



# Enterprise Town Advisory Board

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

June 26, 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, and Approval of Minutes June 12, 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 26, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

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

VI. Planning & Zoning

1. **TM-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**

2. **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**

3. **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**

4. **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**

5. **NZC-19-0436-HARGRAVE REMIE FAMILY TRUST & HARGRAVE REMIE TRS, ET AL:**

**ZONE CHANGES** to reclassify: 1) 3.8 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone; 2) 2.6 acres from R-3 (Multiple Family Residential) Zone to R-2 (Medium Density Residential) Zone; and 3) 5.1 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.

**USE PERMITS** for the following: 1) townhouses; and 2) a residential planned unit development (PUD).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the setback from any street, drive aisle, sidewalk, or curb within a planned unit development; **2)** alternative street design within a planned unit development; **3)** alternative residential driveway geometrics within a planned unit development; **4)** allow a solid fence or wall in the front yard for detached single family residences; and **5)** reduce rear yard setback for detached single family residences.

**DESIGN REVIEWS** for the following: **1)** an attached single family residential planned unit development (townhouses) on 9.9 acres in an R-3 (Multiple Family Residential) Zone; **2)** a detached single family residential development on 34.2 acres in an R-2 (Medium Density Residential) Zone; and **3)** increase finished grade for lots. Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise (description on file). JJ/jt/xx (For possible action) **07/16/19 PC**

6. **TM-19-500110-HARGRAVE REMIE FAMILY TRUST & HARGRAVE REMIE TRS, ET AL:**  
**TENTATIVE MAP** consisting of 189 single family residential lots on 34.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/jt/xx (For possible action) **07/16/19 PC**
7. **TM-19-500111-PARDEE HOMES OF NEVADA, ET AL:**  
**TENTATIVE MAP** consisting of 116 single family attached residential lots and common lots for a planned unit development (PUD) on 9.9 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the northeast corner of Arville Street and Le Baron Avenue within Enterprise. JJ/jt/xx (For possible action) **07/16/19 PC**
8. **VS-18-0862-RIVERVIEW HENDERSON DEVELOPMENT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between I-15 and Las Vegas Boulevard South and between Erie Avenue (alignment) and Starr Avenue within Enterprise (description on file). MN/sd/ma (For possible action) **07/16/19 PC**
9. **VS-19-0407-JAMAIL MICHAEL L:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Edmond Street and Decatur Boulevard and between Pebble Road and Raven Avenue within Enterprise. (description on file). JJ/bb/ma (For possible action) **07/16/19 PC**
10. **VS-19-0423-DECATUR COMMONS, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Decatur Boulevard located between Sunset Road and the 215 beltway within Enterprise (description on file). MN/sv/ma (For possible action) **07/16/19 PC**
11. **VS-19-0435-P N II, INC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and Torino Avenue, and between Torrey Pines Drive and Mann Street within Enterprise (description on file). JJ/tk/ma (For possible action) **07/16/19 PC**
12. **VS-19-0437-HARGRAVE REMIE FAMILY TRUST & HARGRAVE REMIE TRS, ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Silverado Ranch Boulevard and Le Baron Avenue (alignment), and between Arville Street and Schuster Street (alignment); and portions of rights-of-way being Arville Street, Schirlls Street, and Hinson Street located between Silverado Ranch Boulevard and Jo Rae Avenue (alignment), Silverado Ranch Boulevard, Landberg Avenue, and Le Baron Avenue located between Arville Street and Schuster Street (alignment) within Enterprise (description on file). JJ/jt/xx (For possible action) **07/16/19 PC**

13. **WS-19-0409-MAYS, MICHAEL T.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase fence height in the front yard in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Coronado Coast Street, 385 feet north of Abalone Beach Avenue within Enterprise. MN/nr/ma (For possible action) 07/16/19 PC
14. **AR-19-400069 (UC-0108-17)-CORONADO LAND, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW** for the following: 1) landscaping and screening; and 2) waive off-site improvements (commercial driveways).  
**WAIVERS OF CONDITIONS** of a non-conforming zone change (NZC-0505-08) requiring to construct full off-sites, excluding street lights in conjunction with an office building conversion with outside storage on 2.2 acres in an M-D (Designed Manufacturing) Zone. Generally located on the west side of Placid Street and south of Arby Avenue (alignment) within Enterprise. MN/bb/ma (For possible action) 07/17/19 BCC
15. **TM-19-500100-MCNAMARA LIV TR-FAM DESIGNATION & MCNAMARA THELMA TRS:**  
**TENTATIVE MAP** consisting of 36 single family residential lots on 22.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the east side of Buffalo Drive within Enterprise. JJ/rk/ma (For possible action) 07/17/19 BCC
16. **TM-19-500115-MOUNTAIN WEST ASSOCIATES, LLC:**  
**TENTATIVE MAP** consisting of 252 single family residential lots and common lots on 39.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pyle Avenue and the west side of Decatur Boulevard within Enterprise. JJ/al/ma (For possible action) 07/17/19 BCC
17. **UC-19-0425-SOUTHWEST MARKETPLACE STA, LLC:**  
**USE PERMIT** for a recreational facility (indoor playground).  
**DESIGN REVIEW** for a commercial building in conjunction with an existing shopping center on a 1.3 acre portion of 16.1 acres in a C-2 (Commercial General) Zone. Generally located on the south side of Mesa Verde Lane and the east side of Rainbow Boulevard within Enterprise. MN/nr/ja (For possible action) 07/17/19 BCC
18. **UC-19-0431-RAINSPRINGS, LLC:**  
**USE PERMIT** for a proposed marijuana establishment (retail marijuana store) on 1.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard, 220 feet north of Warm Springs Road within Enterprise. MN/md/ja (For possible action) 07/17/19 BCC
19. **UC-19-0432-RAINSPRINGS, LLC:**  
**USE PERMIT** for a proposed marijuana establishment (dispensary) on 1.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard, 220 feet north of Warm Springs Road within Enterprise. MN/md/ja (For possible action) 07/17/19 BCC
20. **UC-19-0440-MEH RETAIL, LLC:**  
**USE PERMITS** for the following: 1) convenience store; 2) gasoline station; and 3) vehicle (car) wash not in conjunction with a resort hotel.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking lot landscaping; 2) allow modified street standards; and 3) allow modified driveway design standards.



**DESIGN REVIEWS** for the following: **1)** proposed convenience store; **2)** proposed gasoline station (fuel canopy); and **3)** proposed vehicle wash on a portion of 6.5 acres within an existing shopping center in an H-1 (Limited Resort and Apartment)(AE-60) Zone. Generally located on the east side of Valley View Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/md/ma (For possible action) **07/17/19 BCC**

21. **VS-19-0378-724 PARTNERS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Torino Avenue, and between Buffalo Drive and Monte Cristo Way and portion of a right-of-way being Jerlyn Street located between Buffalo Drive and Monte Cristo Way; a portion of right-of-way being Pioneer Way located between Buffalo Drive and Monte Cristo Way; a portion of a right-of-way being Buffalo Drive located between Pebble Road and Torino Avenue; a portion of right-of-way being Pebble Road located between Buffalo Drive and Monte Cristo Way and a portion of right-of-way for drainage purposes located between Buffalo Drive and Monte Cristo Way and between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/rk/ma (For possible action) **07/17/19 BCC**

22. **VS-19-0443-MOUNTAIN WEST ASSOCIATES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Edmond Street and Decatur Boulevard within Enterprise (description on file). JJ/al/ma (For possible action) **07/17/19 BCC**

23. **VS-19-0445-NEMAN, RAMIN & NEMAN, DAVID:**

**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Edmond Street (alignment), and between Mardon Avenue (alignment) and Eldorado Lane; and a portion of a right-of-way being Decatur Boulevard located between Mardon Avenue (alignment) and Eldorado Lane within Enterprise (description on file). MN/md/ma (For possible action) **07/17/19 BCC**

24. **WC-19-400078 (ZC-1517-03)-GAMEDAY, LLC:**

**WAIVER OF CONDITIONS** requiring right-of-way dedication to include 30 feet to 60 feet for Hawk Street in conjunction with a zone change to reclassify a total of 90 acres to an R-2 (Medium Density Residential) Zone for future residential development. Generally located on the south side of Pyle Avenue and the west side of Decatur Boulevard within Enterprise. JJ/al/ma (For possible action) **07/17/19 BCC**

25. **WC-19-400079 (ZC-2178-04)-GAMEDAY, LLC:**

**WAIVER OF CONDITIONS** requiring right-of-way dedication of 30 feet for Haleh Avenue in conjunction with a zone change to reclassify a total of 37.4 acres to an R-2 (Medium Density Residential) Zone for a single family residential development. Generally located on the south side of Pyle Avenue and the west side of Decatur Boulevard within Enterprise. JJ/al/ma (For possible action) **07/17/19 BCC**

26. **WC-19-400080 (ZC-1041-05)-GAMEDAY, LLC:**

**WAIVER OF CONDITIONS** requiring right-of-way dedication of 30 feet for Haleh Avenue in conjunction with a zone change to reclassify a total of 15.5 acres to an R-2 (Medium Density Residential) Zone for future residential development. Generally located on the south side of Pyle Avenue and the west side of Decatur Boulevard within Enterprise. JJ/al/ma (For possible action) **07/17/19 BCC**

27. **WS-19-0377-MCNAMARA LIV TR-FAM DESIGNATION & MCNAMARA THELMA TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) modify street configuration; and 3) waive full off-site improvements.  
**DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) increased finished grade on 22.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the east side of Buffalo Drive within Enterprise. JJ/rk/ma (For possible action) 07/17/19 BCC
28. **WS-19-0442-MOUNTAIN WEST ASSOCIATES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) increase wall height.  
**DESIGN REVIEW** for a single family residential development on 39.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pyle Avenue and the west side of Decatur Boulevard within Enterprise. JJ/al/ma (For possible action) 07/17/19 BCC
29. **ZC-19-0434-NEMAN, RAMIN & NEMAN, DAVID:**  
**ZONE CHANGE** to reclassify 2.2 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.  
**USE PERMIT** for a mini-warehouse.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEW** for a proposed mini-warehouse. Generally located on the north side of Eldorado Lane and the west side of Decatur Boulevard within Enterprise (description on file). MN/md/ma (For possible action) 07/17/19 BCC
30. **ZC-19-0441-LACONIC LP:**  
**ZONE CHANGE** to reclassify 1.8 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.  
**USE PERMITS** for the following: 1) convenience store; 2) gasoline station; 3) reduce the separation from a proposed convenience store to a residential use; and 4) reduce the separation from a proposed gasoline station to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modified street standards; and 2) modified bus stop placement standards.  
**DESIGN REVIEWS** for the following: 1) convenience store; 2) gasoline station (fuel canopy); and 3) restaurant with drive-thru. Generally located on the north side of Cactus Avenue and the west side of Bermuda Road within Enterprise (description on file). MN/md/ma (For possible action) 07/17/19 BCC

VII. General Business

1. None

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board'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: July 10, 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





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 In The 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 Waltho  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) 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 Gilespie 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) 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) 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) 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) **06/18/19 PC**

Motion by Kendal Weisenmiller  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) 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) **06/18/19 PC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) 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-1) 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) **06/18/19 PC**

Motion by Barris Kaiser  
**APPROVE** per staff conditions.  
Motion **PASSED** (4-0) 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) **06/18/19 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) 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) 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) 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) 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) 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) 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 Walthe

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

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

VII. General Business:

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

- TAB members reviewed attached priority list
- Dave Chestnut will make a couple of revisions including:
  - Correct "insulation" to "installation" of LED streetlights
  - Include solar lights as part of the discussion
  - Include discussion about plans for Dean Martin south of Blue Diamond
- Tiffany Hesser will coordinate a meeting with Dave Chestnut and Kendal Weisenmiller and appropriate Public Works Staff.
- There was a request for presentation by Public Works at future TAB meeting to go over planned capital improvements projects in Enterprise.

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

VIII. Next Meeting Date

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

IX. Adjournment:

Motion by Jenna Waltho

Adjourn meeting at 8:46 p.m.

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

DRAFT



The Enterprise TAB requests two board members to meet with Public Works.

