</u>	PLANNED LAND USE: <u>CT</u>
	PUBLIC HEARING? <u>Y</u> N	NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y</u> (N)
APPLICANT	TRAILS? <u>Y</u> (N) PFNA? <u>Y</u> (N)	LETTER DUE DATE: _____
	APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: _____
	NAME: <u>LSREF Exhibition Investments, LLC</u>	
	ADDRESS: <u>2711 North Haskell Avenue, Suite 1700</u>	
CORRESPONDENT	CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75204</u>	
	TELEPHONE: <u>214-754-8300</u> CELL: _____	
	E-MAIL: <u>mcreighton@hudson-advisors.com</u>	
	NAME: <u>LSREF Exhibition Investments, LLC</u>	
	ADDRESS: <u>2711 North Haskell Avenue, Suite 1700</u>	
	CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75204</u>	
	TELEPHONE: <u>214-754-8300</u> CELL: _____	
	E-MAIL: <u>mcreighton@hudson-advisors.com</u> REF CONTACT ID #: _____	
	NAME: <u>Scott Martin</u>	
	ADDRESS: <u>6671 S. Las Vegas Blvd, Suite 320</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>	
	TELEPHONE: <u>702-862-3600</u> CELL: _____	
	E-MAIL: <u>scott.martin@kimley-horn.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-08-601-001 Thru 006, 177-08-701-001 Thru 014

PROPERTY ADDRESS and/or CROSS STREETS: Eldorado Lane/Las Vegas Blvd

PROJECT DESCRIPTION: 5' detached sidewalk and 5' wide landscape area within R/W along Las Vegas Blvd

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

Laura P. Sims  
Vice President

Property Owner (Signature)\*

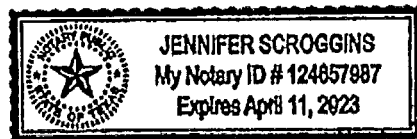
Property Owner (Print)

STATE OF Texas  
COUNTY OF Dallas

SUBSCRIBED AND SWORN BEFORE ME ON May 16, 2019 (DATE)

By Jennifer Laura P. Sims

NOTARY PUBLIC: Jennifer Scroggins



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

# Kimley»»Horn

May 15, 2019

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

**RE: *Exhibition City – Justification for Non-standard Improvements within the Right-of-Way along Las Vegas Boulevard***

Per our meeting with Clark County Public Works on March 7, 2019, it was discussed that the full 100-foot half width right-of-way on Las Vegas Boulevard will be dedicated with the Exhibition City project. Since the area does not yet warrant the roadway improvements to be built to the ultimate width, the half street improvements will be built to a 55-foot width from centerline to back of curb, similar to the commercial center across the street. The non-standard improvements within the public right-of-way we are proposing with this project are a 5' wide landscape area, and a 5' wide, detached concrete sidewalk. The construction of these improvements will not hinder future widening of Las Vegas Boulevard when demand increases in the area.

We appreciate your time working with us to discuss the requirements for this project. Please contact me at (702) 862-3600 or [richard.moles@kimley-horn.com](mailto:richard.moles@kimley-horn.com) should you have any questions, or need any clarifications.

Sincerely,



Richard A. Moles, P.E.  
Vice President

WS-19-0400



07/03/19 BCC AGENDA SHEET

SWC BUFFALO AND SHELBOURNE  
(TITLE 30)

BUFFALO DR/CAMERO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500088-MAK ZAK, LLC:**

**TENTATIVE MAP** consisting of 70 single family residential lots and common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Buffalo Drive and north side of Camero Avenue within Enterprise. JJ/sd/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-16-601-047 through 176-16-601-049

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

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

**General Summary**

- Site Address: N/A
- Site Acreage: 10
- Number of Lots/Units: 70
- Density (du/ac): 7
- Minimum/Maximum Lot Size: 3,852 (minimum)/5,393 (maximum)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 70 lots on 10 acres for a density of 7 dwelling units per acre. Access to the proposed subdivision will be from Camero Avenue, Miller Lane, and Shelbourne Avenue. Landscaping will consist of 10 foot wide landscape areas with 5 foot wide detached sidewalks along Buffalo Drive and Shelbourne Avenue.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0015-15	Reduced lot area, reduced setbacks, alternative landscaping, and off-site improvements in conjunction with single family residential development	Approved by PC	April 2015
TM-0005-15	16 single family residential lots	Approved by PC	April 2015

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCE	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Suburban	R-E	Undeveloped
South	Rural Neighborhood Preservation (2 du/ac)	R-E	Single family residence
East	Residential Suburban	R-2	Single family residences

**Related Applications**

Application Number	Request
ZC-19-0315	A zone change for a single family residential development with modified street standards is a companion item on this agenda.
VS-19-0387	A vacation and abandonment for an easement being Buffalo Drive 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**

While this request meets the tentative map requirements as outlined in Title 30. Staff is recommending denial of a waiver to the intersection off-set from Buffalo Drive for Camero Avenue. The proposed tentative map is contingent upon approval of the requested waiver to the intersection off-set (ZC-19-0315), which will have an impact on the final site layout of the proposed subdivision. Therefore, staff cannot support the proposed tentative map as submitted.

**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, 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to back of curb for Buffalo Drive, 30 feet for Shelbourne Avenue, 30 feet for Camero Avenue, 30 feet for Miller Lane, and associated spandrels;
- If required by the Regional Transportation Commission, provide a standard bus turnout on the west side of Buffalo Drive as close as practical to Shelbourne Avenue and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**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 #0150-2019 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:** UKITON ENGINEERING, 6757 W. CHARLESTON BOULEVARD, SUITE B,  
LAS VEGAS, NV 89146





# TENTATIVE MAP APPLICATION 18A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	<b>STAFF</b>	DATE FILED: <u>4/19/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>750</u> CHECK #: <u>075719</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>=</u> TRAILS? Y/N <u>(N)</u> PFNA? Y/N <u>(N)</u>	APP. NUMBER: <u>18-19-500088</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>5/15</u> TIME: <u>6PM</u> PC MEETING DATE: <u>    </u> BCC MEETING DATE: <u>6/5/19</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>R-3</u> NOTES: <u>    </u>
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<b>PROPERTY OWNER</b>	NAME: <u>MAK ZAK, LLC. c/o K. Roohani</u> ADDRESS: <u>9500 Hillwood Drive, Suite #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89134</u> TELEPHONE: <u>    </u> CELL: <u>    </u> E-MAIL: <u>    </u>
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<b>APPLICANT</b>	NAME: <u>DR HORTON, INC.</u> ADDRESS: <u>1081 Whitney Ranch Drive, Suite #141</u> CITY: <u>Henderson</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: <u>    </u> E-MAIL: <u>jrgenovese@drhorton.com</u> REF CONTACT ID #: <u>    </u>
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<b>CORRESPONDENT</b>	NAME: <u>TRITON ENGINEERING</u> ADDRESS: <u>6757 W. Charleston Blvd., Suite B</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: <u>    </u> E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: <u>    </u>
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ASSESSOR'S PARCEL NUMBER(S): 176-16-601-047

PROPERTY ADDRESS and/or CROSS STREETS: SWC of Buffalo Drive & Shelbourne Avenue

TENTATIVE MAP NAME: SWC Buffalo Shelbourne

NUMBER OF LOTS: 70      GROSS/NET ACREAGE 8.24      GROSS/NET DENSITY 8.49

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

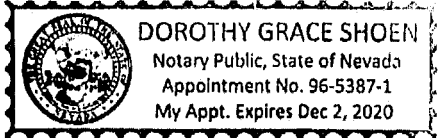
Property Owner (Signature)
 

Khusrow Roohani - Manager  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4-18-19 (DATE)  
 By Khusrow Roohani - Manager

NOTARY PUBLIC: Dorothy Grace Shoem



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



# TENTATIVE MAP APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>4/19/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>750.00/100</u> CHECK #: <u>075219</u> COMMISSIONER: <u>JN</u> OVERLAY(S)? <u>---</u> TRAILS? Y <input checked="" type="checkbox"/> N      PFNA? Y <input checked="" type="checkbox"/> N	APP. NUMBER: <u>tm-19-500088</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>5/15</u> TIME: <u>6PM</u> PC MEETING DATE: <u>---</u> BCC MEETING DATE: <u>6/5/19</u> ZONE / AE / RNP: <u>D-E</u> PLANNED LAND USE: <u>D-S</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>BUFFALO WING, LLC.</u> ADDRESS: <u>8861 W. SAHARA AVE., SUITE #220</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>DR HORTON, INC.</u> ADDRESS: <u>1081 Whitney Ranch Drive, Suite #141</u> CITY: <u>Henderson</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>TRITON ENGINEERING</u> ADDRESS: <u>6757 W. Charleston Blvd., Suite B</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____
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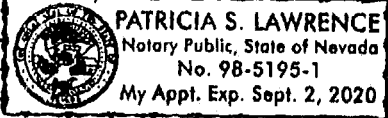
ASSESSOR'S PARCEL NUMBER(S): 176-16-601-048 & 049

PROPERTY ADDRESS and/or CROSS STREETS: SWC of Buffalo Drive & Shelbourne Avenue

TENTATIVE MAP NAME: SWC Buffalo Shelbourne

NUMBER OF LOTS: 70 GROSS/NET ACREAGE 8.24 GROSS/NET DENSITY 8.49

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

<u>[Signature]</u> Property Owner (Signature) STATE OF <u>NEVADA</u> COUNTY OF <u>CLARK</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>APRIL 19, 2019</u> (DATE) By <u>TINA M WALLS</u> NOTARY PUBLIC: <u>Patricia S Lawrence</u>	<u>Tina M Walls, Manager</u> Property Owner (Print)	
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\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



April 16, 2019

Attention: Steven De Merritt  
Senior Planner  
Department of Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

**RE: Tentative Map HOLDOVER  
DR Horton – Buffalo Shelbourne (APN #176-16-601-047, 048 & 049, 10 acres)**

Dear Mr. De Merritt:

On behalf of DR Horton, we respectfully submit this request for a Tentative Map HOLDOVER for Buffalo Shelbourne #TM- -19 to be heard concurrently with the Zone Change.

We request that you favorably approve our request, and if you should need any additional information or have any questions, please feel free to contact me at 702.254.1480.

Sincerely,

A handwritten signature in black ink that reads "Maria Morgan". The signature is written in a cursive, flowing style.

Maria Morgan  
Project Coordinator

cc: DR Horton





07/03/19 BCC AGENDA SHEET

ACCESSORY USE PRIOR TO PRINCIPAL USE  
(TITLE 30)

HAVEN ST/MESA VERDE LN

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0398-ABC HAVEN WEST INC:**

**USE PERMIT** to allow accessory uses (private access drive aisles with landscaping and decorative pavers) prior to the principal use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following 1) waive street landscaping; and 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.

**DESIGN REVIEW** for drive aisles and landscaping in conjunction with a multi-family development to the west on 16.5 acres in R-E (Rural Estates Residential); C-P (Office & Professional); and H-1 (Limited Resort and Apartment) Zones in the MUD-4 Overlay District.

Generally located on the west side of Haven Street and the south side of Mesa Verde Lane within Enterprise. MN/rk/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-09-401-008; 177-09-401-009; 177-09-401-011; 177-09-401-012; 177-09-401-015 through 177-09-401-017; 177-09-401-020 through 177-09-401-021; 177-09-402-002; 177-09-402-004; 177-09-402-005; 177-09-402-006

**USE PERMIT:**

Allow accessory uses (private access drive aisles with landscaping and decorative pavers) prior to the principal use per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

- a. Waive street landscaping requirements where 6 foot wide landscaping is required along Haven Street and Mesa Verde Lane per Figure 30.64-13 (a 100% reduction).
  - b. Waive street landscaping requirements where a 15 foot wide landscaping with a detached sidewalk is required along Windmill Lane per Figure 30.64-17 or 30.64-18 (a 100% reduction).
2. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Haven Street and Mesa Verde Lane where required per Section 30.52.050.

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8021 Haven Street
- Site Acreage: 16.5
- Project Type: Accessory uses prior to the principal use

History/Site Plan

Recently, 2 multi-family residential projects totaling 10 acres have been approved that are located on the east side of Giles Street between Mesa Verde Lane and Windmill Lane. The first approval (UC-0061-17) occurred in 2017 and the second approval (UC-18-0454) occurred in 2018. The applicant has now acquired most of the land east of the multi-family sites and is requesting to add drive aisles on the east side of the project to make the development more accessible for both vehicular and pedestrian traffic.

Since the proposed drive aisles and landscaping are on portions of undeveloped land to the east, a special use permit is required in order to allow these uses prior to a principal use. These properties that are east of the approved multi-family developments are planned for commercial and medium density residential uses. More specifically, the southern portion of this site (approximately 380 feet) adjacent to Windmill Lane is planned for commercial neighborhood and commercial general uses, while the remainder of the properties to the north are planned for suburban residential uses.

The plans depict a 25 foot wide driveway that connects to Windmill Lane and runs north behind one of the multi-family projects, then connects to a drive aisle that leads out to Giles Street to the west. There is also a second 43 foot wide driveway that connects to Mesa Verde Lane that runs south behind the other multi-family project and terminates into a cul-de-sac. Additionally, the applicant is requesting to temporarily waive (defer) street landscaping and full off-site improvements as part of this application.

Landscaping

Along both sides of the drive aisles the plans depict pedestrian plazas which include hardscape and landscaping with corresponding pedestrian furnishings. All areas consist of a combination of live landscaping and enhanced pavers. No public street landscape planters are being proposed at this time.

Applicant's Justification

The applicant indicates with acquiring most of the land east of the multi-family sites, they wish to add drive aisles at the rear (east) side of the project to provide better circulation. Also, the applicant is requesting to defer off-site improvements and landscaping along public street frontage, until a future buyer develops the remaining portion of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0454	Multiple family residential development and waivers for the front setback, increased height, and height/setback ratio adjacent to single family residential use on 5 acres	Approved by BCC	December 2018
VS-18-0460	Vacated and abandoned patent easements on the property and 5 feet of right-of-way for detached sidewalks	Approved by BCC	December 2018
UC-0061-17	Multiple family residential development and waivers for the front setback, corner side setback, increased height, and height/setback ratio adjacent to single family residential use on 5 acres	Approved by PC	March 2017
VS-0062-17	Vacated and abandoned a portion of a right-of-way being Santoli Avenue between Giles Street and Haven Street, a portion of a right-of-way being Giles Street between Santoli Avenue and Windmill Lane, and government patent easements	Approved by PC	March 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Office Professional	H-1 & R-E	Undeveloped & single family residences
South	Office Professional	H-1 & R-E	Office building & undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial Neighborhood	R-E/RNI-1 & CRT	Approved place of worship, single family residences & undeveloped
West	Commercial Tourist	H-1, C-2 & C-1	Undeveloped, mini-warehouse facility & communications building

**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.

Staff finds by adding the drive aisles at the rear (east) side of both projects make the development more accessible for both vehicular and pedestrian traffic. Furthermore, these

additional driveways help alleviate traffic congestion from main entry points into the development. The proposed drive aisles depict pedestrian plazas which include hardscape and landscaping with corresponding pedestrian furnishings. The enhanced pedestrian realm provided along these driveways also comply with Urban Specific Policy 17 which encourages comprehensive pedestrian circulation systems that include provisions for paths in new and existing rights-of-way and/or easements. Therefore, staff can support the proposed request with the stipulation that this support does not constitute approval of any future development on the remaining eastern portions of the site.

#### 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 has no objection to temporarily waiving the landscaping requirements along the public street frontages, since there are no immediate development plans for the eastern portions of the properties. Therefore, staff recommends approval of this portion of the request.

#### Public Works - Development Review

##### Waiver of Development Standards #2

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

#### Staff Recommendation

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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this request does not constitute approval of any future development on the remaining eastern portions of the site; that 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).

**Building Department - Fire Prevention**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that compliance is not indicated by the submitted drawing.

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

- Applicant is advised that there are active septic permits on APNs 177-09-401-009, 177-09-401-017, and 177-09-401-021; to connect to municipal sewer and remove or abandon the septic systems in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the systems have been properly removed or abandoned.

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

- No comment.

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

**APPLICANT:** ABC PARADISE, LLC

**CONTACT:** TONY CELESTE, 1980 FESTIVAL PLAZA DRIVE, STE 650, LAS VEGAS, NV 89135





# LAND USE APPLICATION

# 19A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
  - ZONE CHANGE
    - CONFORMING (ZC)
    - NONCONFORMING (NZC)
  - USE PERMIT (UC)
  - VARIANCE (VC)
  - WAIVER OF DEVELOPMENT STANDARDS (WS)
  - DESIGN REVIEW (DR)
    - PUBLIC HEARING
  - ADMINISTRATIVE DESIGN REVIEW (ADR)
  - STREET NAME / NUMBERING CHANGE (SC)
  - WAIVER OF CONDITIONS (WC)
- (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
  - EXTENSION OF TIME (ET)
- (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- (ORIGINAL APPLICATION #)
- DEVELOPMENT AGREEMENT (DA)

STAFF	DATE FILED: <u>5.16.19</u>	APP. NUMBER: <u>UC.19-0398</u>
	PLANNER ASSIGNED: <u>RK.</u>	TAB/CAC: <u>Enterprise</u>
	ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>6/12/19</u> TIME: <u>6:00p.</u>
PROPERTY OWNER	FEE: <u>\$1,825.00</u>	PC MEETING DATE: _____
	CHECK #: <u>PAID ON-LINE</u>	BCC MEETING DATE: <u>7/3/19 9:00am</u>
	COMMISSIONER: <u>MN</u>	ZONE / AE / RNP: <u>C-P &amp; R-E</u>
APPLICANT	OVERLAY(S)? <u>MUD 4</u>	PLANNED LAND USE: <u>Ent CN/CG/RS</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> N	NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> Y
	TRAILS? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N	LETTER DUE DATE: <u>UC.006L17</u>
CORRESPONDENT	APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: <u>UC.18.0454</u>
	NAME: <u>ABC Haven West, Inc.</u>	
	ADDRESS: <u>1210 Hinson Street</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u>	
	TELEPHONE: <u>n/a</u> FAX: <u>n/a</u>	
	CELL: <u>n/a</u> E-MAIL: <u>rjordan@centuradev.com</u>	
	NAME: <u>ABC Paradise, LLC</u>	
	ADDRESS: <u>1210 Hinson Street</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u>	
	TELEPHONE: <u>n/a</u> FAX: <u>n/a</u>	
	CELL: <u>n/a</u> E-MAIL: <u>rjordan@centuradev.com</u>	
	NAME: <u>Tony Celeste - Kaempfer Crowell</u>	
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>	
	TELEPHONE: <u>702-792-7000</u> FAX: <u>702-796-7181</u>	
	CELL: <u>n/a</u> E-MAIL: <u>AJC@kcnvlaw.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-09-401-009, 012, 017, 021, 177-09-402-002, 004, 005 *JRS*

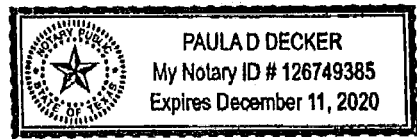
PROPERTY ADDRESS and/or CROSS STREETS: Windmill / Giles