## What is the status of improvement plans for arterials?

- Decatur Blvd south of Warm Springs
- Jones Blvd south of Blue Diamond Rd.
  - including the northbound lanes at Blue Diamond Rd.
  - realignment and paving of Oleta Ave
- Buffalo south of Warm Springs to Blue Diamond Rd.
- Durango Dr./Blue Diamond Rd. intersection
- Cactus Ave. adjacent to regional park
- Valley View Blvd. north of Blue Diamond Rd.
- Warm Springs Rd. between Decatur Blvd. to Dean Martin Dr.
- Dean Martin Dr. south of Blue diamond Rd.

## What is the status of the following:

- Insulation of LED streetlights.
- The installation of solar powered streetlights.
- RTC Report on RNP-1 local roads.
- New Standards for RNP-1 local roads.

## Discussion items:

- **Traffic**
  - Speed limits that are not consistent along arterials or collectors.
    - Dean Martin Dr. north (35 in an industrial area) and south (45 in a residential area) of Blue Diamond Rd.
  - Single lane sections of arterial/ collectors are a significant traffic impediment with rapidly increasing traffic volume.
  - What are traffic mitigation measures recommended by Public Works that can be employed in the RNP-1 areas?
  - What is the process to have them installed?
  - How to mitigate potential traffic problems due to charter schools and church traffic within or adjacent to RNP-1.
- **Local road vacations.**
  - See below:
- **Grading**
  - See below:

## LOCAL ROAD VACATIONS

What is the criteria for the vacation of local roads?

Is County Comprehensive Transportation policy being followed?

TAB Comments:

The TAB has observed the effects below due to local road alignment/ right-of-way vacations.

- Drives changes to established land use plan
- Loss of sites reserved for public use due to reduced access
- Future projects limited due to poor traffic flow patterns
- Limited connectivity creates longer drives.

- The inability to handle future traffic loads.
- Increased traffic in some neighborhoods, not others

In some cases, the TAB does not receive sufficient staff analysis to justify the street alignment removal. Instead, the TAB is presented with the two conditions:

#### Public Works

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

#### Fire Department

“This department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.”

These 2 conditions provide very little, if any guidance for the TAB recommendations:

In many applications reviewed by the TAB:

- The area is not sufficiently developed to determine which street alignments are required.
  - Emergency access is limited
  - Traffic flow is hindered
  - Access to future public facilities is reduced.
- The local road alignments are vacated simply to give the developer a few more houses.
- The applicant will argue that Public Works does not require the local road dedication.
- There is little, or no guidance/support provided for the local streets as required by the county or regional agencies policies.
  - The government reservation or plan requires access by local streets or alignments for a facility.
  - Reduced opportunity for change, we are running out of plans where public facilities can be located.
  - Enterprise lacks public facilities.
  - The applicant’s justification letter has few if any reasons for right-of-way/alignment vacations.

In some cases, there are valid reasons to vacate a local road alignment. One example is the cul-de-sac installed on Chartan Ave. west of Bermuda Ave. The TAB recommended this to prevent cut through traffic from Liberty High School in the RNP-1.

Local road alignments should not be vacated until a thorough analysis determines the effects on the neighborhoods, the area economic development and compliance with Comprehensive Policies.

## GRADING

Preliminary drainage/grading studies do not provide adequate information for a Town Board to reach an informed recommendation. The current handling of grading plans is essentially no different than previous methods.

- Enterprise has a significant slope that must be considered when planning a project.
- Grading Design Reviews do not provide the TAB with sufficient information.
- There is limited opportunity for public input.
- Little or no Public Works’ feedback on final decisions.
- May drive significant change to a project.

The paragraph noted below, significantly reduces the public conversation/input for grading and flooding.

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

- The grading information is so vague that TAB/public do not have enough information to meaningfully discuss the grading.
- The numbers presented are the maximum worst-case scenario.
- Some developers do not ask for the grading waiver until the project is approved.
- The lack of public discourse discourages alternate designs.
- The projects' grading may affect decisions on the Design Review.

If Public Works staff finds an alternate design for grading:

- How many projects grading plans have required alternate designs after BCC approval?
- What public notice or the opportunity for public input is provided?
- Is the alternate grading plan considered a significant plan change?
- Does the alternative grading plan trigger the Current Planning design review condition for a significant change of plan?

Does Public Works take into consideration the following?

- Finished grade for new developments next to established residential/commercial.
  - Redundant walls
  - Significant retaining wall required.
  - Effects on existing homeowners.
- Terracing of walls over 9 ft.
- Grade of existing property when analyzing new development?
- What criteria does Public Works utilize when analyzing a new development that is adjacent to established residential or commercial property?
- Are the aesthetics of an application ever considered?







# Enterprise Town Advisory Board

June 12, 2019

## MINUTES

Board Members:	Jenna Waltho, Chair - <b>PRESENT</b> Paul Nimsuwan <b>PRESENT</b> Kendal Weisenmiller <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> David Chestnut <b>PRESENT</b>
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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 29, 2019 Minutes (For possible action)

Minutes **HOLD** to Enterprise TAB meeting on Jun 26, 2019 to correct General Business discussion.

### IV. Approval of Agenda for June 12, 2019 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as amended.

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

Applicant requested holds:

- 24. ZC-19-0397-NEVADA INVESTMENT ASSN GRP, LLC: Applicant has requested a **HOLD** to the Enterprise TAB meeting on July 10, 2019.

Related applications:

2. DR-19-0290-CACTUS VILLAGE, LLC:
3. WC-19-400051 (ZC-0238-17)-CACTUS VILLAGE, LLC:
  
5. TM-19-500108-LSREF EXHIBITION INVESTMENTS, LLC:
15. VS-19-0401-LSREF EXHIBITION INVESTMENTS, LLC:
17. WS-19-0400-LSREF EXHIBITION INVESTMENTS, LLC:
  
18. TM-19-500088-MAK ZAK, LLC:
20. VS-19-0387-BUFFALO WING, LLC:
22. ZC-19-0315-MAK ZAK, LLC:

V. Informational Items

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

Clark County Traffic Safety Forum. On June 20, Commissioner Naft and Clark County will host a discussion on Traffic safety at the University of Nevada.

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**

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

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**

Motion by David Chestnut  
Action: **APPROVE** Design Reviews  
**ADD** Current Planning conditions:

- Design Review as a public hearing for significant changes to plans.
- Design Review as a public hearing for signage.
- Car wash operating hours to be County daylight hours 6am-10pm.
- Eliminate the pedestrian access north of the fuel canopy
- Install bollards on both ends of the pedestrian access south of the fuel canopy.
- Use enhanced paving on the pedestrian access south of the fuel canopy including the

eastern extension.  
Per staff conditions.  
Motion **PASSED** (5-0) /Unanimous

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**

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

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**

Motion by David Chestnut  
Action:  
**APPROVED** Zone Change  
**APPROVED** Waiver of development Standards #1  
**WITHDRAWN** by the applicant Waiver of development Standards #2  
**APPROVE** Design Reviews  
**ADD** Current Planning conditions:

- Design Review as a public hearing for significant changes to plans.
- Design Review as a public hearing for signage.
- Increase wall height to 10 feet.
- Perimeter wall to be 10 feet or greater from the Nevada National Armory boundary fence.

Per staff if approved conditions.  
Motion **PASSED** (5-0) /Unanimous

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**

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

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**

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

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**

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

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 Giles pie Street and Warm Springs Road within Enterprise. MN/sd/ma (For possible action) **07/02/19 PC**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

Motion by Jenna Waltho  
Action: **APPROVE** applicant requested **HOLD** to Enterprise TAB meeting June 26, 2019 to meet with the neighbors and consider TAB suggestions.  
Motion **PASSED** (5-0) /Unanimous

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**

Motion by Jenna Waltho  
Action: **APPROVE** applicant requested **HOLD** to Enterprise TAB meeting on June 26, 2019 to meet with the neighbors and consider TAB suggestions.  
Motion **PASSED** (5-0) /Unanimous

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**

Motion by Jenna Waltho

Action: **APPROVE** applicant requested **HOLD** to Enterprise TAB meeting on June 26, 2019 to meet with the neighbors and consider TAB suggestions.

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

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**

Motion by Paul Nimsuwan

Action: **APPROVE** per staff conditions.

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

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**

Motion by Jenna Waltho

Action: **APPROVE** applicant requested **HOLD** to Enterprise TAB meeting on June 26, 2019 to meet with the neighbors and consider TAB suggestions.

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

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**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

24. **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**

Applicant has requested a **HOLD** to the Enterprise TAB meeting on July 10, 2019.

VII. General Business:

- None

VIII. Public Comment:

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

- Two residents had questions about item 24, which was held at the beginning of the meeting before they arrived. They were informed it would be placed on the July 10, 2019 agenda.

IX. Next Meeting Date

The next regular meeting will be June 26, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Walther  
Adjourn meeting at 8:21 p.m.  
Motion **PASSED** (5-0) / Unanimous



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



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)

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:**

1.
  - 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/RNP-I & 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 CELISTE, 1980 FESTIVAL PLAZA DRIVE, STE 650, LAS VEGAS,  
NV 89135



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 on-site improvements in conjunction with single family development	Approved by PC	April 2015
VM-0005-15	16 single family residential lots	Approved by PC	April 2015
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

**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**



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-1) 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 125 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 to 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-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
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-I) 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**



RESIDENTIAL DEVELOPMENT  
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-19-0436-HARGRAVE REMIE FAMILY TRUST & HARGRAVE REMIE TRS, ET AL:**

**ZONE CHANGES** to reclassify: **1)** 3.8 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone; **2)** 2.6 acres from R-3 (Multiple Family Residential) Zone to R-2 (Medium Density Residential) Zone; and **3)** 5.1 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.

**USE PERMITS** for the following: **1)** townhouses; and **2)** a residential planned unit development (PUD).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the setback from any street, drive aisle, sidewalk, or curb within a planned unit development; **2)** alternative street design within a planned unit development; **3)** alternative residential driveway geometrics within a planned unit development; **4)** allow a solid fence or wall in the front yard for detached single family residences; **5)** reduce rear yard setback for detached single family residences; and **6) reduce street width.**

**DESIGN REVIEWS** for the following: **1)** an attached single family residential planned unit development (townhouses) on 9.9 acres in an R-3 (Multiple Family Residential) Zone; **2)** a detached single family residential development on 34.2 acres in an R-2 (Medium Density Residential) Zone; and **3)** increase finished grade for lots.

Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. (description on file). JJ/jt/ma (For possible action)

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RELATED INFORMATION:

**APN:**

177-30-502-001; 177-30-502-003; 177-30-502-004; 177-30-502-007; 177-30-505-002 through 177-30-505-005; 177-30-507-002; 177-30-601-003

**USE PERMITS:**

1. Allow townhouses in an R-3 zone per Table 30.44-1.
2. Allow a planned unit development (PUD) for an attached single family residential (townhouses) subdivision establishing development standards including, but not limited to, lot areas, building setbacks and separations, wall heights, and open space per plans on file per Chapter 30.24.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the setback from any street, drive aisle, sidewalk, or curb within a planned unit development to a minimum of 3 feet where a minimum of 10 feet is required per Section 30.24.080 (a 70% reduction).
2.
  - a. Reduce private street width within a planned unit development to 28 feet from back-of-curb to back-of-curb (with a 5-foot wide sidewalk on one side) where 38 feet from back-of-curb to back-of-curb is required per Uniform Standard Drawing 210.S1 (a 26% reduction).
  - b. Allow private streets within a planned unit development with valley gutter on one side and curb-and-gutter on the opposite side where curb-and-gutter is required on both sides per Uniform Standard Drawing 210.S1.
3.
  - a. Reduce the separation between driveways to the beginning of curb return within a planned unit development to a minimum of 2 feet where 12 feet is required per Uniform Standard Drawing 222 (an 84% reduction).
  - b. Reduce the separation between driveways and property lines within a planned unit development to a minimum of 2 feet where a minimum of 6 feet is required per Uniform Standard Drawing 222 (a 66.7% reduction).
4. Allow a 5 foot high solid fence or wall in the front yard of detached single family residences where not allowed per Table 30.64-1 (a 34% reduction).
5. Reduce rear yard setback for detached single family residences to 12 feet where 15 feet is the minimum per Table 30.40-2 (a 20% reduction).
6. **Reduce the width of local streets (Le Baron Avenue and Landberg Avenue) to 47 feet where 60 feet is required per Section 30.52.030 (a 22% reduction).**

**DESIGN REVIEWS:**

1. An attached single family residential planned unit development (townhouses) on 9.9 acres in an R-3 (Multiple Family Residential) Zone.
2. A detached single family residential development on 34.2 acres in an R-2 (Medium Density Residential) Zone.
3.
  - a. Increase finished grade up to 48 inches (4 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.030 (a 167% increase) for an attached single family (townhouses) residential planned unit development.
  - b. Increase finished grade up to 64 inches (5.3 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.030 (a 254% increase) for a detached single family residential development.

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 44.1

### R-3 Planned Unit Development

- Site Acreage: 9.9
- Number of Lots: 116
- Density (du/ac): 11.7
- Minimum/Maximum Lot Size (square feet): 1,362/2,023
- Project Type: Attached single family residential (townhouses) planned unit development
- Number of Stories: 2
- Building Height (feet): 28
- Square Feet: 1,415 to 1,759
- Open Space Required/Provided (square feet): 29,176/36,993
- Parking Required/Provided: 303/314

### R-2 Detached Single Family Residential

- Site Acreage: 34.2
- Number of Lots: 189
- Density (du/ac): 5.6
- Minimum/Maximum Lot Size (square feet): 3,953/12,172
- Project Type: Detached single family residential development
- Number of Stories: 2
- Building Height: up to 26 feet 4 inches
- Square Feet: 2,014 to 3,533

### **Neighborhood Meeting Summary**

The applicant mailed notices to the required 1,500 foot radius from the project informing the surrounding property owners of the proposed development. A required neighborhood meeting was conducted on May 6, 2019 at 5:30 p.m. at the Southern Highlands Boys & Girls Club (10900 Southern Highlands Parkway, Las Vegas, NV 89141). Four neighbors attended the meeting, and topics discussed included changes from the previous approval and the intent of the applicant to maintain the conditions of the previous approval related to buffering the adjacent single family residences from the proposed project.

### History

A similar project consisting of an R-2 zoned single family subdivision and an R-3 zoned attached single family (townhouse) development was approved on this site. However, since the previous application was approved, the applicant acquired additional parcels, and as a result, this application consists of the following zone boundary amendments: 1) reclassify 2.5 acres (3 parcels) from R-E to R-2 zone in the northeast portion of the site; 2) reclassify 1.3 acres (1 parcel) from R-E to R-2 zone in the southeast portion of the site; 3) reclassify 5.1 acres (4 parcels) from R-E to R-3 zone in the middle of the west side of the site; and 4) reclassify 2.6 acres from R-3 to R-2 zone in the central portion of the site. These zone boundary amendments will enable the additional R-2 zoned parcels to be incorporated into the single family detached subdivision, and the R-3 zoned parcels will be incorporated into the single family attached (townhouse) development. Since this application is replacing a previous application (ZC-18-0691), the use permit, waivers of development standards, and design reviews associated with the

previous application will be expunged along with all of the previous conditions of approval. The zone change portion of the original application will remain since it was approved with no resolution of intent and an ordinance was approved to adopt the zoning.

#### Site Plan

Overall, the project consists of 2 separate components: an attached single family residential (townhouse) planned unit development in the western/central portion of the site and a detached single family residential development on the remainder of the site. The two components are not connected and will stand alone in terms of density, parking, and amenities.

#### Site Plan (R-3)

Located in the western/central portion of the site, the 9.9 acre R-3 zoned planned unit development is located on the northeast corner of Arville Street (alignment) and Le Baron Avenue (alignment). Access to this portion of the development is provided by a 61 foot wide gated, private access road from Arville Street. Interior circulation is provided by private streets that are a minimum of 28 feet wide. On-street parallel parking is provided on some of the interior streets that are 37 feet in width, and 90 degree parking stalls are provided throughout the site in addition to parking within the garages for each townhouse.

A 13,105 square foot common element with a community pool is provided in the northeast portion of the site, and shared walkways are provided behind each unit. Each townhouse is oriented with the garage facing the drive aisles, and the "front door" located at the back of each residence with access from the shared walkways. Per Code, many of the development standards for PUDs are established by a use permit process based on the plans that are approved for the project by the Planning Commission or Board of County Commissioners. Therefore, the proposed minimum setbacks are as follows:

- Front (including the garage doors): 3 feet
- Side: 0 feet between units within a building, and 10 feet from building to building
- Corner Side: 10 feet
- Rear: 10 feet to the building and 6 feet to the courtyard fence/wall

#### Site Plan (R-2)

The R-2 zoned detached single family subdivision is located on the north, east, and south sides of the R-3 zoned attached single family development and extends from Silverado Ranch Boulevard on the north past Le Baron Avenue to the south, and from Arville Street on the west past Hinson Street on the east. Access to the subdivision is provided from Silverado Ranch Boulevard on the north; Landberg Avenue, Le Baron Avenue, and Marble Bluff, all of which connect to Arville Street to the west; and from Hinson Street to the south. Interior circulation consists of private streets, and the general layout of the streets are comprised of a 49 foot wide north/south street with 5 foot wide sidewalks on both sides of the street, and 39 foot wide east/west streets with a 4 foot wide sidewalk on one side of the streets. Cul-de-sacs are also utilized throughout the subdivision. **A waiver of development standards is necessary to reduce the street width of Le Baron Avenue and Landberg Avenue to 47 feet where 60 feet is required.**



### Landscaping (R-3)

Landscaping is provided adjacent to the gated entrance, within the centralized common element that will include a community pool, within smaller common elements located throughout the development, along the shared walkways, and along the perimeter street frontages. Overall, 29,176 square feet of active and passive open space is required where 36,993 square feet is provided.

### Landscaping (R-2)

Consistent with the previous approvals, an intense landscape buffer will be provided adjacent to the existing single family residences located adjacent to the north portion of the site along Silverado Ranch Boulevard. Landscaping will also be provided in common elements located throughout the subdivision. Street landscaping will be provided along the south side of Silverado Ranch Boulevard with a detached sidewalk, the east side of Arville Street with a detached sidewalk, and the south side of Le Baron Avenue (in a powerline easement) with an attached sidewalk.

### Elevations (R-3)

The townhouse buildings are 2 stories with a maximum height of 28 feet. Exterior materials consist of painted stucco, wood accents, and a pitched roof. In addition, the buildings having variations in roof heights, pop-outs, recesses, and other architectural features to break-up the vertical and horizontal lines of the buildings.

### Elevations (R-2)

This application includes plans for 2 story home models up to 26 feet 4 inches tall. The applicant has agreed to file a separate application for the 1 story home models that were required on the 10,000 square foot lots per the previous application. The 2 story home models provided with this application include a variety of contemporary Mediterranean designs that include painted stucco exteriors, panel accents, pitched roofs, parapet walls, and architectural embellishments.

### Floor Plans (R-3)

Four townhouse floor plans are provided that range in size from 1,415 square feet up to 1,759 square feet. The townhouses utilize front loaded garages, front doors that are located either on the side of the building or the side opposite the garage, and private courtyards on the side opposite the garage. Each townhouse includes a 2 car garage. The townhouse buildings are separated into either a 3 plex, a 4 plex, or larger 4 plex.

### Floor Plans (R-2)

The single family detached home models are 2 stories and range in size from 2,014 square feet up to 3,533 square feet. Each residence includes a 2 car garage and a front door on the same side as the garage.

### Applicant's Justification

According to the applicant, the requested approval is consistent with prior approvals and helps further alleviate potential negative impacts on the adjacent, existing single family residents.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0691	Reclassified portions of the site to R-2 and R-3 zoning for a residential development	Approved by BCC	December 2018
TM-18-500164	Attached residential planned unit development (townhouses)	Approved by BCC	December 2018
TM-18-500165	Detached single family residential development	Approved by BCC	December 2018
VS-18-0690	Easements and rights-of-way	Approved by BCC	December 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-E	Undeveloped parcels & single family residences
South	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels
East	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels (previously approved R-2 zoned residential development)
West	Residential High (from 8 to 18 du/ac) & Public Facilities	R-E	Undeveloped parcels & a single family residence

**Related Applications**

Application Number	Request
TM-19-500110	A tentative map for a detached single family residential development is a companion item on this agenda.
TM-19-500111	A tentative map for an attached residential planned unit development (townhouses) is a companion item on this agenda.
VS-19-0437	A request to vacate 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**Zone Change

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

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

According to the applicant, the current project expands and modifies the previously approved application. The proposed changes are consistent with the prior approval and with trends in the area for both detached single family residences and attached single family residences (townhouses). The current application is appropriate for the following reasons: 1) the R-2 zoned portions expand on a previously approved R-2 zoned subdivision; 2) the R-2 zoned portions are compatible with a previously approved R-2 zoned subdivision to the east; 3) portions of the R-3 zoned component shifted to the south, which are farther away from existing single family residences to the north; 4) the R-3 zoned portion of the project is adjacent to a collector street (Arville Street) along the western boundary and a future detention basin is planned for the west side of Arville Street; 5) the vacant land north of the R-3 zoned portion is planned for Residential High uses; and 6) the land adjacent to the east and south of the R-3 zoned portion is approved as R-2 zoning.

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

The applicant states the land around the existing adjacent R-E zoned single family residents on the north side of the project along Silverado Ranch Boulevard is planned for Residential High uses. The applicant proposes R-2 zoning adjacent to these existing residences, which is more compatible than conforming Residential High uses. In addition, the R-3 zoning is proposed in an area planned for Residential Suburban uses; however, this location near Arville Street and Le Baron Avenue will increase the separation from the proposed R-3 zoning to the existing R-E zoned single family residences to the north, thereby maintaining an appropriate transition in density and scale from the existing large lot residences, to an R-2 zone, and to an R-3 zone.

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

Although the overall size of the project increased from the prior approval, the density of each portion decreased and is below what the master plan designations for the area would allow. For example, a portion of the site is designated as Residential High uses, which allows up to 18 dwelling units per acre, and the remainder of the site is planned for Residential Suburban Uses, which allows up to 8 dwelling units per acre. This project includes a density of 11.7 units per acre and 5.6 units per acre, well below the density that is planned for the area. As a result, the proposed project will not have a substantial adverse effect on public utilities and services.

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

The applicant states that the nonconforming zone change conforms to the applicable plans, goals, and policies since a similar application was previously approved by Clark County. In addition, the applicant states they were transparent during the previous approval about the intent to acquire additional land to add to the project.

## **Summary**

### Zone Change

The proposed reclassification of the site to an R-2 zone and an R-3 zone is consistent and compatible with planned and approved land uses in this area. The R-2 zoning is compatible with the previously approved R-2 subdivision as well as the approved R-2 subdivision to the east. By locating the R-3 zoning in the central western portion of the project, an orderly transition is created from the existing R-E zoned single family residences, to the R-2 zone, and to the R-3 zone. In addition, the R-3 zone is located adjacent to a collector road (Arville Street) and traffic should not impact the area. Lastly, the request complies with Goal 7 of the Comprehensive Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. Therefore, staff can support the zone change.

### Use Permits

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

Per Title 30, the purpose of a PUD is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of land use patterns. The land use patterns should include efficient pedestrian and vehicular systems and streetscapes, enhanced residential amenities, and allowances for the provision of usable open space. The proposed PUD and corresponding use permit for townhouses includes pedestrian walkways throughout the development, the vehicular system is coherent and connected, and the usable open space includes landscaped areas as well as a centralized community pool. As a result, staff finds that the use permit for townhouses and the use permit for a PUD complies with the intent of Title 30, and staff can support the request.

### Waivers of Development Standards #1 & #5

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 will reduce the front setback to a street in the R-3 zoned PUD. Staff finds that the reduced setbacks in the R-3 zoned PUD will create a "canyon effect" with the residences and garage doors setback only 3 feet from the drive aisles. This reduces usable exterior space, creates an overly compact feel for the residents, and could increase potential conflicts for motorists navigating the development.

Waiver of development standards #5 will reduce the rear setbacks for the R-2 zoned detached single family subdivision. By reducing rear setbacks for the R-2 zoned detached single family subdivision, useable exterior space is reduced for the occupants in an area where outdoor park and recreation space is not readily available as an alternative.

As a result, staff finds that the requests are not consistent with Urban Specific Policy 39 that encourages appropriate setbacks for single family developments. Therefore, staff cannot support the requests.