PROJECT DESCRIPTION: Design Review, Special Use Permit, and Waivers of Standards re: Streets

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

Robert C. Murray Sr. Property Owner (Signature)\*      Robert C. Murray Sr. Property Owner (Print)      *CA*

STATE OF Texas  
 COUNTY OF Dallas  
 SUBSCRIBED AND SWORN BEFORE ME ON April 29, 2019 (DATE)  
 By Robert C. Murray Sr. Page 1 of 4  
 NOTARY PUBLIC: Paula D. Decker





# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
  - ZONE CHANGE
    - CONFORMING (ZC)
    - NONCONFORMING (NZC)
  - USE PERMIT (UC)
  - VARIANCE (VC)
  - WAIVER OF DEVELOPMENT STANDARDS (WS)
  - DESIGN REVIEW (DR)
    - PUBLIC HEARING
  - ADMINISTRATIVE DESIGN REVIEW (ADR)
  - STREET NAME / NUMBERING CHANGE (SC)
  - WAIVER OF CONDITIONS (WC)
- (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
  - EXTENSION OF TIME (ET)
- (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- (ORIGINAL APPLICATION #)
- DEVELOPMENT AGREEMENT (DA)

<b>STAFF</b>	DATE FILED: _____	APP. NUMBER: _____
	PLANNER ASSIGNED: _____	TAB/CAC: _____
<b>PROPERTY OWNER</b>	ACCEPTED BY: _____	TAB/CAC MTG DATE: _____ TIME: _____
	FEE: _____	PC MEETING DATE: _____
	CHECK #: _____	BCC MEETING DATE: _____
	COMMISSIONER: _____	ZONE / AE / RNP: _____
	OVERLAY(S)? _____	PLANNED LAND USE: _____
	PUBLIC HEARING? Y / N	NOTIFICATION RADIUS: _____ SIGN? Y / N
	TRAILS? Y / N      PFNA? Y / N	LETTER DUE DATE: _____
	APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: _____
<b>APPLICANT</b>	NAME: <u>ABC Paradise, LLC</u>	
	ADDRESS: <u>1210 Hinson Street</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u>	
	TELEPHONE: <u>n/a</u> FAX: <u>n/a</u>	
<b>CORRESPONDENT</b>	NAME: <u>Tony Celeste - Kaempfer Crowell</u>	
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>	
	TELEPHONE: <u>702-792-7000</u> FAX: <u>702-796-7181</u>	
	CELL: <u>n/a</u> E-MAIL: <u>AJC@kcnvlaw.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-09-401-008, 011, 015, 020, 177-09-402-006 *JAB*

PROPERTY ADDRESS and/or CROSS STREETS: Windmill / Giles

PROJECT DESCRIPTION: Design Review, Special Use Permit, and Waivers of Standards re: Streets

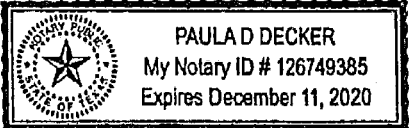
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Ted P. Stokely      Ted P. Stokely  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Texas  
 COUNTY OF Dallas

SUBSCRIBED AND SWORN BEFORE ME, ON April 10, 2019 (DATE)  
 By Ted P. Stokely

NOTARY PUBLIC: Paula D. Decker      Page 2 of 4



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation or other legal entity.





# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	<b>STAFF</b>	DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Dennis J Flesher</u> ADDRESS: <u>8065 Haven Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
	<b>APPLICANT</b>	NAME: <u>ABC Paradise, LLC</u> ADDRESS: <u>1210 Hinson Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>rjordan@centuradev.com</u>
	<b>CORRESPONDENT</b>	NAME: <u>Tony Celeste - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> FAX: <u>702-796-7181</u> CELL: <u>n/a</u> E-MAIL: <u>AJC@kcnvlaw.com</u>

ASSESSOR'S PARCEL NUMBER(S): 177-09-401-016 *JFB*

PROPERTY ADDRESS and/or CROSS STREETS: Windmill / Giles

PROJECT DESCRIPTION: Design Review, Special Use Permit, and Waivers of Standards re: Streets

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

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5/11/2019 (DATE)  
 By Dennis James Flesher

NOTARY PUBLIC: [Signature] Page 3 of 4

WOLFGANG WOLLET

Notary Public - State of Nevada

APT NO 17-1243-1

My Appt Expires 02-18-2021

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

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

[aceleste@kcnvlaw.com](mailto:aceleste@kcnvlaw.com)

702.693.4215

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1980 Festival Plaza Drive  
Suite 650  
Las Vegas, NV 89135  
Tel: 702.792.7000  
Fax: 702.796.7181

RENO OFFICE  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel: 775.852.3900  
Fax: 775.327.2011

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

May 16, 2019

**VIA HAND DELIVERY**

CLARK COUNTY DEPARTMENT OF  
COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89106

CIVIL  
ENGINEERING

**Re: Justification Letter – Centura Development Co., LLC  
Design Review for Driveways and Landscaping; Special Use Permit to Allow  
an Accessory Use Prior to Principal Use; and Waiver of Development  
Standards to Defer Off-Site Improvements Along Haven Street, and Mesa  
Verde Lane.**

To Whom It May Concern:

Please be advised our office represents the Applicant. By way of background, the Applicant received entitlements for a multi-family residential development on properties east of Giles and in between Mesa Verde Lane and Windmill Lane (the "Project"). Clark County approved the Project via UC-0061-17 and UC-18-0454. The Applicant is now requesting to add drive aisles on the east side of the project to make the Project more easily accessible both for vehicular and pedestrian traffic.

The Applicant is proposing a private driveway from Windmill Lane north to connect to the existing approved private driveway that connects going west to Giles Street. The Applicant is also requesting a second driveway from Mesa Verde Lane heading south that terminates into a cul de sac. In addition to the driveways, the Applicant is requesting landscaping along the private driveways.

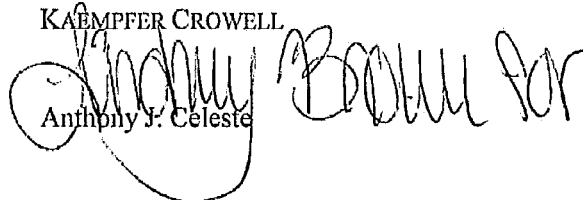
Since the proposed private driveways are also on a portion of undeveloped and yet to be entitled properties immediately to the east, the Applicant is requesting a special use permit to allow an accessory use (the driveways and landscaping) prior to the principal use. Also, since there are improvements to properties fronting the undeveloped portions of Mesa Verde Lane, and Haven Street, the Applicant is requesting the off-site improvements be deferred until the principal use is approved. The waiver is appropriate as there is no access to these rights-of-ways and the design of off-sites are better suited with the design of the principal use.

We thank you in advance for your time and consideration.

Sincerely,

KAEMPFER CROWELL

Anthony J. Celeste



AJC/mao

07/03/19 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

BUFFALO DR/CAMERO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0387-BUFFALO WING, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Shelbourne Avenue (alignment) and Camero Avenue (alignment) within Enterprise (description on file). JJ/sd/ma (For possible action)

**RELATED INFORMATION:**

**APN:**

176-16-601-048; 176-16-601-049

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

This request is to vacate and abandon a 5 foot wide, approximately 660 foot BLM easement along the eastern edge of parcel APN: 176-16-601-048 and 049. According to the applicant to fully develop the parcel, the BLM easements are no longer needed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0015-15	Reduced lot area, reduced setbacks, alternative landscaping, and off-site improvements in conjunction with single family development	Approved by PC	April 2015
TM-0005-15	16 single family residential lots	Approved by PC	April 2015
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Suburban	R-E	Undeveloped
South	Rural Neighborhood Preservation (2 du/ac)	R-E	Single family residence

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Residential Suburban	R-2	Single family residences

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-19-500088	A tentative map for a 70 lot single family residential development is a companion item on this agenda.
ZC-19-0315	A zone change for a single family residential development with modified street standards 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.

**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**

- Right-of-way dedication to include 45 feet to back of curb for Buffalo Drive and associated spandrels;
- 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 and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

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

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

**DRAFT**





# VACATION APPLICATION 20A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>5/14/19</u> PLANNER ASSIGNED: <u>SV</u> ACCEPTED BY: <u>SV</u> FEE: <u>\$875</u> CHECK #: <u>6530</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>-</u> TRAILS? <input type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0387</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/12</u> TIME: <u>6pm</u> PC MEETING DATE: <u>7/2</u> <u>7pm</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>R-S</u>
---	-------	--	--

<b>PROPERTY OWNER</b>	NAME: <u>Buffalo Wings</u> ADDRESS: <u>8861 Sahara Avenue, Suite #220</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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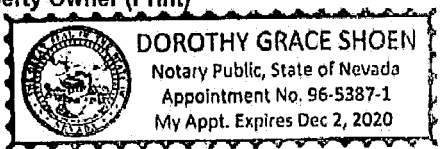
<b>APPLICANT</b>	NAME: <u>DR Horton, Inc.</u> ADDRESS: <u>1081 Whitney Ranch Drive, Suite #141</u> CITY: <u>Henderson</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.com</u> REF CONTACT ID #: _____
------------------	--

<b>CORRESPONDENT</b>	NAME: <u>Triton Engineering</u> ADDRESS: <u>6757 W. Charleston Blvd., Suite B</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-16-601-048 & 049