#### Waivers of Development Standards #4

Waiver of development standards #4 will allow a solid 5 foot high fence or wall in the front yard to create an enclosed courtyard for each detached single family residence. Since the 5 foot high fence or wall is integrated into the architecture and design of each residence, staff does not foresee any potential negative impacts from allowing this design feature. Therefore, staff can support waiver of development standards #4.

#### Design Reviews #1 & #2

The proposed design of the R-3 zoned PUD and the R-2 zoned detached single family subdivision is an enlargement and improvement as compared with the previously approved project. Although the previous conditions are expunged, the applicant has demonstrated an effort to comply with all applicable conditions. In addition, both portions of the project provide an improved transition from existing low density residential uses to the proposed attached single family (townhouse) development, vehicular circulation has improved and is more logical with the acquisition of additional parcels, and the height and density of the attached single family residences has been reduced. As a result, the project is compliant with a portion of Policy 43, which promotes varied neighborhood design and innovative architecture through a combination of varied rooflines and varied architectural elements on all sides.

However, Policy 43 also encourages varied setbacks and reduced visual dominance of garages. The reduced setbacks in the R-3 zone PUD magnify the visual dominance of the garages, and the reduced rear setbacks in the R-2 zoned detached single family subdivision reduce the amount of available exterior space. Staff can still support the design reviews, but staff recommends that the applicant modify the site so waivers of development standards #1 and #5 are not necessary.

Lastly, the conditions of approval that were imposed on the previous application were updated to accommodate for the changes proposed with this application.

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

##### Waivers of Development Standards #2 & #3

Staff has no objection to the private street and driveway network within the planned unit development.

### **Waiver of Development Standards #6**

Staff has no objection to the request to reduce Landberg Avenue and Le Baron Avenue to 47 foot wide public streets. Le Baron Avenue has already been reduced in width to the east of the site due to the existing power lines and poles, which also exist on the subject site. Landberg Avenue is proposed to be a short street segment to connect to Arville Street. The properties on the north side of Landberg Avenue are planned for Residential High uses and access to or from those properties will be unlikely. Therefore, Landberg Avenue will primarily serve the subject residential property.

### **Department of Aviation**

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

### **Staff Recommendation**

Approval of zone changes, use permits, waivers of development standards #2, #3, #4, & #6, and design reviews; denial of waivers of development standards #1 & #5. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 21, 2019 at 9:00 a.m., unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Resolution of Intent to complete in 4 years;
- Expunge Use Permit, Waivers of Development Standards, and Design Reviews portion of ZC-18-0691;
- Provide 8 foot tall decorative block wall on east and south sides of APN: 177-30-502-002;
- Provide a 10 foot tall wall along the southern property line of APN 177-30-503-005 and an 8-foot tall wall along the western property line of APN 177-30-503-005;
- Lots 7, 8, 9, 10, 16, 27, and 28 shall be a minimum of 10,000 square feet and contain single story homes;
- Lots 16, 27, and 28 shall have 36 inch box trees installed along each lot's shared boundary with APN 177-30-503-005 at the time each lot is sold;
- Provide notice to homebuyers that there are horses and livestock in the area;
- Construction hours during daytime as defined in Title 30;
- Design review as a public hearing for significant changes to the R-2 zoned portion of the development;

- Design review as a public hearing for the R-3 zoned portion of the development should the area not be developed as a PUD;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that per Section 30.24, PUD projects are approved per plans on file and any changes to the approved plans will require additional land use approvals; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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**

- **R-2 zoned portion of subdivision shall not be gated;**
- **Crisman Ridge shall act as the north to south connecting road and be a minimum 48 foot wide private street with 5 foot wide sidewalks on each side of the street, but shall not be blocked in any manner;**
- **Hinson Street dimensions, improvements, and ownership, south of Le Baron Avenue, to be coordinated with Public Works - Development Review Division;**
- **Drainage study and compliance;**
- **Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage throughout the site;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 23.5 feet to 47 feet for Landberg Avenue, 23.5 to 47 feet for Le Baron Avenue, County-approved turnarounds as necessary where public streets continue as private streets, and all associated spandrels.**
- **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; and that approval of this application will not prevent Public Works from requiring an alternative design to meet Clark County Code, Title 30, or previous land use approvals.**

#### **Department of Aviation**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0282-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PARDEE HOMES OF NEVADA

**CONTACT:** BRANDI REID, GCW ENGINEERING, 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146

DRAFT



07/16/19 PC AGENDA SHEET

SILVERADO RANCH &  
ARVILLE SINGLE FAMILY  
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-19-500110-HARGRAVE REMIE FAMILY TRUST & HARGRAVE REMIE MRS. ET AL:**

**TENTATIVE MAP** consisting of 189 single family residential lots on 34.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/jt/xx (For possible action)

RELATED INFORMATION:

**APN:**

177-30-502-001; 177-30-502-003; 177-30-502-004; 177-30-502-007 ptn, 177-30-507-002; 177-30-601-003

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 34.2
- Number of Lots: 189
- Density (du/ac): 5.6
- Minimum/Maximum Lot Size (square feet): 3,953/12,172
- Project Type: Detached single family residential development

The R-3 zoned detached single family subdivision is located on the north, east, and south sides of a companion R-3 zoned attached single family development and extends from Silverado Ranch Boulevard on the north past Le Baron Avenue to the south, and from Arville Street on the west past Hinson Street on the east. Access to the subdivision is provided from Silverado Ranch Boulevard on the north; Landberg Avenue, Le Baron Avenue, and Marble Bluff, all of which connect to Arville Street to the west; and from Hinson Avenue to the south. Interior circulation consists of private streets, and the general layout of the streets are comprised of a 49 foot wide north/south street with 5 foot wide sidewalks on both sides of the street, and 39 foot wide east/west streets with a 4 foot wide sidewalk on one side of the streets. Cul-de-sacs are also utilized throughout the subdivision.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0691	Reclassified portions of the site to R-2 and R-3 zoning for a residential development	Approved by BCC	December 2018
TM-18-500164	Attached residential planned unit development (townhouses)	Approved by BCC	December 2018
TM-18-500165	Detached single family residential development	Approved by BCC	December 2018
VS-18-0690	Vacated and abandoned easements and rights-of-way	Approved by BCC	December 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-E	Undeveloped parcels & single family residences
South	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels
East	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels (previously approved R-2 zoned residential development)
West	Residential High (from 8 to 18 du/ac) & Public Facilities	R-E	Undeveloped parcels & a single family residence

**Related Applications**

Application Number	Request
NZC-19-0436	A nonconforming zone change to reclassify the site to R-2 and R-3 zoning for residential developments is a companion item on this agenda.
TM-19-500111	A tentative map for an attached residential planned unit development (townhouses) is a companion item on this agenda.
VS-19-0437	A request to vacate 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**

This request meets the tentative map requirements as outlined in Title 30.

**Department of Aviation**

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

continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 21, 2019 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Expunge TM-18-500165.
- 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.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shall have approved street names and suffixes;
- Poplar Creek is an extension of Lundberg Ave and shall maintain the same name.

**Department of Aviation**

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

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that undersized stub streets will need to be addressed.

**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 #0282-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** PARDEE HOMES OF NEVADA  
**CONTACT:** BRANDI REID, GCW ENGINEERING, 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146

**DRAFT**

7/17 BCE

**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER

**TM-19-500110/HARGRAVE REMIE FAMILY TRUST & HARGRAVE REMIE TRS**

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Preliminary Conditions**

- R-2 zoned portion of subdivision shall not be gated;
- Crisman Ridge shall act as the north to south connecting road and be a minimum 48 foot wide private street with 5 foot wide sidewalks on each side of the street, but shall not be blocked in any manner;
- Hinson Street dimensions, improvements, and ownership, south of Le Baron Avenue, to be coordinated with Public Works - Development Review Division;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage throughout the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 23.5 feet to 47 feet for Landberg Avenue, 23.5 to 47 feet for Le Baron Avenue, County-approved turnarounds as necessary where public streets continue as private streets, and all associated spandrels.
- 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; and that approval of this application will not prevent Public Works from requiring an alternative design to meet Clark County Code, Title 30, or previous land use approvals. /ma

Applied by: Mark Amer

Date entered: 6/20/2019

**APN(s):**

177-30-507-002; 177-30-601-003; 177-30-502-001; 177-30-502-007; 177-30-502-003 through 177-30-502-004



07/16/19 PC AGENDA SHEET

SILVERADO RANCH &  
ARVILLE TOWNHOMES  
(TITLE 30)

ARVILLE ST/LE BARON AVE

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-19-500111-PARDEE HOMES OF NEVADA, ET AL:**

**TENTATIVE MAP** consisting of 116 single family attached residential lots and common lots for a planned unit development (PUD) on 9.9 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the northeast corner of Arville Street and Le Baron Avenue within Enterprise. JJ/jt/xx (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-30-502-007 ptn; 177-30-505-002 through 177-30-505-005

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

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

**General Summary**

- Site Address: N/A
- Site Acreage: 9.9
- Number of Lots/Units: 116
- Density (du/ac): 11.7
- Minimum/Maximum Lot Size (square feet): 1,362/2,023
- Project Type: Attached single family residential (townhouses) planned unit development

The 9.9 acre R-3 zoned planned unit development is located on the northeast corner of Arville Street (alignment) and Le Baron Avenue (alignment). Access to the development is provided by a 61 foot wide gated, private access road from Arville Street. Interior circulation is provided by private streets that are a minimum of 28 feet wide. On street parallel parking is provided on some of the interior streets that are 37 feet in width, and 90 degree parking stalls are provided throughout the site in addition to parking within the garages for each townhouse. A 13,105 square foot common element is provided in the northeast portion of the site, and shared walkways are provided behind each unit.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0691	Reclassified portions of the site to R-2 and R-3 zoning for a residential development	Approved by BCC	December 2018
TM-18-500164	Attached residential planned unit development (townhouses)	Approved by BCC	December 2018
TM-18-500165	Detached single family residential development	Approved by BCC	December 2018
VS-18-0690	Vacated and abandoned easements and rights-of-way	Approved by BCC	December 2018

**Surrounding Land Use**

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

**Related Applications**

Application Number	Request
NZC-19-0436	A nonconforming zone change to reclassify the site to R-2 and R-3 zoning for residential developments is a companion item on this agenda.
TM-19-500110	A tentative map for a detached single family residential development is a companion item on this agenda.
VS-19-0437	A request to vacate 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**

This request meets the tentative map requirements as outlined in Title 30.

**Department of Aviation**

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



**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 21, 2019 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Expunge TM-18-500164.
- 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.

**Current Planning Division - Addressing**

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

**Department of Aviation**

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

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that undersize stub streets will need to be addressed.

**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 #0283-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PARDEE HOMES OF NEVADA

**CONTACT:** BRANDI REID, GCW ENGINEERING, 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146

**DRAFT**

**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER  
**TM-19-500111/PARDEE HOMES OF NEVADA**

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Preliminary Conditions**

- Crisman Ridge shall act as the north to south connecting road and be a minimum 48 foot wide private street with 5 foot wide sidewalks on each side of the street, but shall not be blocked in any manner;
- Hinson Street dimensions, improvements, and ownership, south of Le Baron Avenue, to be coordinated with Public Works - Development Review Division;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage throughout the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 23.5 feet to 47 feet for Landberg Avenue, 23.5 to 47 feet for Le Baron Avenue, County-approved turnarounds as necessary where public streets continue as private streets, and all associated spandrels.
- 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; and that approval of this application will not prevent Public Works from requiring an alternative design to meet Clark County Code, Title 30, or previous land use approvals. /ma

Applied by: Mark Amer  
Date entered: 6/20/2019

**APN(s):**  
177-30-505-002 through 177-30-505-005; 177-30-502-007



EASEMENTS  
(TITLE 30)

I-15/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-18-0862-RIVERVIEW HENDERSON DEVELOPMENT, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between I-15 and Las Vegas Boulevard South and between Erie Avenue (alignment) and Chartan Avenue (alignment) within Enterprise (description on file). MN/sd/ma (For possible action)

RELATED INFORMATION:

APN:

177-32-801-003; 177-32-701-004; 177-32-701-006; 177-32-701-007

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

**Project Description**

The plans submitted show the vacation and abandonment of several 30 foot wide government patent easements located throughout the subject parcel. The owner is requesting these existing government patent easements granted to the County per Book 991019, instrument No. 00260 be vacated. The request is to vacate various easements for roadways, utilities and flood control that are not necessary for the development of this parcel. According to the applicant a previously approved apartment complex is to be located above the existing easements and they are no longer required for access or utilities related to the proposed development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0342-17	Vacated easements of interest to Clark County located between I-15 and Las Vegas Boulevard South, and between Starr Avenue (alignment) and Erie Avenue (alignment)	Approved by BCC	June 2017
UC-0344-17	High Impact Project for a multiple family residential development	Approved by BCC	June 2017

**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
East	Office Professional	H-2	Undeveloped
West	Major Development Project	R-3	Single-Family Residential

**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**

- Expunge VS 0342-17.
- 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 and compliance;
- Applicant to grant a 60 foot right-of-way easement for the frontage road and a 40 foot right-of-way easement for Erie Avenue and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ALLIANCE CONSTRUCTION AND DEVELOPMENT, LLC

**CONTACT:** KIMLEY-HORN & ASSOCIATES, 6671 S. LAS VEGAS BLVD, STE 216,  
LAS VEGAS, NV 89119

**DRAFT**





07/16/19 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

EDMOND ST/RAVEN AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0407-JAMAIL MICHAEL L:**

**VACATE AND ABANDON** easements of interest to Clark County located between Edmond Street and Decatur Boulevard and between Pebble Road and Raven Avenue within Enterprise. (description on file). JJ/bb/ma (For possible action)

RELATED INFORMATION:

APN:  
176-24-501-010; 176-24-501-027

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

BACKGROUND:

**Project Description**

The plans depict the vacation and abandonment of a 33 foot wide government patent easement located along the north property line, and 3 foot wide government patent easements located along the south and west property lines. The applicant states the patent easements are no longer necessary for right-of-way or utility purposes. The vacation of easements will allow for the development of a single family residence and associated individual sewage disposal system.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	County initiated zone change to establish RNP-I in enterprise	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 (RNP-I)	Single Family Residential and 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**

- Right-of-way dedication to include 30 feet for Raven Avenue, 30 feet for Edmond Street and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant was advised a waiver may be needed for a second driveway.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MICHAEL JAMAIL

**CONTACT:** JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119

DRAFT



07/16/19 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

DECATUR BLVD/215 BELTWAY

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0423-DECATUR COMMONS, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Decatur Boulevard located between Sunset Road and the 215 beltway within Enterprise (description on file), MN/sv/ma (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-06-101-005; 177-06-101-006; 177-06-101-012; 177-06-101-034

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

**BACKGROUND:**

**Project Description**

The applicant requests the vacation and abandonment of a portion of right-of-way measuring approximately 5 feet wide along Decatur Boulevard on the west side of APN 177-06-101-005 and 177-06-101-034. The applicant states that the vacation and abandonment of that portion of right-of-way is required as a part of the tentative map process.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-19-0020	Reclassified from R-E to M-D zoning for a commercial retail center	Approved by BCC	March 2019
VS-0137-16	Vacated a portion of right-of-way for the 215 Beltway off-ramp	Approved by PC	April 2016
ZC-0194-08	Reclassified 1.9 acres from R-E to M-1 zoning for a future industrial development	Approved by BCC	April 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E & C-2	Retail & undeveloped
South	Industrial	R-E & M-1	215 Beltway & undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Business and Design/Research Park	P-F	State of Nevada Highway Patrol & Department of Public Safety
West	Business and Design/Research Park	C-2	Shopping center & 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 right-of-way that is not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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;
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- No objection.

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

**APPLICANT:** DECATUR COMMONS  
**CONTACT:** JOHN MAREK, LOCHSA ENGINEERING, 6345 S. JONES BOULEVARD,  
SUITE 100, LAS VEGAS, NV 89118

**DRAFT**





07/16/19 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

FORD AVE/MANN ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0435-P N II, INC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and Torino Avenue, and between Torrey Pines Drive and Mann Street within Enterprise (description on file). JJ/tk/ma (For possible action)

RELATED INFORMATION:

**APN:**  
176-14-811-010 through 176-14-811-013

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

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon a 33 foot wide patent easement on parcels 176-14-811-010, 011 and 176-14-811-013 and 3 foot wide patent easement located on the east side of parcel 176-14-811-012 and a small portion of parcel 176-14-811-013. The applicant states the patent easements are no longer necessary and are in conflict with the approved residential development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-1033-17	Single family residential development with waivers for alternative yards, increased wall height, and off-sites	Approved by BCC	January 2018
VS-0219-17	Vacated and abandoned a portion of patent and grants of easements	Approved by BCC	June 2017
WS-0218-17	Single family residential development with waivers for reduced setbacks, increased wall height, and off-sites	Approved by BCC	June 2017
TM-0044-17	13 lot residential subdivision	Approved by BCC	June 2017
ZC-1026-05	Reclassified the property from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Rural Neighborhood Preservation & Residential Suburban (across Ford Avenue)	R-E (RNP-I) & R-2	Single family residences & undeveloped (single family residential under construction)
South & West	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residence & undeveloped
East	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residences

**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;
- Applicant is advised that compliance with the Uniform Standard Drawings is required.

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

- No objection.

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

**APPLICANT:** AMERICAN WEST DEVELOPMENT, INC.  
**CONTACT:** CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET,  
SUITE 216, LAS VEGAS, NV 89118

**DRAFT**



07/16/19 PC AGENDA SHEET

EASEMENTS & RIGHTS-OF-WAY  
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0437-HARGRAVE REMIE FAMILY TRUST & HARGRAVE REMIE TRS, ET AL:**

**VACATE AND ABANDON** easements of interest to Clark County located between Silverado Ranch Boulevard and Le Baron Avenue (alignment), and between Arville Street and Schuster Street (alignment); and portions of rights-of-way being Arville Street, Schiffs Street, and Hinson Street located between Silverado Ranch Boulevard and Jo Rae Avenue (alignment), Silverado Ranch Boulevard, Landberg Avenue, and Le Baron Avenue located between Arville Street and Schuster Street (alignment) within Enterprise (description on file), JJ/jt/xx (For possible action)

**RELATED INFORMATION:**

**APN:**

177-30-501-005; 177-30-502-001; 177-30-502-002; 177-30-502-003; 177-30-502-004; 177-30-502-007; 177-30-503-005; 177-30-505-002 through 177-30-505-005; 177-30-507-002; 177-30-601-003

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)  
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant is proposing to develop the site as a residential project consisting of detached single family residences in an R-2 zone, and attached single family (townhouses) residences as part of an R-3 zoned planned unit development. This application includes the vacation and abandonment of government patent easements, resolutions relative to the acquisition of rights-of-way, portions of right-of-way for detached sidewalks, portions of rights-of-way that are not needed due to the layout of the residential development, and portions of right-of-way that will be rededicated as public and private streets consistent with the design of the residential development.

The applicant indicates that the easements are not necessary and are in a location that will limit the design of the proposed residential development. All required easements will be provided with the future subdivision of the residential development. In addition, the requests to vacate existing rights-of-way are to comply with development standards as well as previous conditions of approval.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0691	Reclassified portions of the site to R-2 and R-3 zoning for a residential development	Approved by BCC	December 2018
TM-18-500164	Attached residential planned unit development (townhouses)	Approved by BCC	December 2018
TM-18-500165	Detached single family residential development	Approved by BCC	December 2018
VS-18-0690	Vacated and abandoned easements and rights-of-way	Approved by BCC	December 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-E	Undeveloped parcels & single family residences
South	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels
East	Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels
West	Residential High (from 8 to 18 du/ac) & Public Facilities	R-E	Undeveloped parcels & a single family residence

**Related Applications**

Application Number	Request
NZC-19-0436	A nonconforming zone change to reclassify the site to R-2 and R-3 zoning for residential developments is a companion item on this agenda.
TM-19-500110	A tentative map for a detached single family residential development is a companion item on this agenda.
TM-19-500111	A tentative map for an attached residential planned unit development (townhouses) 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 to analyze*

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 21, 2019 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Expunge VS-18-0690;
- 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.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PARDEE HOMES OF NEVADA

**CONTACT:** BRANDI RIND, GCW ENGINEERING, 1555 S RAINBOW BLVD, LAS VEGAS, NV 89146





7/16 PC

**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER

**VS-19-0437/HARGRAVE REMIE FAMILY TRUST & HARGRAVE REMIE TRS**

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Analysis**

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

Recommendation:

Approval.

Applied by: Mark Amer

Date entered: 6/20/2019

**Preliminary Conditions**

- Drainage study and compliance;  
Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;  
Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 23.5 feet to 47 feet for Landberg Avenue, 23.5 to 47 feet for Le Baron Avenue, County-approved turnarounds as necessary where public streets continue as private streets, and all 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 approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals. /ma

Applied by: Mark Amer

Date entered: 6/20/2019

**APN(s):**

177-30-502-001; 177-30-502-007; 177-30-505-002 through 177-30-505-005; 177-30-502-003 through 177-30-502-004; 177-30-507-002; 177-30-601-003



07/16/19 PC AGENDA SHEET

FENCE HEIGHT  
(TITLE 30)

ABALONE BEACH AVE/CORONADO COAST ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0409-MAYS, MICHAEL T.:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase fence height in the front yard in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Coronado Coast Street, 385 feet north of Abalone Beach Avenue within Enterprise. MN/nr/ma (For possible action).

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RELATED INFORMATION:

**APN:**

176-11-810-088

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase fence height to 5.5 feet where a maximum of 5 feet is permitted in the front yard per Table 30.64-1 (a 10% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 7933 Coronado Coast Street
- Site Acreage: 0.1
- Project Type: Fence Height
- Fence Height (feet): 5.5

**Site Plans**

The project site is developed with a single residence located west of Coronado Coast Street. There is an existing 6 foot tall block wall on a portion of the north and south sides of the property and the entire length of the west side (rear) of the property. The plans show an existing 5.5 feet high decorative metal fence in the northwest portion of the property set back 9 feet from Coronado Coast Street (front) and extending 13.8 feet to the south 54 feet along the north property line. The south side of the property has 46 feet of decorative metal fence that is within 4.6 feet of the property line and extends 4.2 feet into the front yard, within inches of the driveway.

Landscaping

There are existing shrubs and mature landscaping on the site. Landscaping is not a part of this request.

Elevations

The picture shows a white decorative metal fence measuring 5.5 feet high.

Applicant's Justification

The applicant states that the decorative metal fence was originally constructed on the property line just off of Coronado Coast Street when they were informed that the fence could not be over 5 feet tall within 15 feet of the front property line. The fence was moved to the current setbacks shown on the site plan and a waiver of development standards is being requested due to the variation on height from 5.3 feet tall to 5.5 feet tall. The applicant indicates that the fence is needed in order to increase the security of the property due to the pool in the backyard.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Residential Suburban (up to 8 du/ac)	R-2	Developed single family residential

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

Case #CE19-04254 is an active case filed in March 2019 in regards to building without a permit.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff can support the increase in height for a decorative metal fence within 15 feet of the front property line for 6 inches of fence height. The decorative metal fence will not impede vehicular access or sight distance to or from the property. The applicant attempted to comply with the requirements of Title 30, but was not able to reduce the height of the fence by the additional 6 inches. Staff finds that the increase of 6 inches to be reasonable; therefore, staff can support the request.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that a 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**

- Applicant is advised that fences shall not encroach into public right-of-way, easements, or sight-visibility zones; and that compliance with the Uniform Standard Drawings is required.

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

- No comment.

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

**APPLICANT:** MICHAEL MAYS  
**CONTACT:** MICHAEL MAYS, 7933 CORONADO COAST ST, LAS VEGAS, NV 89139



07/17/19 BCC AGENDA SHEET

OFFICE  
(TITLE 30)

PLACID ST/ARBY AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-19-400069 (UC-0108-17)-CORONADO LAND, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW**

for the following: 1) landscaping and screening; and 2) waive off-site improvements (commercial driveways).