PROPERTY ADDRESS and/or CROSS STREETS: SWC of Buffalo Drive & Shelbourne Avenue

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

<p><u>[Signature]</u>          Property Owner (Signature)*          STATE OF NEVADA          COUNTY OF <u>Clark</u>          SUBSCRIBED AND SWORN BEFORE ME ON <u>5-8-2019</u> (DATE)          By <u>Tina M. Walls - manager</u>          NOTARY PUBLIC: <u>Dorothy Grace Shoen</u></p>	<p><u>Tina M. Walls</u>          Property Owner (Print)  </p>
---	---

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



# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>	<b>STAFF</b>	DATE FILED: _____	APP. NUMBER: _____
<input checked="" type="checkbox"/> <b>VACATION &amp; ABANDONMENT (VS)</b> <input checked="" type="checkbox"/> <b>EASEMENT(S)</b> <input type="checkbox"/> <b>RIGHT(S)-OF-WAY</b> <input type="checkbox"/> <b>EXTENSION OF TIME (ET)</b> (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC _____
		ACCEPTED BY: _____	TAB/CAC DATE: _____ TIME: _____
		FEE: _____ CHECK #: _____	PC MEETING DATE: _____
		COMMISSIONER: _____	BCC MTG DATE: _____
		OVERLAY(S)? _____	ZONE / AE / RNP: _____
		TRAILS? Y/N _____ PFNA? Y/N _____	PLANNED LAND USE: _____

<b>PROPERTY OWNER</b>	NAME: <u>MAK ZAK, LLC. c/o K. Roohani</u> ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89134</u> TELEPHONE: <u>702-823-2300</u> CELL: <u>702-249-0777</u> E-MAIL: <u>kroohani@gmail.com</u>
-----------------------	--

<b>APPLICANT</b>	NAME: <u>DR Horton, Inc.</u> ADDRESS: <u>1081 Whitney Ranch Drive, Suite #141</u> CITY: <u>Henderson</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.com</u> REF CONTACT ID #: _____
------------------	--

<b>CORRESPONDENT</b>	NAME: <u>Triton Engineering</u> ADDRESS: <u>6757 W. Charleston Blvd., Suite B</u> CITY: <u>Las Vegas</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 176-16-601-047

PROPERTY ADDRESS and/or CROSS STREETS: SWC of Buffalo Drive & Shelbourne Avenue

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

*[Handwritten Signature]*

Property Owner (Signature)\*

STATE OF NEVADA CLARK  
COUNTY OF

SUBSCRIBED AND SWORN BEFORE ME ON 5-7-2019 (DATE)

By KHUSROW ROOHHANI - MANAGER

NOTARY PUBLIC: Dorothy Grace Shoen

*[Handwritten Name]*

Property Owner (Print)



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



# Triton



## Engineering

May 6, 2019

Clark County, Comprehensive Planning  
Attention: Steven De Merritt, Senior Planner  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

Re: Justification for Vacation of BLM Easement  
A Portion of A.P.N. #176-16-601-048 & 049

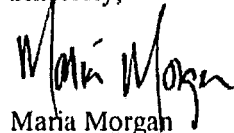
To Whom It May Concern:

On behalf of DR Horton, we respectfully submit this request for the vacation of 5' of the government BLM easements within the boundaries of the above referenced parcel numbers. South Buffalo Drive alignment is on the Eastern boundary of the property. This half street is for a 50' Right of Way. However, the right of way will actually end at 45'. The difference is 5' which will need to be vacated. There are three BLM grants which require 5' vacated from each, they are the following: N-553350-C, N-78922, and N-79588.

The site is currently undeveloped, as well as much of the land surrounding the area. Currently there are subdivisions to the East and custom homes to the North and South. In order to fully develop the parcel, the 5' BLM easements are no longer needed. Access to the project will be from Shelbourne and Camaro.

We request that you favorably approve our request, and if you should have any questions please feel free to contact me at (702) 254-1480.

Sincerely,



Maria Morgan  
Project Coordinator



07/03/19 BCC AGENDA SHEET

THROAT DEPTH FOR A CALL BOX  
(TITLE 30)

BLUE DIAMOND RD/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0411-KB HOME LV CAMDEN, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the throat depth for a call box for an approved single family residential development 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. JJ/rk/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-20-601-004; 176-20-601-005

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the throat depth for a call box to 17 feet where 50 feet is required per Uniform Standard Drawing 222A (a 66% reduction).

**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: 40
- Density (du/ac): 7.9
- Project Type: Single family residential

**Site Plans**

The plans depict a previously approved gated single family residential development consisting of 40 residential lots and 8 common element lots at a density of 7.9 dwelling units per acre. The lots will be served by 42 foot wide private streets with a 4 foot wide sidewalk on 1 side of the street. Gated access to the project is provided from Blue Diamond Road to the south via a 60 foot wide access easement.

**Applicant's Justification**

The applicant indicates that the setback reduction will not be a safety issue since the call box and gated access to the project is provided via a 60 foot wide access easement that is approximately 150 feet north from Blue Diamond Road.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-18-0896	Waived open space, alternative yards for residential lots, and increased wall height in conjunction with a single family residential development	Approved by BCC	January 2019
VS-18-0898	Vacated and abandoned government patent easements and an access easement	Approved by BCC	January 2019
TM-18-500216	41 single family residential lots and common element lots on 5.1 acres	Approved by BCC	January 2019
ZC-18-0066	Reclassified the site to R-3 zoning for a future residential development	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

**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.

**Public Works - Development Review**

The cul-de-sac has limited access and therefore should have no negative impact on adjacent parcels.

**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**

- Drainage study and compliance;
- 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;
- Right-of-way dedication to include the portion of the cul-de-sac on the south boundary of the site.

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





# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 

(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 

(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 

(ORIGINAL APPLICATION #)

<b>STAFF</b>	DATE FILED: <u>5-21-19</u>	APP. NUMBER: <u>WS-19-0411</u>
	PLANNER ASSIGNED: <u>RK for JYM</u>	TAB/CAC: <u>Enterprise</u>
	ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>6/12/19</u> TIME: <u>9:00am</u>
	FEE: <u>\$475.00</u>	PC MEETING DATE: _____
	CHECK #: <u>20352284</u>	BCC MEETING DATE: <u>7/3/19</u> 9:00AM
	COMMISSIONER: <u>JJ</u>	ZONE / AE / RNP: <u>R-3</u>
	OVERLAY(S)? <u>MUD-4</u>	PLANNED LAND USE: <u>Ent RS</u>
	PUBLIC HEARING? Y / N	NOTIFICATION RADIUS: <u>500 FT</u> SIGN? Y / N
	TRAILS? Y / <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N	LETTER DUE DATE: <u>2018.0066</u>
	APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: <u>WS 18-089C</u> <u>TM 18-50216 VS 18-089K</u>
<b>PROPERTY OWNER</b>	NAME: <u>KB Home LV Camden, LLC</u>	
	ADDRESS: <u>5795 W. Badura, Suite 180</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>	
	TELEPHONE: <u>(702) 266-8451</u> CELL: _____	
	E-MAIL: <u>mbangan@kbhome.com</u>	
<b>APPLICANT</b>	NAME: <u>KB Home</u>	
	ADDRESS: <u>5795 W. Badura, Suite 180</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>	
	TELEPHONE: <u>(702) 266-8451</u> CELL: _____	
	E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>The WLB Group, Inc</u>	
	ADDRESS: <u>3663 E. Sunset Road, Suite 204</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>	
	TELEPHONE: <u>(702) 458-2551</u> CELL: _____	
	E-MAIL: <u>pvalentine@wlbgroup.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-20-601-004 & 005

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Road & Durango

PROJECT DESCRIPTION: 41 Lot Single Family Subdivision with minimum lot size of 3,325 SF.

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

[Signature]  
 Property Owner (Signature)\*

Brian Kunec  
 Property Owner (Print)

STATE OF Nevada

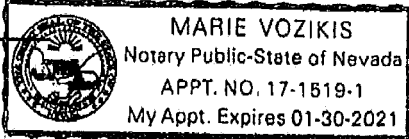
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 16, 2019 (DATE)

By Brian Kunec, President of KB Home Las Vegas Inc, a Nevada corporation,

NOTARY PUBLIC: Marie Vozikis

MANAGER OF KB Home LV Camden LLC, a Delaware limited liability company



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

April 17, 2019

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
P.O. Box 551744  
Las Vegas, NV 89155

CIVIL  
ENGINEERING

***RE: Justification Letter for  
Waiver of Development Standards, and Parking  
Analysis for Blue Diamond and Durango***

Clark County Planning Staff,

On behalf of KB Home, The WLB Group respectfully submits the attached Waiver of Development Standards, and Parking Analysis for parcels 176-20-601-004 & 005, totaling 5.08 acres, located North of Blue Diamond Road, west of Durango Road. The proposed development will consist of 41 single family residential units for a density of 8.07 units per acre, conforming to the current R-3 zoning. Access to the project is proposed via an Access Easement granted by the BLM. All interior streets serving the 41 lots will be constructed as 42-foot private streets (38' from b/c to b/c with a 4' wide sidewalk on one side only).

Three 2-story plans and one 1-story plan are proposed, with three distinct elevation options. The models range from 1423 square feet to 2,469 square feet. All four models will be in conformance with Title 30 Development Requirements for four-sided architecture. In addition, the proposed homes will have a maximum building height of 27 feet 4 inches. The development features paver driveways and house forward architecture by means of a cantilevered 2<sup>nd</sup> floor on the largest plan.

**Waiver of Development Standards**

1. A request for a waiver of standards to reduce the throat depth from a minimum of 50 feet from the call box to cross gutter, per Clark County standards. As this project does not have a cross gutter, there is some confusion on where to measure the throat depth from. The projection of the cross gutter is about 17 feet, however, it is about 55.5 feet to the property boundary. Since there is no cross gutter, a waiver of development standards is required for the call box on this project.

**Parking Analysis**

Per Clark County Title 30 Table 30.60.1, 102 parking spaces are required for the 40 lots. All houses will have 2 car garages and 20 foot deep, two car driveways. In summary not including street parking, 160 parking spaces will be available, which is well in excess of the 102 required parking spaces.



We are hopeful that the information as provided meets with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at 702-458-2551.

Respectfully,



Gerald Burke, PE  
Director of Engineering



07/03/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

BUFFALO DR/CAMERO AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-19-0315-MAK ZAK, LLC:**

**ZONE CHANGE** to reclassify 10.0 acres from R-E (Rural Estates Residential) (RNP-I) to R-2 (Medium Density Residential) Zone,  
**WAIVER OF DEVELOPMENT STANDARDS** for modified street standards.  
**DESIGN REVIEW** for a single family residential development.

Generally located on the west side of Buffalo Drive and north side of Camero Avenue within Enterprise (description on file). JJ/sd/ja (For possible action)

---

RELATED INFORMATION:

**APN:**  
176-16-601-047 through 176-16-601-049

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce the intersection off-set to 76 feet where 128 feet is required per Uniform Standard Drawing 222.1 (a 39% reduction).

**DESIGN REVIEW:**  
A 70 lot single family residential development.

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

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

- Site Address: N/A
- Site Acreage: 10
- Number of Lots/Units: 70
- Density (du/ac): 7
- Minimum/Maximum Lot Size (square feet): 3,852/5,393
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,433 to 2,988

### Site Plans

The plans depict a single family residential development consisting of 70 lots on 10 acres for a density of 7 dwelling units per acre. Access to the proposed subdivision will be from Camero Avenue, Miller Lane, and Shelbourne Avenue. The interior private streets will be 44 feet wide with a 5 foot sidewalk on 1 side of the street. The proposed lots will range from a minimum size of 3,852 square feet to a maximum size of 5,393 square feet. The applicant is providing for open space within the subdivision with 5 common elements with a total of 20,741 square feet. All homes will have 2 car garages and 20 foot deep paver driveways, with up to 5 bedrooms and will range in size between 2,433 to 2,988 square feet.

### Landscaping

Landscaping will consist of 10 foot wide landscape areas with 5 foot wide detached sidewalks along Buffalo Drive and Shelbourne Avenue. Trees will be planted 20 feet off center and will include Mondel Pine, Raywood Ash, Bay Laurel and Sweet Acacia. Shrubs will be planted among the trees and include groundcover.

### Elevations

The plans depict 2 story single family residential homes that will be up to 25 feet in height, constructed of stone veneer, stucco and concrete roof tile with a pitched roofline. Architectural features that will enhance the facades on all building elevations.

### Floor Plans

The floor plans depict models of 4 to 5 bedrooms that are 2 stories high with 3 different plans. The floor plans for the homes include options for dens.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states that they are proposing a single family residential subdivision for 70 lots. The applicant is requesting a conforming zone change from R-E (Rural Estates Residential) (RNP-1) to R-2 (Medium Density Residential), along with a related tentative map application. In addition, the applicant states that the continuation of Miller Lane will cause the overall project to decrease in size. In order to maintain the 3 north/south streets will require a waiver of development standards to an intersection off-set from Buffalo Drive, from 125 feet to 76 feet. The applicant states that a similar condition was approved by the County on development located across Buffalo Drive and Sonora Del Sol Street.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-0015-15	Reduced lot area, reduced setbacks, alternative landscaping, off-site improvements in conjunction with a single family residential development	Approved by PC	April 2015
TM-0005-15	16 single family residential lots	Approved by PC	April 2015

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified from R-E to R-E (RNP-1) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Suburban	R-E	Undeveloped
South	Rural Neighborhood Preservation (2 du/ac)	R-E	Single family residence
East	Residential Suburban	R-2	Single family residences

**Related Applications**

Application Number	Request
TM-19-500088	A tentative map for a 70 lot single family residential development is a companion item on this agenda.
VS-19-0387	A vacation and abandonment of an easement being Buffalo Drive 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**

Staff finds that the proposed zone change from R-E (RNP-1) to R-2 zoning is compatible with the surrounding area. Adjacent developments within the immediate area have a Planned Land Use Map designation of Residential Suburban, which supports a Medium Density Residential (R-2) zone. The predominant housing type in a Residential Suburban land use category zone (up to 8 du/ac) is single family residential detached development. Staff finds that this zone change will have no impacts to the surrounding area. Therefore, staff can support the request.

**Waiver of Development Standards**

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

### Design Review

The design of the proposed subdivision is contingent upon the approval of the above mentioned waiver to intersection off-set for 76 feet, where 125 feet is required along Camero Avenue from Buffalo Drive. Although the proposed home designs from the applicant are compatible with the R-2 zoning criteria, staff cannot support the design review as proposed in this application as the denial of the waiver of development standards will result in substantial changes to the overall site layout. Therefore, staff cannot support the proposed design review.

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

#### Waiver of Development Standards

Staff cannot support the applicant's request to reduce the distance between street intersections. If the applicant were to correctly measure the distance as outlined in Subsection 30.52.052(c) the requested waiver would be for a separation of 121 feet, not 76 feet as specified in the justification letter. Five additional feet can be provided by relocating the sidewalk on "B" Street from the east side to the west side of the street. With the correct measurement and the sidewalk on the west side of the street, the applicant can comply with the standard. Staff finds that this minor change to the plans can be accomplished and therefore the waiver should be denied.

#### **Staff Recommendation**

Approval of the zone change; and denial of the waiver of development standards and 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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the waiver of development standards and design review must commence within 4 years of approval date or they 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 back of curb for Buffalo Drive, 30 feet for Shelbourne Avenue, 30 feet for Camero Avenue, 30 feet for Miller Lane, and associated spandrels;

- If required by the Regional Transportation Commission, provide a standard bus turnout on the west side of Buffalo Drive as close as practical to Shelbourne Avenue and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**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 #0150-2019 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:** TRITON ENGINEERING, TRITON ENGINEERING, 6757 W. CHARLESTON BOULEVARD, SUITE B, LAS VEGAS, NV 89146

**DRAFT**







# LAND USE APPLICATION 22A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)  <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF <u>707521</u>	DATE FILED: <u>4/19/19</u> APP. NUMBER: <u>ZC-19-0315</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enterprise</u> ACCEPTED BY: <u>SWD</u> TAB/CAC MTG DATE: <u>5/15</u> TIME: <u>6PM</u> FEE: <u>2200</u> PC MEETING DATE: _____ CHECK #: <u>0565101075922</u> JC MEETING DATE: <u>6/5/19</u> COMMISSIONER: <u>J.W.</u> ZONE / AE / RNP: <u>Re</u> OVERLAY(S)? <u>←</u> PLANNED LAND USE: <u>R-S</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N      NOTIFICATION RADIUS: <u>1000</u> SIGN? Y / N TRAILS? Y <input checked="" type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> N      LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____      COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>MAK ZAK, LLC c/o K. Roohani</u> ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV.</u> ZIP: <u>89134</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____	
APPLICANT	NAME: <u>DR HORTON, INC.</u> ADDRESS: <u>1081 WHITNEY RANCH DR, SUITE #141</u> CITY: <u>HENDERSON</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.co</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>TRITON ENGINEERING</u> ADDRESS: <u>6757 W. CHARLESTON BLVD., SUITE B</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-16-601-047  
 PROPERTY ADDRESS and/or CROSS STREETS: SWC of Buffalo Drive & Shelbourne Avenue  
 PROJECT DESCRIPTION: Single Family Residential - Detached housing

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

[Signature]      KHUSROW ROOHANI  
 Property Owner (Signature)\*      Property Owner (Print)  
 STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 4-9-19 (DATE)  
 By Khusrav Roohani - manager  
 NOTARY PUBLIC: Dorothy Grace Shoem



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



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

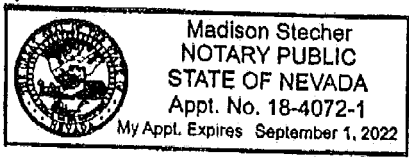
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: _____ APP. NUMBER: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ ACCEPTED BY: _____ TAB/CAC MTG DATE: _____ TIME: _____ FEE: _____ PC MEETING DATE: _____ CHECK #: _____ BCC MEETING DATE: _____ COMMISSIONER: _____ ZONE / AE / RNP: _____ OVERLAY(S)? _____ PLANNED LAND USE: _____ PUBLIC HEARING? Y / N NOTIFICATION RADIUS: _____ SIGN? Y / N TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>BUFFALO WING, LLC</u> ADDRESS: <u>8861 W. SAHARA AVE., SUITE #220</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV.</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>	NAME: <u>DR HORTON, INC.</u> ADDRESS: <u>1081 WHITNEY RANCH DR, SUITE #141</u> CITY: <u>HENDERSON</u> STATE: <u>NV.</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>jrgenovese@drhorton.co</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>	NAME: <u>TRITON ENGINEERING</u> ADDRESS: <u>6757 W. CHARLESTON BLVD., SUITE B</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV.</u> ZIP: <u>89146</u> TELEPHONE: <u>702.254.1480</u> CELL: _____ E-MAIL: <u>mmorgan@tritoneng.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-16-601-048 & 049  
 PROPERTY ADDRESS and/or CROSS STREETS: SWC of Buffalo Drive & Shelbourne Avenue  
 PROJECT DESCRIPTION: Single Family Residential - Detached housing

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

Tina Waits \_\_\_\_\_  
 Property Owner (Signature)\*  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 4-10-2019 (DATE)  
 By Tina Waits  
 NOTARY PUBLIC: \_\_\_\_\_



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

# Triton

Engineering

April 19, 2019

CIVIL  
ENGINEERING

20-19-0315

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

**Subject: LETTER OF INTENT - DR HORTON, INC.,  
SWC Buffalo and Shelbourne  
Zone Change, Design Review and Waiver Submittal  
APN #176-16-601-047, 048 & 049**

As representatives of DR Horton, Inc., we respectfully request your consideration of the attached Zone Change, Design Review and Waiver Applications to accompany our Tentative Map. The subject property is located in the incorporated Clark County property. The proposed site is located on the Southwest corner of Buffalo and Shelbourne within Section 16, Township 22, Range 60.