**WAIVERS OF CONDITIONS** of a non-conforming zone change (NZC-0505-08) requiring to construct full off-sites, excluding street lights in conjunction with an office building conversion with outside storage on 2.2 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the west side of Placid Street and south of Arby Avenue (alignment) within Enterprise. MN/bb/ma (For possible action)

**RELATED INFORMATION:**

**APN:**

177-04-801-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Waive the required landscaping along Placid Street where landscaping per Figure 30.64.13 is required.
- b. Waive landscape buffer adjacent to a less intensive use (6 foot high wall) along the west property line per Figure 30.64.11.
- c. Waive landscape buffer adjacent to a less intensive use along the north property line per Figure 30.64.11.
- d. Waive landscaping in west parking areas per Figure 30.64.11.
2. Waive off-site improvements (commercial driveways) per Chapter 30.52.

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7145 Placid Street
- Site Acreage: 2.2
- Project Type: Office and outside storage
- Number of Stories: 1
- Building Height (feet): 13

- Square Feet: 3,557
- Parking Required/Provided: 11/23

### Site Plans

The approved plans depict an existing 3,557 square foot single family residence to be converted into an office (approved via related special use permit) with an existing accessory structure (shed) which is located 5 feet 8 inches from the west property line and 110 feet from the north property line. Access to the site is from 3 driveways from Placid Street; 2 are existing residential access driveways with an additional paved driveway adjacent to the north property line. South and northeast of the building there are 2 restricted areas that are not a part of the outside storage or parking area. There are 23 paved employee parking spaces located east of the building. The dumpsters, container, secured parking for drill rigs and company trucks, and outside storage is located to the north and west of the building. The outside storage area is located 36 feet from the west property line and screened by an 8 foot high chain-link fence. The westerly secured parking area and storage area will be covered with chipped recycled asphalt product. The access driveway from Placid Street will be paved to the outside storage area, dumpster, container, and secured parking areas.

### Landscaping

Along the west property line is a 20 foot wide intense landscape buffer with 2 rows of Mondel pine trees located 10 feet on center. On the west property line there is an existing CMU wall with an 8 foot high fabric screened chain-link fence adjacent to APN 177-04-801-004, and an 8 foot high screened chain-link fence located adjacent to APN 177-04-801-008. There is a 20 foot wide landscape buffer located along the south property line with an existing row of pine trees (which are to remain), and the addition of an intense landscape buffer with 2 rows of Mondel pine trees located 10 foot on center adjacent to APN 177-04-801-014. Interior to the site are existing trees located southwest of the building and the 4 palm trees adjacent to Placid Street which will remain. New trees and landscaping will be provided on the east side of the building at the entrance and adjacent to the parking area. There is an existing 6 foot high screen wall and a screened fence located along the north property line.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-0108-17:

#### Current Planning

- 1 year to comment;
- 2 years to review as a public hearing waivers of development standards #2a, #2b, #2c, #2d, #5, and waiver of conditions #2 (conditions renumbered to waivers of development standards #1a, #1b, #1c, #1d and #2 and one waiver of conditions in this report);
- Per revised plans dated May 25, 2017;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised to meet all Department of Air Quality requirements; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of



time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works – Development Review**

- Drainage study and compliance;
- Execute a restrictive covenant agreement (deed restrictions).

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

- Applicant is advised that the existing residential septic system located on the property will need to be removed in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a review of the waivers of development standards and a waiver of conditions associated with the approval of a special use permit (UC-0108-17) for an office as a principal use on June 7, 2017.

The applicant has provided a progress report as of date of submittal, related to the waivers of development standards below:

1.
  - a. Landscaping installation on Placid Street is underway and anticipated to be complete by early June 2019.
  - b. Landscaping installation is underway along the west property line and anticipated to be complete by early June 2019, and the block walls have been constructed and inspected.
  - c. In addition to the existing block wall along the northern property line, a drainage swale has been constructed between the two properties.
  - d. The western parking lot is paved; parking lot landscaping is not planned at this time.
2. Curb, gutter, commercial driveway, and asphalt replacement is constructed in accordance with temporary improvements per PW18-15890. (This includes the waiver of conditions of NZC-0505-08).

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-18-400059 (UC-0108-17)	Extension of time to commence office as a principal use and related applications	Approved	April 2018
UC-0108-17	Office as a principal use, waivers of development standards, waivers of conditions (NZC-0505-08), and design review	Approved by BCC	June 2017

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0505-08 (ET-0132-10)	First extension of time to reclassify the property with use permits, waivers of development standards, and design review – approval was subject to removing the time limit on the zone change and gave until June 18, 2011 to commence the use permits, waivers of development standards, and design review – the use permits, waivers of development standards, and design review are expired	Approved by BCC	October 2010
VS-0719-08 (ET-0129-10)	First extension of time to vacate patent easements – recorded	Approved by PC	October 2010
TM-0140-08	Industrial subdivision for 1 lot – expired	Approved by PC	September 2008
VS-0719-08	Vacated patent easements along the boundary of the parcels	Approved by PC	September 2008
NZC-0505-08	Reclassified R-E to M-D zoning; special use permit for offices as a principal use, experimental laboratory, increased building height, and a day care facility; waivers of development standards	Approved by BCC	August 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D & C-1	Developed single family residence & office building
South	Business and Design/Research Park	R-E	Developed single family residences
East	Business and Design/Research Park	M-D	Developed office warehouse
West	Business and Design/Research Park	R-E	Developed 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**

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval. The applicant has commenced the tenant

improvements to convert the residence and substantial construction of landscaping and buffering has been completed; therefore, staff can support removing further time limits.

**Public Works - Development Review**

The applicant has made sufficient progress; therefore, staff has no objection.

**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**

- Remove the time limit;
- Compliance with previous conditions;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** CORONADO LAND, LLC

**CONTACT:** CORONADO LAND, LLC, 7145 PLACID STREET, LAS VEGAS, NV 89119



07/17/19 BCC AGENDA SHEET

BUFFALO AND PEBBLE  
(TITLE 30)

PEBBLE RD/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-19-500100-MCNAMARA LIV TR-FAM DESIGNATION & MCNAMARA THELMA TRS:**

**TENTATIVE MAP** consisting of 36 single family residential lots on 22.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Pebble Road and the east side of Buffalo Drive within Enterprise. JJ/rk/ma (For possible action)

**RELATED INFORMATION:**

**APN:**

176-15-401-018; 176-15-401-019; 176-15-401-024

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 22.5
- Number of Lots: 36
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size: 20,936/28,724 (gross); 16,463/21,951 (net)
- Project Type: Single family development

The plans depict a proposed gated single family residential subdivision consisting of 36 residential lots on 22.5 acres at a density of 1.6 dwelling units per acre. All lots are in compliance with Code and range in size from a minimum of 16,463 square feet to a maximum of 21,951 square feet (net) and 20,936 square feet to 28,724 square feet (gross). Located near the center of the project is an R-E zoned 4 lot cul-de-sac which is surrounded on the west, south, and east by the subdivision, with one constructed custom home and another under construction. The existing home has access from Torino Avenue to the north. The lots within this subdivision will be served by 39 foot wide internal private streets with no sidewalk. One access point is shown from Pebble Road to the south. The plans depict Pebble Road and Torino Avenue to be developed as non-urban street standards with the minimum required paving. Buffalo Drive will be fully improved excluding streetlights due to the rural character of the area. Perimeter street landscaping is shown from 6 feet to 15 feet in width and consists of 24 inch box trees, shrubs, and groundcover.

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-19-0377	A waiver of development standards for full off-site improvements, retaining wall height, dead end street length and a design review for a single family residential development and increased finished grade is a companion item on this agenda.
VS-19-0378	A vacation and abandonment of 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**

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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include 30 feet and 60 feet for Pioneer Way and associated spandrels;
- Clark County Fire Prevention approval of all over-length cul-de-sacs;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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; and approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that compliance with the Uniform Standard Drawings is required.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shall have approved street names and suffixes;
- Streets labeled as B, C and E shall have the suffix of Court.

**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 to show on-site fire lane, turning radius, and turnarounds; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that Streets B and E have undersized hammerhead turnarounds.

**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 #0063-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC  
APPROVALS:  
PROTESTS:**

**APPLICANT: TOLL SOUTH LV, LLC**

**CONTACT: GCW, INC., 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146**





07/17/19 BCC AGENDA SHEET

HIGHLANDS RANCH UNIT 26  
(TITLE 30)

PYLE AVE/DECATUR BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500115-MOUNTAIN WEST ASSOCIATES, LLC:**

**TENTATIVE MAP** consisting of 252 single family residential lots and common lots on 39.3 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Pyle Avenue and the west side of Decatur Boulevard within Enterprise. JJ/al/ma (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-25-701-006; 176-25-701-010 through 176-25-701-012; 176-25-701-018; 176-25-701-019; 176-25-701-022

**LAND USE PLAN:**  
ENTERPRISE - RESIDENTIAL MEDIUM (FROM 7 DU/AC TO 14 DU/AC)

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

- Site Address: N/A
- Site Acreage: 39.3
- Number of Lots/Units: 252
- Density (du/ac): 6.4
- Minimum/Maximum Lot Size (square feet): 3,384/8,202
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 252 lots on 39.3 acres with a density of 6.4 dwelling units per acre. Access to the development is provided by 2 entrances, with 1 from Decatur Boulevard and the other from Frias Avenue. Access to the lots within the subdivision will be provided by 42 foot wide private streets primarily parallel to Decatur Boulevard with a 4 foot wide sidewalk on 1 side of the streets.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1041-05	Reclassified 60.2 acres, which included a portion of this site, to an R-2 zone for future residential development	Approved by BCC	August 2005

**Prior Land Use Requests**

Application Number	Request	Action	Date
WC-0037-05 (ZC-1517-03)	Waived conditions for a right-of-way dedication for Haleh Avenue	Approved by BCC	March 2005
ZC-2178-04	Reclassified 37.4 acres, which included a portion of this site, to an R-2 zone for a single family residential development	Approved by BCC	February 2005
ZC-1517-03	Reclassified 90 acres, which included a portion of this site, to an R-2 zone for future residential development	Approved by BCC	October 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (from 3 du/ac to 14 du/ac) & Office Professional	R-E & R-2	Single family residences & undeveloped parcels
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
East	Residential High (from 8 du/ac to 18 du/ac) & Commercial General	R-E & C-2	Fast food restaurant & mini-warehouse facility
West	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcels

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

**Related Applications**

Application Number	Request
WS-19-0442	A waiver of development standards for a single family residential development to increase building height and wall height is a companion item on this agenda.
VS-19-0443	A vacation and abandonment of easements is a companion item on this agenda.
WC-19-400078 (ZC-1517-03)	A waiver of conditions for a right-of-way dedication is a companion item on this agenda.
WC-19-400079 (ZC-2178-04)	A waiver of conditions for a right-of-way dedication is a companion item on this agenda.
WC-19-400080 (ZC-1041-05)	A waiver of conditions for a right-of-way dedication 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; however, the approval of this map is contingent upon the approvals of WC-19-400078 (ZC-1517-03), WC-19-400079 (ZC-2178-04), and WC-19-400080 (ZC-1041-05).

### **Department of Aviation**

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

### **Staff Recommendation**

Approval is contingent upon the approvals of WC-19-400078 (ZC-1517-03), WC-19-400079 (ZC-2178-04), and WC-19-400080 (ZC-1041-05).

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 55 feet to back of curb for Decatur Boulevard, 35 feet to back of curb for Pyle Avenue, 30 feet to back of sidewalk for Edmond Street, and associated spandrel(s).
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and grading necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that compliance with the Uniform Standard Drawings is required.

### **Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Saffron Fields Street is an extension of Mystic Falls Drive and shall maintain the same name.

**Department of Aviation**

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

**Building Department - Fire Prevention**

- 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 #0285-2019 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GAMEDAY, LLC

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

**DRAFT**

07/17/19 BCC AGENDA SHEET

RECREATIONAL FACILITY  
(TITLE 30)

RAINBOW BLVD/MESA VERDE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0425-SOUTHWEST MARKETPLACE STA, LLC:**

**USE PERMIT** for a recreational facility (indoor playground).

**DESIGN REVIEW** for a commercial building in conjunction with an existing shopping center on a 1.3 acre portion of 16.1 acres in a C-2 (Commercial General) Zone.