At this time, DR Horton, Inc. is proposing single family detached residences with a total of 70 lots on 10.22 acres, for a density of 6.84 gross and 8.24 acres net, for a density of 8.49, net. The current zoning is Rural Estates Residential in Residential Suburban Planned Land use. We are proposing the zoned changed to Medium Density Residential (R-2).

The minimum lot size required is 3,300 square feet; our smallest lot is 3,582 square feet and our largest lot is 5,393 square feet. This will be a non-gated community with private streets. The required open space is 17,585 square feet and the total open space that is provided is 20,741 square feet.

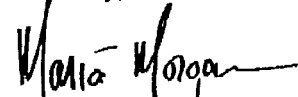
This development has two story homes ranging from 2,433 to 2,988 square feet with three different elevations. These plans have 4 to 5 bedrooms with a bonus room or a loft. The average backyard size is anticipated to be 20' deep. All homes will have 2-car garages and 20' deep paver driveways.

The layout includes the right-of-way of dedication S. Miller Lane that will continue to the north increasing traffic circulation rather than not dedicating the roadway. This continuation of S. Miller Lane has caused our project to decrease in size. In order to maintain our north/south streets, this will require a waiver for back of curb return to curb return from Buffalo Drive to the first parallel roadway just west (B Street) to be 76' which less than the required 125' between street entries.

A similar condition was previously approved by the County on the development located across Buffalo adjacent to our site on Sonora Del Sol Street and Shelbourne. Our proposed entries are patterned and are similar to the adjacent development.

Should there be any questions or require additional information please contact me at 702.254.1480.

Sincerely,



Maria Morgan  
Project Coordinator



DETENTION BASIN  
(TITLE 30)

ARVILLE ST/LE BARON AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-19-0384-CLARK COUNTY:**

**ZONE CHANGE** to reclassify 57 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.  
**DESIGN REVIEWS** for the following: 1) proposed detention basin; and 2) flood control monitoring station.

Generally located on the south side of Silverado Ranch Boulevard and the east side of Decatur Boulevard within Enterprise (description on file). JJ/jor/ja (For possible action)

---

RELATED INFORMATION:

**APN:**  
177-30-196-001; 177-30-196-002

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

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

- Site Acreage: 57
- Project Type: Silverado Ranch Detention Basin

**Site Plan**

The site plan depicts a proposed detention basin with an overall acreage of 57 acres. Access to the detention basin is located via APN 177-30-196-002, located along Decatur Boulevard. APN 177-30-196-002 leads east towards APN 177-30-196-001 (the proposed detention basin). The applicant is proposing a 6 foot high chain-link fence along the perimeter of the proposed project and 8 foot wide access gates set back 12 feet from Decatur Boulevard. In addition to this, a flood control monitoring station will be constructed on the northeast corner of the detention basin. The water monitoring station will be set back 60 feet from the north property line, 220 feet from the east property line, 928 feet from the south property line, and 1,663 feet from the west property line. The applicant is requesting a conforming zone change from R-E (Rural Estates Residential) to P-F (Public Facility) zoning.

Landscaping

Landscaping is neither a part nor required with this request.

Elevations

Per the submitted elevation plans, the flood control monitoring station has an overall height of 10 feet, 2 inches. The exterior materials include neutral colored prefabricated concrete walls and a precast concrete roof slab. Vents are also added to the top of the building, above the door.

Floor Plan

Per the submitted floor plan, the flood control monitoring station has an overall area of 60 square feet. The plans show the installation of bollards to be set back 4 feet from the monitoring station along the south, east, and west sides of the building. The floor plan also includes a pull box for civil drawings, sensor protection box, grounding rods, 6 inch diameter penetration rods for a bubbler line, and a self-locking door.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the conforming zone change is necessary to construct and maintain the Silverado Ranch Detention Basin and the storm drain that conveys flow to the detention basin. The Silverado Ranch Detention Basin and the inflow and outflow storm drains and channels are a part of the Regional Flood Control District (RFCD) Master Planned facilities as identified in the 2013 Las Vegas Valley Flood Control Master Plan Updated. The RFCD Ten-Year Construction Program shows that construction funding for Silverado Ranch Detention Basin and Outfall Project is programmed for the Clark County Fiscal Year 2019/2020. This project is conducive for the safety and well-being of the general public.

Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General, Commercial Neighborhood, & Residential Suburban (up to 2 du/ac)	R-E	Undeveloped parcels & single family residence
South	Commercial General, Business and Design/Research Park, & Residential High (up to 8 to 18 du/ac)	R-E	Undeveloped parcels
East	Rural Estates Residential (up to 2 du/ac) & Multiple Family Residential (up to 18 du/ac)	R-E & R-3	Undeveloped parcels
West	Commercial General & Residential Medium (up to 8 du/ac)	R-E & R-2	Undeveloped parcel & 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**

#### Zone Change

Per Section 30.40.290 the purpose of P-F (Public Facility) Zoning is to establish and provide locations and development within Clark County that are suitable and necessary for public infrastructure and accessory uses. Flood control detention basins are appropriate for P-F zoned areas within Clark County. The conforming zone change supports #1 of the Long Range Plan Policies of the Comprehensive Master Plan, which states in part, that Clark County will use economic and development trends to plan for and provide public services and facilities. Since the applicant's request is a conforming zone change per Title 30, staff recommends approval of this zone change request.

#### Design Reviews

Staff has no objection to the proposed detention basin and flood control monitoring station. The flood control monitoring station is an unobtrusive structure on the site, and supplemental ground equipment for the detention basin is an important piece to the project. The proposed detention basin is imperative for the neighboring community since it can prevent potential localized flooding issues. Since staff is in support of the conforming zone change, staff can support the design reviews.

### **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 reviews must commence within 2 years of approval date or they will expire.

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

- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Le Baron Avenue and associated spandrels.

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

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KATHLEEN KINGSTON

**CONTACT:** KATHLEEN KINGSTON, CLARK COUNTY PUBLIC WORKS, 500 S.  
GRAND CENTRAL PARKWAY, LAS VEGAS, NV 89155

**DRAFT**





# LAND USE APPLICATION 23A

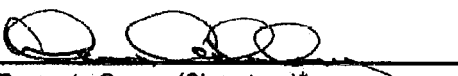
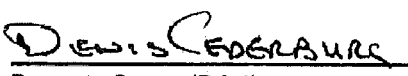
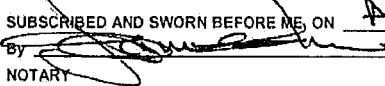
## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	<b>STAFF</b>	DATE FILED: <u>5/13/19</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: _____ FEE: <u>NO FEE</u> CHECK #: <u>N/A</u> COMMISSIONER: <u>[Signature]</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC/DR-19-0384</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>6/12</u> TIME: <u>OPM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/3/19</u> ZONE / AE / RNP: <u>R-E / AE @</u> PLANNED LAND USE: <u>CG / DF</u> NOTIFICATION RADIUS: <u>100</u> SIGN? <u>Y</u> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Clark County</u> ADDRESS: <u>500 S. Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>(702) 455-6050</u> FAX: <u>(702) 455-6113</u> CELL: <u>n/a</u> E-MAIL: <u>www.clarkcountynv.gov</u>	
	<b>APPLICANT</b>	NAME: <u>Denis Cederburg</u> ADDRESS: <u>500 S. Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>(702) 455-6020</u> FAX: <u>(702) 455-6113</u> CELL: <u>n/a</u> E-MAIL: <u>Dlc@ClarkCountyNv.Gov</u>	
	<b>CORRESPONDENT</b>	NAME: <u>Kathleen L. Kingston</u> ADDRESS: <u>500 S. Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>(702) 455-6043</u> FAX: <u>(702) 455-6113</u> CELL: <u>n/a</u> E-MAIL: <u>Kingston@clarkcountynv.</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-30-196-001 and 177-30-196-002  
 PROPERTY ADDRESS and/or CROSS STREETS: Arville St/LeBaron Ave & Decatur Blvd/Landberg Ave  
 PROJECT DESCRIPTION: Flood Control Detention Basin and Flood Channel

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


  
 Property Owner (Signature)\* Property Owner (Print)  
 STATE OF NV SARAH JAMES-FELTON  
 COUNTY OF CLARK NOTARY PUBLIC  
 SUBSCRIBED AND SWORN BEFORE ME, ON APRIL 24, 2019 STATE OF NEVADA  
 By  My Commission Expires: 09-07-2022  
 NOTARY PUBLIC: Certificate No: 98-9498-1

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



# Department of Public Works

500 S Grand Central Pky • Box 554000 • Las Vegas NV 89155-4000  
(702) 455-6000 • Fax (702) 455-6040

Denis Cederburg, P.E., Director • E-Mail: dlc@ClarkCountyNV.gov

April 19, 2019

Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
P.O. Box 551741  
Las Vegas, Nevada 89155-1741

## **SILVERADO RANCH DETENTION BASIN AND OUTFALL; PROJECT NO. FCLA08S APNs 177-30-196-001 and 177-30-196-002; Justification Letter for Conforming Zone Change**

Clark County Public Works requests that APNs 177-30-196-001 and 177-30-196-002 be changed from a zoning of "Rural Estates Residential (R-E)" to the planned conforming zoning of "Public Facility (PF)" designation because the land is needed to construct the Silverado Ranch Detention Basin and the storm drain that conveys flow to the detention basin.