Generally located on the south side of Mesa Verde Lane and the east side of Rainbow Boulevard within Enterprise. MN/nr/ja (For possible action)

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RELATED INFORMATION:

**APN:**

176-11-416-003 ptn

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7910-8060 S. Rainbow Boulevard
- Site Acreage: 1.3 portion of 16.1 acres
- Project Type: Recreational facility/commercial development
- Number of Stories: 1
- Building Height (feet): 41
- Square Feet: 21,500 (new building)
- Parking Required/Provided: 587/851 (entire center)

**Site Plan**

The overall site plan shows an existing shopping center (Southwest Marketplace) with 6 existing buildings for various retail uses, 1 fuel station, and 1 proposed building in the northeast portion of the center. The property is accessed via 7 commercial driveways; 2 from Mesa Verde Lane, 3 from Rainbow Boulevard, and 2 from Windmill Lane. The proposed 21,500 square feet of additional retail space is broken into 2 sides of a commercial shell to accommodate multiple tenants. A 10,000 square foot portion of the proposed building will be for an indoor playground. The other portion of the building, 11,500 square feet, will be for various retail tenants. Additional parking, landscaping, walkways, and crosswalks are shown.

Landscaping

The plan shows new landscape areas and landscape islands breaking-up the proposed parking area. The landscaping includes twenty-two, 24 inch box trees and 350 shrubs and ornamentals. Landscaping exists along the east property line which is next to a less intensive use. The proposed landscaping meets Title 30 requirements.

Elevations

Elevations show a single story retail shell building with an overall height of 41 feet high at the parapets and 32 feet high for the main portion of the roof. The proposed buildings will be a mixture of cement plaster exterior and stone veneer with sloped metal canopies and concrete roof tiles to match the existing shopping center.

Floor Plans

The floor plans show a 10,000 square foot tenant space as a shell and 8 retail shells ranging in size of 1,400 square feet to the largest 1,950 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed building will have architectural continuity with the existing shopping center. The proposed addition of retail space and a recreational facility (indoor playground) will improve the composition of the existing shopping center and will be in conformance with the C-2 zoning. The proposed recreational facility will include: a play park, rock climbing wall, party room, and food and snack sales (no alcohol). Proposed hours of operation would be 10:00 a.m. until 8:00 p.m., Monday through Thursday and 10:00 a.m. until 10:00 p.m. Friday through Sunday.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0862-17	65 foot high mono-pine cellular tower	Approved by PC	December 2017
DR-0042-17	Restaurant with drive through within an existing shopping center (now a separate parcel)	Approved by BCC	March 2017
DR-0818-16	Building addition to an existing shopping center	Approved by BCC	January 2017
TM-0197-08	Commercial subdivision for shopping center	Approved by PC	January 2009
ZC-1271-05	Reclassified a previously approved commercial center to C-2 zoning	Approved by PC	October 2005
DR-0142-03	Commercial center	Approved by the PC	March 2003
VS-1697-02	Vacated and abandoned patent easements and rights-of-way	Approved by BCC	February 2003

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0252-02	Reclassified the subject property to C-2 zoning – expired	Approved by BCC	May 2002
ZC-1006-01	Reclassified the subject parcel to C-2 zoning – expired	Approved by BCC	October 2001
ZC-0122-98	Original reclassification of the subject property to C-2 zoning – expired	Approved By BCC	May 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-3	Multi-family complex
South	Commercial General & Residential High (8 du/ac to 18 du/ac)	C-1 & R-4	Undeveloped & multi-family apartment complex
East	Residential Suburban (up to 8du/ac)	R-2	Single family residential development
West	Commercial Neighborhood	C-1	Commercial uses & undeveloped land

**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.

Land Use Goal 2 in the Comprehensive Master Plan in part encourages opportunities for a mix of uses such as commercial, office, recreational, entertainment and other uses in close proximity to each other. Adding a recreational facility in the existing shopping center will provide another form of entertainment to the existing mixture of retail uses. The overall shopping center has been designed to accommodate the development of any additional demands that a recreational facility may generate such as additional parking and pedestrian traffic. Staff finds that the proposed facility will enhance the overall appeal of the existing shopping center; therefore, staff supports the request.

**Design Review**

The proposed building is consistent and compatible with other commercial developments in the area and will match the existing center. As a result staff can support the request.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 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.
- Applicant is advised that compliance with the Uniform Standard Drawings is required.

**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:** PHILIPS EDISON & COMPANY  
**CONTACT:** STEVE BROZO, 222 S. MAIN STREET, SUITE 1730, SALT LAKE CITY, UT 84101



MARIJUANA ESTABLISHMENT  
(RETAIL STORE)  
(TITLE 30)

RAINBOW BLVD/WARM SPRINGS RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0431-RAINSPRINGS, LLC:**

**USE PERMIT** for a proposed marijuana establishment (retail marijuana store) on 1.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the east side of Rainbow Boulevard, 220 feet north of Warm Springs Road within Enterprise. MN/md/ja (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-02-410-003

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7260 S. Rainbow Boulevard
- Site Acreage: 1.1
- Project Type: Marijuana establishment (retail marijuana store)
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 3,722 (tenant space)/8,305 (overall building)
- Parking Required/Provided: 34/46

**Site Plans**

The plans depict a 3,722 square foot tenant space located within an existing 8,305 square foot commercial building. The tenant space will operate as a retail marijuana store in conjunction with a dispensary. The existing building is oriented towards Rainbow Boulevard, with a setback of 112 feet from the west property line. The building is set back 24 feet from the north and south property lines, and 75 feet from the east (rear) property line. The existing building features a 10 foot wide drive-thru lane, circulating around the south, east, and north sides of the structure. However, the drive-thru lane will not be available to customers of the facility. The existing trash enclosure is located at the northeast corner of the site. Thirty-four parking spaces are required for the site where 46 spaces are provided. Access to the site is granted via existing

commercial driveways located along Rainbow Boulevard. Cross access is also provided to the commercial buildings located to the north and south of the project site.

Landscaping

All street and site landscaping exists and no additional landscaping is required or proposed with this application.

Elevations

The plans depict an existing 1 story commercial building with a maximum height of 21 feet to the top of the parapet wall. The west elevation of the building, oriented towards Rainbow Boulevard, consists of a stucco exterior with an aluminum storefront window system. The east elevation consists of a stucco exterior with several doors located at the rear of the building. The north and south elevations consist of a stucco exterior with an aluminum storefront window system.

Floor Plans

The plans depict a total floor area of 8,305 square feet consisting of a sales floor, vault, employee and customer restroom facilities, offices, employee breakroom, electrical and sprinkler rooms, janitor's closet, IT room, and a loading area.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant is requesting approval of a marijuana establishment (dispensary) at this site that will be relocated from 5765 Tropicana Avenue within unincorporated Clark County. The proposed facility is located within a retail area and will not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, or other matters affecting the public health, safety, and general welfare. The facility will have a significant security system and will provide a safe, secure, and professional atmosphere for patients and customers. The facility will also provide a professional and safe addition to the neighborhood by providing enhanced security for the building and surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0202-16	Vacate and abandon pedestrian access easements – recorded	Approved by PC	May 2016
ADR-1071-15	Administrative design review for a proposed drive-thru lane in conjunction with an approved retail building within an existing shopping center	Approved administratively	January 2016
DR-0993-14 (WC-0030-15)	Waiver of conditions requiring approval per revised plans dated January 29, 2015	Approved by BCC	June 2015
DR-0993-14	Retail building in conjunction with an existing shopping center	Approved by BCC	February 2015

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0629-07	Convenience store with gasoline pumps and car wash – expired	Approved by BCC	August 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Retail building
South	Commercial General	C-2	Financial services (bank)
East	Commercial General	C-2	Undeveloped
West	Business Design and Research Park	C-1	Pharmacy & financial services (bank)

**Related Applications**

Application Number	Request
UC-19-0432	A use permit for a proposed marijuana establishment (dispensary) 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**

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 applicant received a Clark County Business License and the State Business License for the current establishment located at 5765 Tropicana Avenue and is proposing to relocate the existing business to this site. Additionally, the separation survey submitted by the applicant shows that all of the required separations to a community facility and school are being met. The crime report indicates that within a 1 mile radius, 60 crime reports were filed by Metro in the 60 days prior to application submittal. The location analysis indicates the retail marijuana store is adequately separated from other retail marijuana stores to prevent a high concentration of stores within close proximity to the establishment. Building elevations indicate that a professional appearance will be maintained.

**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**

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that this application is contingent upon obtaining a business license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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:** ESSENCE TROPICANA LLC  
**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BLD 3 STE 577, LAS VEGAS, NV 89134

07/17/19 BCC AGENDA SHEET

MARIJUANA ESTABLISHMENT  
(DISPENSARY)  
(TITLE 30)

RAINBOW BLVD/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0432-RAINSRINGS, LLC:**

**USE PERMIT** for a proposed marijuana establishment (dispensary) on 1.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the east side of Rainbow Boulevard, 220 feet north of Warm Springs Road within Enterprise. MN/md/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-02-410-003

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7260 S. Rainbow Boulevard
- Site Acreage: 1.1
- Project Type: Marijuana establishment (dispensary)
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 3,722 (tenant space)/8,305 (overall building)
- Parking Required/Provided: 34/46

**Site Plans**

The plans depict a 3,722 square foot tenant space located within an existing 8,305 square foot commercial building. The tenant space will operate as a dispensary in conjunction with a retail marijuana store. The existing building is oriented towards Rainbow Boulevard, with a setback of 112 feet from the west property line. The building is set back 24 feet from the north and south property lines, and 75 feet from the east (rear) property line. The existing building features a 10 foot wide drive-thru lane, circulating around the south, east, and north sides of the structure. However, the drive-thru lane will not be available to customers of the facility. The existing trash enclosure is located at the northeast corner of the site. Thirty-four parking spaces are required for the site where 46 spaces are provided. Access to the site is granted via existing

commercial driveways located along Rainbow Boulevard. Cross access is also provided to the commercial buildings located to the north and south of the project site.

Landscaping

All street and site landscaping exists and no additional landscaping is required or proposed with this application.

Elevations

The plans depict an existing 1 story commercial building with a maximum height of 21 feet to the top of the parapet wall. The west elevation of the building, oriented towards Rainbow Boulevard, consists of a stucco exterior with an aluminum storefront window system. The east elevation consists of a stucco exterior with several doors located at the rear of the building. The north and south elevations consist of a stucco exterior with an aluminum storefront window system.

Floor Plans

The plans depict a total floor area of 8,305 square feet consisting of a sales floor, vault, employee and customer restroom facilities, offices, employee breakroom, electrical and sprinkler rooms, janitor's closet, IT room, and a loading area.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant is requesting approval of a marijuana establishment (dispensary) at this site that will be relocated from 5765 Tropicana Avenue within unincorporated Clark County. The proposed facility is located within a retail area and will not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, or other matters affecting the public health, safety, and general welfare. The facility will have a significant security system and will provide a safe, secure, and professional atmosphere for patients and customers. The facility will also provide a professional and safe addition to the neighborhood by providing enhanced security for the building and surrounding area. The location of the proposed facility is located within an area with multiple doctors' offices, and 2 pharmacies in close proximity to the site. The location is within a mile and a half of St. Rose Dominican hospital and within 1 mile of the Veteran Affairs Southwest Primary Care Facility. The proposed location provides better access to patients while they run errands such as visiting their doctor or picking up their prescription.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0202-16	Vacate and abandon pedestrian access easements - recorded	Approved by PC	May 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-1071-15	Administrative design review for a proposed drive-thru lane in conjunction with an approved retail building within an existing shopping center	Approved administratively	January 2016
DR-0993-14 (WC-0030-15)	Waiver of conditions requiring per revised plans dated January 29, 2015	Approved by BCC	June 2015
DR-0993-14	Retail building in conjunction with an existing shopping center	Approved by BCC	February 2015
WS-0629-07	Convenience store with gasoline pumps and car wash - expired	Approved by BCC	August 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Retail building
South	Commercial General	C-2	Financial services (bank)
East	Commercial General	C-2	Undeveloped
West	Business Design and Research Park	C-1	Pharmacy and financial services (bank)

**Related Applications**

Application Number	Request
UC-19-0431	A use permit for a proposed marijuana establishment (retail marijuana store) 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**

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 applicant received a Clark County Business License and the State Business License for the current establishment located at 5765 Tropicana Avenue and is proposing to relocate the existing business to this site. Additionally, the separation survey submitted by the applicant shows that all of the required separations to a community facility and school are being met. The crime report indicates that within a 1 mile radius, 60 crime reports were filed by Metro in the 60 days prior to application submittal. Per the location analysis, the dispensary is located in close proximity to medical offices and pharmacies, such that patients of the dispensary may access

these facilities serving their medical needs. Building elevations indicate that a professional appearance will be maintained.