The Silverado Ranch Detention Basin and its inflow and outflow storm drains and channel are Regional Flood Control District (RFCD) Master Planned facilities as identified in the 2013 Las Vegas Valley Flood Control Master Plan Update. The RFCD Ten-Year Construction Program, adopted on June 14, 2018, shows that construction funding for the Silverado Ranch Detention Basin and Outfall Project is programmed in Fiscal Year 2019/2020.

The attached exhibit shows that the Silverado Ranch Detention Basin and Outfall Project includes the inflow storm drain that conveys flow to the detention basin, the 34-acre detention basin that temporarily stores the water, and the outfall storm drain that conveys the storm water being released from the detention basin at a controlled rate to reduce flooding in the area.

Should you have any questions, or require any additional information, please contact the undersigned at (702) 455-6043.

Sincerely,

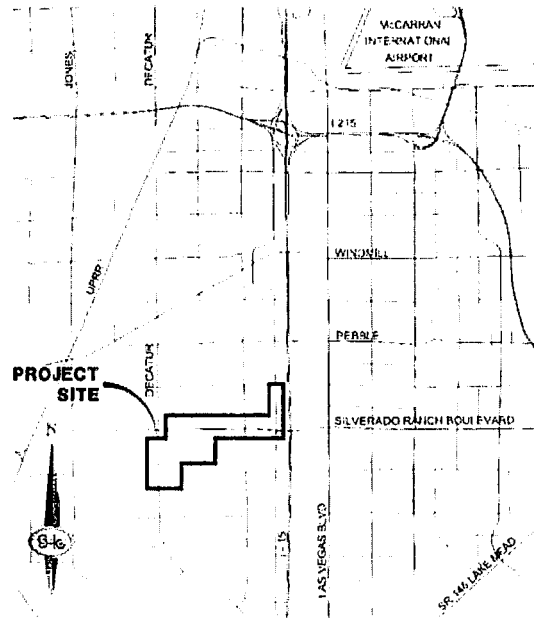
A handwritten signature in black ink that reads "Kathleen L. Kingston". The signature is fluid and cursive.

Kathleen L. Kingston, P. E.  
Principal Civil Engineer

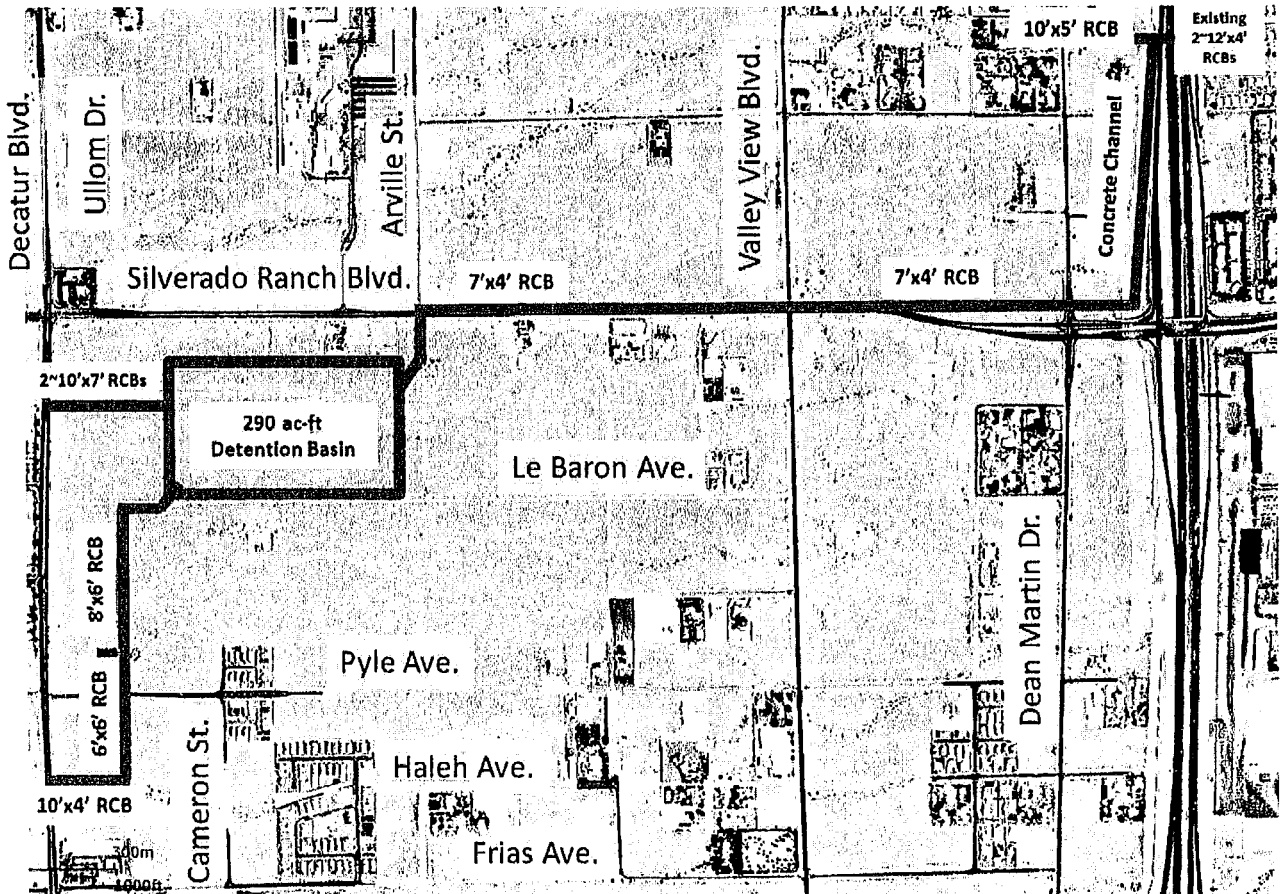
KLK:cm

cc: Denis Cederburg, Director of Public Works  
Bob Leuck, Deputy Director of Public Works

SILVERADO RANCH DETENTION BASIN AND OUTFALL; PROJECT NO. FCLA08S  
 EXHIBIT FOR ZONE CHANGE JUSTIFICATION LETTER



**Vicinity Map**  
 NOT TO SCALE





07/03/19 BCC AGENDA SHEET

HOTEL  
(TITLE 30)

WARM SPRINGS RD/LA CIENEGA ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-19-0397-NEVADA INVESTMENT ASSN GRP, LLC:**

**ZONE CHANGE** to reclassify 2.5 acres from C-1 (Local Business) Zone to M-D (Designed Manufacturing) Zone.

**USE PERMIT** for a proposed hotel.

**WAIVER OF DEVELOPMENT STANDARDS** to increase height.

**DESIGN REVIEW** for a proposed hotel.

Generally located on the northwest corner of Warm Springs Road and La Cienega Street within Enterprise (description on file). MN/pb/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
177-04-801-037

**WAIVER OF DEVELOPMENT STANDARDS:**  
Increase the height of a proposed hotel to 64 feet, 6 inches where 50 feet is the standard per Table 30.40-5 (a 29% increase).

**LAND USE PLAN:**  
ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Hotel
- Number of Stories: 5
- Building Height (feet): 64.5
- Square Feet: 142,540
- Parking Required/Provided: 162/172

Site Plans

The plans depict a proposed hotel and parking garage located on the southeastern portion of the parcel. Surface parking spaces and a drive aisle are located to the north and west of the hotel. An outdoor patio is located on the south side of the hotel. One loading space and a trash

enclosure are located on the west side of the hotel. The site has access to Warm Springs Road and La Cienega Street.

Landscaping

There are 15 foot wide landscape areas located adjacent to attached sidewalks along Warm Springs Road and La Cienega Street and there are 5 foot, 6 inch wide landscape areas located along the north and west property lines. Interior parking lot trees are distributed throughout the site and additional landscaping is located adjacent to the building. The landscape materials include trees, shrubs, and groundcover.

Elevations

The plans depict a 5 story, 64 foot 6 inch high hotel with a flat roof and parapet walls. The building façade consists of an EFIS system with light sand finish, reveal joints, decorative metal accents, and metal fence accents.

Floor Plans

The first floor consists of a lobby, registration area, dining area, bar, kitchen, laundry room, offices, meeting rooms, restrooms, and parking garage. The second floor is for parking. The third floor consists of guest rooms, exercise room, and an outdoor pool deck. The fourth and fifth floors consist of guest rooms. Floors 3 through 5 are "U" shaped around the outdoor pool deck. There are 162 guest rooms in the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the requested zoning conforms to the Enterprise Land Use Plan and the proposed use as a hotel is compatible with the surrounding development and appropriate on Warm Springs Road which is a heavily traveled 100 foot right-of-way. There are other hotels between 60 feet and 65 feet in height in the area on Warm Springs Road. The design of the site complies with the Title 30 and several goals and policies in the Comprehensive Master Plan.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1078-06	Reclassified the site from R-E to C-1 zoning for a future commercial use	Approved by BCC	September 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Parking lot
South	Commercial Neighborhood	C-P	Office buildings
East	Business and Design/Research Park	C-1	Undeveloped
West	Business and Design/Research Park	C-1	Vehicle rental facility

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Zone Change

This request conforms to the Enterprise Land Use Plan which designates this site as Business and Design/Research Park and is compatible with the existing and proposed development in the area.

##### 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 Business and Design/Research Park (BDRP) category applies to areas where commercial, professional, or manufacturing developments are designed to assure minimal impact on surrounding areas. Major uses in the category include research and development, incubator businesses, food sales and distribution, postal and data processing centers, vehicle sales and repair (inside), and general non-hazardous warehousing. The applicant is requesting a use permit to establish a hotel. Staff finds the requested use is compatible with the existing and approved uses in the area. Furthermore, the site is located near the intersection of an arterial street (Warm Springs Road) and a collector street (Colespie Street). Therefore, staff can support this request.

##### Waiver of Development Standards

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

Although there are existing single family residential residences to the northeast, those parcels and the surrounding area north of Warm Springs Road are designated as BDRP in the land use plan which allows M-D zoning where buildings up to 50 feet in height are allowed. Furthermore, other buildings have been approved in the area for heights between 60 feet and 65 feet. Landscaping in excess of Code requirements is located along the northern and eastern boundaries of the site which will mitigate impacts to the existing residential development. Therefore, staff can support this request.

##### Design Review

The proposed buildings comply with Code requirements and policies in the Comprehensive Master Plan. For example, the Urban Specific Policy 99, which states BDRP developments should be complementary with abutting uses through site planning and building design on the perimeter. Adjoining land uses and densities should be considered regarding appropriate buffers,

setbacks, landscaping, building height and materials, lighting, and signage on-site in BDRP developments. Summarily, the project complies with both Title 30 standards and the policies in the Comprehensive Master Plan; therefore, staff can 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 30.48.020 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;
- 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 use permit, waiver of development standards, and design review must commence within 2 years of approval date or they will expire.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for La Cienega Street.
- Applicant is advised that compliance with the Uniform Standard Drawings is required.

##### **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.

**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 #0254-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: NEVADA INVESTMENT ASSOCIATION GROUP, LLC  
CONTACT: LIZ DELK, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE  
650, LAS VEGAS, NV 89135**





# LAND USE APPLICATION 24A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  
- \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- DEVELOPMENT AGREEMENT (DA)

**STAFF**

DATE FILED: 5/16/19 APP. NUMBER: ZC-19-0397  
 PLANNER ASSIGNED: AA TAB/CAC: Enterprise  
 ACCEPTED BY: [Signature] TAB/CAC MTG DATE: 6/12 TIME: 6:00p  
 FEE: \$2,875.00 PC MEETING DATE: \_\_\_\_\_  
 CHECK #: on-line BCC MEETING DATE: 7/3/19  
 COMMISSIONER: MN ZONE / AE / RNP: C1/NA  
 OVERLAY(S)? NA PLANNED LAND USE: 608P  
 PUBLIC HEARING? Y/N NOTIFICATION RADIUS: 100 SIGN? Y/N  
 TRAILS? Y/N PFNA? Y/N LETTER DUE DATE: \_\_\_\_\_  
 APPROVAL/DENIAL BY: \_\_\_\_\_ COMMENCE/COMPLETE: \_\_\_\_\_

**PROPERTY OWNER**

NAME: Nevada Investment Association Group, LLC  
 ADDRESS: PO Box 15667  
 CITY: Long Beach STATE: CA ZIP: 90815  
 TELEPHONE: n/a FAX: n/a  
 CELL: n/a E-MAIL: n/a

**APPLICANT**

NAME: Nevada Investment Association Group, LLC  
 ADDRESS: PO Box 15667  
 CITY: Long Beach STATE: CA ZIP: 90815  
 TELEPHONE: n/a FAX: n/a  
 CELL: n/a E-MAIL: n/a

**CORRESPONDENT**

NAME: Chris Kaempfer - Kaempfer Crowell  
 ADDRESS: 1980 Festival Plaza Drive, Suite 650  
 CITY: Las Vegas STATE: NV ZIP: 89135  
 TELEPHONE: 702-792-7000 FAX: 702-796-7181  
 CELL: n/a E-MAIL: clk@kcnvlaw.com

ASSESSOR'S PARCEL NUMBER(S): 177-04-801-017  
 PROPERTY ADDRESS and/or CROSS STREETS: Warm Springs Rd / La Cienega St.  
 PROJECT DESCRIPTION: Conforming zone change from C-1 to M-D

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

[Signature] Property Owner (Signature)\*      SAMIK ABUSHOUSHEI Property Owner (Print)

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)  
 By see attached  
 NOTARY PUBLIC: JAMES DIAZ

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



**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

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

\_\_\_\_\_

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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

State of California

County of ORANGE

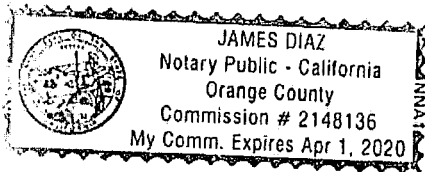
Subscribed and sworn to (or affirmed) before me

on this 10 day of MAY, 2019  
by Date Month Year

(1) SAMIH ABUSHOUSHEH

(and (2) \_\_\_\_\_).  
Name(s) of Signer(s)

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



Place Notary Seal and/or Stamp Above

Signature \_\_\_\_\_  
Signature of Notary Public

**OPTIONAL**

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

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**KAEMPFER**

**CROWELL**

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May 9, 2019

Mr. Phil Blount  
CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
Las Vegas, NV 89106

**Re: *Justification Letter – Zone Change, Special Use Permit, Design  
Review, Waiver  
Boutique Hotel  
APN: 177-04-801-037  
Nevada Investment Association Group, LLC***

Dear Phil:

This firm represents Nevada Investment Association Group, LLC (the "Applicant") in the above referenced matter. This application is a request for a conforming zone change, special use permit and design review to allow for a hotel on property located on the northwest corner of Warm Springs Road and La Cienega Street ("Property"). The Property is more particularly described as Accessor's Parcel Number 177-04-801-037. The Property is zoned Local Business (C-1) with an underlying master plan of Business Design and Research Park (BDRP).

### **1. Conforming Zone Change and Special Use Permit**

The Applicant is requesting a conforming zone change from C-1 to M-D to allow for a 162 room hotel without kitchens. Hotels are permitted in M-D zoned districts upon the approval of a special use permit.

The Property fronts onto Warm Springs, a heavily travelled, 100-foot right-of-way. Warm Springs is fully developed in this area and is meant to handle high volumes of traffic. The Property is surrounded by an existing commercial shopping center directly adjacent to the west, the McCarran rent-a-car center to the north and west across Gilespie Street, existing office complexes to the south, and a C-1 zoned parcel to the east. To the northeast across La Cienega Street, a 60-foot right-of-way, is an existing R-E neighborhood. This neighborhood has an underlying master plan of BDRP and is not a Rural Neighborhood Preservation (RNP) area.

Approximately 1,100 feet east of the Property is an existing hotel adjacent to office and C-1 development. On the northwest corner of Haven and Robindale is an existing hotel, which is adjacent to an existing R-E/RNP neighborhood. On the northwest corner of Giles and Moberly is an existing hotel also adjacent to an existing R-E/OP neighborhood. In other words, hotels adjacent to R-E neighborhoods is common in the immediate area, therefore, making the current request compatible with the area.

## **2. Design Review**

The five (5) story hotel will include 162 rooms. Amenities include guest laundry rooms, meeting rooms, a coffee and breakfast bar serving complimentary continental breakfast, a gym, and a pool and spa. The exterior will be finished with cement siding, large decorative windows, steel accents with a flat roof. The Applicant has oriented the hotel on the far southeast corner, farthest away from the R-E development to the northeast.

The majority of the parking spaces are located on the first and second floor of the building, with guest rooms starting on floor three. This allows for a less congested look on the Property as the majority of guest cars will be under the building. The Applicant is providing 176 parking spaces where 162 spaces are required.

Pursuant to the general policies of the Enterprise Land Use Policies, Policy 1 encourages urban/suburban growth patterns that promote employment opportunities/development. Here, the Property will bring both employment and development opportunities to the area for both the short and long term. As the Property is located a short 10 minutes from the airport, new stadium and convention center, it will cater to out-of-state guests conducting business in Las Vegas. Not only is the proposed development compatible with the general policy of the Enterprise Land Use Policies, but it is also compatible with the more specific Commercial policies of the Enterprise Land Use Policies, including, but not limited to the following:

- Policy 65 encourages 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 onsite and offsite traffic congestion. Here, the Property includes two points ingress and egress off Warm Springs and La Cienega allowing easy traffic circulation throughout the site.
- Policy 67 encourages developments that are compatible with abutting uses with appropriate buffers, setbacks, landscaping, etc. Here, the Property is surrounded by commercial uses. Moreover, the plans provide appropriate setbacks and landscaping throughout the Property.
- Policy 73 encourages perimeter and interior parking lot trees that produce shade and visual relief. Here, the parking lot provides a substantial number of trees throughout, providing both shade and visual relief.

- Policy 79 encourages commercial developments to use visually articulated elements including decorative details, wrought iron, landscaped planters, or pitched/hipped roofs. Here, the hotel includes sand textured finishes, painted metal guardrails, and numerous landscaped planters.

As such, the Property design meets several of the goals and policies set forth in the Enterprise Land Use Policies.

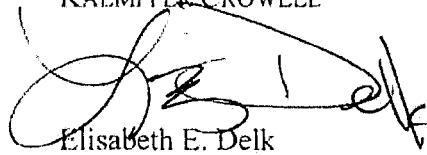
**3. Waiver of Development Standards for Increased Height**

The Applicant is requesting a height increase to 64-feet and 6-inches where 50-feet is permitted in M-D. The existing hotels noted above were also approved with height increases: DR-14-518 was approved at 55-feet; UC-16-770 was approved at 62 feet; and DR-15-437 was approved at 65-feet and 3-inches. Each of these approvals were approved with existing R-E developments across 60-foot right of ways, just like the current application. Therefore, we respectfully request approval of the height waiver as set by prior precedent.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Delk