**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**

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that this application is contingent upon obtaining a business license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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:** ESSENCE TROPICANA LLC  
**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BLD 3 STE 577, LAS VEGAS, NV 89134



07/17/19 BCC AGENDA SHEET

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

VALLEY VIEW BLVD/BLUE DIAMOND RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0440-MEH RETAIL, LLC:**

**USE PERMITS** for the following: 1) convenience store; 2) gasoline station; and 3) vehicle (car) wash not in conjunction with a resort hotel.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking lot landscaping; 2) allow modified street standards; and 3) allow modified driveway design standards.

**DESIGN REVIEWS** for the following: 1) proposed convenience store; 2) proposed gasoline station (fuel canopy); and 3) proposed vehicle wash on a portion of 6.5 acres within an existing shopping center in an H-1 (Limited Resort and Apartment)(AE-60) Zone.

Generally located on the east side of Valley View Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/md/ma (For possible action)

**RELATED INFORMATION:**

**APN:**

177-17-111-008 pty

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. Reduce the approach distance for an existing driveway on Valley View Boulevard to 139 feet where a distance of 150 feet is required to Blue Diamond Road per Uniform Standard Drawing 222.1 (a 7.4% reduction).
3. Reduce the throat depth for a commercial driveway along Valley View Boulevard to 16 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 36% reduction).

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8229 Dean Martin Drive
- Site Acreage: 6.5 (portion)
- Project Type: Convenience store with gasoline station (fuel canopy) and vehicle wash

- Number of Stories: 1
- Building Height (feet): 25.5 (convenience store)/22 (fuel canopy)/20(vehicle wash)
- Square Feet: 5,410 (convenience store)/3,600 (fuel canopy)/1,150 (vehicle wash)
- Parking Required/Provided: 131/255

### Site Plans

The plans depict a proposed convenience store, vehicle wash, and gasoline station (fuel canopy) on a portion of a 6.5 acre site within an existing shopping center. The convenience store, vehicle (car) wash, and fuel canopy are located at the southwest corner of the project site. The convenience store measures 5,410 square feet and is set back 39.5 feet from the west property line, adjacent to Valley View Boulevard. The convenience store is set back 280 feet from the north property line, adjacent to Blue Diamond Road and 370 feet from the east property line, along Dean Martin Drive. The store is also set back 48 feet from the commercial driveway access along the south property line. The vehicle (car) wash measures 1,150 square feet, is located immediately to the south of the convenience store, and is set back 59.5 feet from the west property line, adjacent to Valley View Boulevard. The vehicle wash is set back 440 feet from the north property line, 340 feet from the east property line, and 21 feet from the commercial drive access along the south property line. The fuel canopy measures 3,600 square feet, is located to the east (rear) of the convenience store, and is set back 149 feet from the west property line along Valley View Boulevard. The fuel canopy is set back 425 feet from the north property line, 220 feet from the east property line, and 35 feet from the commercial driveway access along the south property line. The vehicle wash features a 12 foot wide drive-thru lane circulating around the west side of the convenience store and the south side of the wash bay. The vehicle wash is oriented in a west/east direction, with the entrance to the wash bay facing towards Valley View Boulevard. However, based on the submitted landscape plans, extensive landscaping is featured along the street, screening the bay door from Valley View Boulevard. An existing 5 foot wide detached sidewalk is located along Valley View Boulevard. A 5 foot wide pedestrian connection is provided from the detached sidewalk to the proposed convenience store. The proposed and existing buildings are interconnected through a series of 5 foot wide pedestrian walkways internal to the project site. A 5 foot wide pedestrian walkway is located between the parking spaces and the convenience store along the north and east sides of the building. Bicycle spaces are provided along the north side of the convenience store. Access to the project site is granted via existing commercial driveways along Valley View Boulevard. The shopping center requires 131 parking spaces where 255 parking spaces are provided.

### Landscaping

The plans depict a 15 foot wide landscape area that includes a 5 foot wide detached sidewalk adjacent to Valley View Boulevard. The street landscape area consists of trees, shrubs, and groundcover. A 20 foot wide landscape area is located immediately south of the vehicle wash, extending into the street landscape area. Six large trees are located within the landscape area adjacent to the vehicle wash. A landscape area with trees, measuring between 7 feet to 14 feet in width, is located to the northeast of the convenience store. A 5 foot wide landscape area is located between the vehicle wash drive-thru lane and the west side of the convenience store. Existing parking lot landscaping is equitably distributed throughout the site.

### Elevations

The plans depict a proposed convenience store with a height ranging from 16 feet to 25.5 feet to the top of the decorative standing seam metal roof. A painted, decorative metal screen is located along a portion of the roofline of the store to screen the mechanical equipment. An aluminum storefront window system, with a combination of a stucco and stone veneer exterior is depicted along the east elevation. Stone veneer columns are provided at the entrance to the convenience store, with a painted stucco exterior located above the storefront window system. Decorative corten metal panels are featured above the entrance to the store. The exit to the vehicle wash is featured on the east elevation of the convenience store. The north and south elevations of the convenience store feature stone veneer columns, stucco exteriors, decorative corten metal panels, and decorative green screens. The west elevation of the store features a stucco and stone veneer exterior in addition to the entrance bay to the vehicle wash. The fuel canopy ranges from 19.5 to 22 feet in height. The fuel canopy includes decorative stone veneer columns, a pre-finished metal canopy, and a painted decorative screen.

### Floor Plans

The plans depict a proposed convenience store consisting of 5,410 square feet that includes restroom facilities, a beer cavern, cooler, beverage area, electrical and utility rooms, service and cashier area, and a sales area. The vehicle wash features an 890 square foot bay with a 261 square foot equipment area.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states that the car wash queue lane entrance encroaches into the minimum throat depth of 25 feet required for the project site. The provided design angles the queue lane entrance away from the driveway in order to help mitigate the concerns. Not only does this create the 16 foot throat depth, but also deters patrons entering the site at this driveway from immediately making a sharp U-turn to enter the car wash. The easier access will inherently be to enter the car wash queue from internally on the site, coming from the east. This driveway is also protected by a median, so the only ingress traffic will be northbound Valley View Boulevard travelers. This driveway will be a secondary option to enter the site for the motorist, as there is a private drive that is more convenient immediately south of the store. While the commercial driveway on Valley View Boulevard is existing, the driveway to the intersection distance to Blue Diamond Road is less than 150 feet per the requirement of the Uniform Standard Drawings. The existing commercial driveway was depicted on the approved shopping center design review plans and was installed as part of the shopping center construction, prior to the development proposed within these applications.

A waiver of development standards is being requested to reduce landscaping and provide alternative landscape standards in lieu of the required landscape finger island. The waiver to reduce landscaping is specifically located at the front (east) of the convenience store. With this use, as with most retail uses, visibility and parking convenience are a priority at the storefront. Trees will be displaced from the required landscape finger at the front of the store, and relocated

to the south side of the store and car wash. Additionally, more trees have been provided at this location than required by the Development Code to further offset the landscape requirements.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0741	Reduce separation between monument signs and to allow roof signs with design reviews for signage and animated signs in conjunction with an approved commercial center	Approved by BCCC	November 2018
VS-0870-17	Vacated and abandoned a 5 foot wide portion of Valley View Boulevard for detached sidewalks	Approved by PC	December 2017
DR-0734-17	A retail building and restaurant with drive-thru within an approved commercial center	Approved by BCC	September 2017
DR-0206-16	Restaurants with drive-thru services and retail buildings within an approved commercial center	Approved by BCC	May 2016
UC-0827-15	Commercial center	Approved by BCC	January 2016
ZC-0380-08 (ET-0117-11)	First extension of time to reclassify the subject site and adjacent property to H-1 zoning subject to removing the time limit	Approved by BCC	January 2012
ZC-0380-08 (WC-0038-10)	Waiver of conditions requiring the construction of full off-site improvements with the expansion of an existing resort hotel (Silverton)	Approved by BCC	March 2010
TM-0062-09	3 lot commercial subdivision on 93 acres	Approved by BCC	October 2009
ZC-0380-08	Reclassified the subject site and adjacent property to H-1 zoning for a parking lot and future expansion of an existing resort hotel (Silverton)	Approved by BCC	May 2008
WS-1758-06	Waiver of development standards to allow street landscaping prior to development	Approved by PC	February 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Gasoline stations & a fast food restaurant
South	Commercial Tourist	H-1	Undeveloped
East	Commercial Tourist	H-1	Resort hotel (Silverton)
West	Commercial Tourist	C-2	Shopping center

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Use Permits

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

Staff can support the use permit requests for a convenience store, vehicle wash, and gasoline station. Commercial Policy 67 of the Comprehensive Master Plan states through site planning and building design, ensure that commercial developments are compatible with abutting uses. The proposed uses and design of the buildings are compatible with the existing shopping center, the resort hotel to the east, and the shopping center to the west, across Valley View Boulevard. The surrounding properties are zoned H-1 and C-2 with a planned land use of Commercial Tourist that supports commercial development. The proposed uses should not have an adverse or negative impact on the surrounding land uses and properties; therefore, staff recommends approval.

#### Waivers of Development Standards

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

#### Waivers of Development Standards #1

Staff can support the applicant's request to eliminate the required landscape finger at the front (east) of the convenience store. As a compensating benefit to mitigate the waiver request, the applicant has provided a 20 foot wide landscape area, with 6 large trees, located immediately south of the vehicle wash. An additional landscape area with 2 large trees, measuring between 7 to 14 feet in width, is located to the northeast of the convenience store. Staff finds the proposed interior parking lot landscape design is an acceptable alternative to the Development Code requirement; therefore, staff recommends approval.

#### Design Reviews

The proposed convenience store, vehicle wash, and fuel canopy feature varying rooflines, contrasting building materials including stone veneer and stucco, and a contrasting color schematic. The design of the structures comply with Commercial Policy 78, which encourages design variations to a building's mass including varying rooflines and building height. The supporting columns for the fuel canopy (gasoline station) include decorative stone veneer columns matching the stone veneer provided on the exterior of the convenience store and vehicle wash. The roofline of the canopy features a painted decorative screen mounted on top of the pre-finished metal canopy. Staff finds that the proposed development complies with Commercial Policy 66, which states that commercial development should provide access points on arterial and collector streets and not on local residential streets. Access to the site is granted through

commercial driveways located along an arterial street, Valley View Boulevard. Staff also finds that the proposed building complies with Commercial Policy 78, which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public. The proposed buildings consist of contrasting building materials, which are visible along Valley View Boulevard. The proposed buildings comply with multiple policies from the Comprehensive Master Plan; therefore, staff recommends approval of the design review.

**Public Works - Development Review**

Waiver of Development Standards #2

Staff has no objection with the existing driveway as the site has other driveways which can be used for ingress and egress.

Waiver of Development Standards #3

Staff cannot support the waiver of development standards to reduce the driveway throat depth from the 25 foot minimum to the requested 16 foot throat depth. Driveway standards could be met through a redesign of the site.

**Staff Recommendation**

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- 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**

- Compliance with previously approved Drainage Study, PW 17-23356.
- Applicant is advised that compliance with the Uniform Standard Drawings is required.

**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

#0287-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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

**DRAFT**





EASEMENTS/RIGHTS-OF-WAY  
(TITLE 30)

PEBBLE RD/BUFFALO DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0378-724 PARTNERS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Torino Avenue, and between Buffalo Drive and Monte Cristo Way and portion of a right-of-way being Jerlyn Street located between Buffalo Drive and Monte Cristo Way; a portion of right-of-way being Pioneer Way located between Buffalo Drive and Monte Cristo Way; a portion of a right-of-way being Buffalo Drive located between Pebble Road and Torino Avenue; a portion of right-of-way being Pebble Road located between Buffalo Drive and Monte Cristo Way and a portion of right-of-way for drainage purposes located between Buffalo Drive and Monte Cristo Way and between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/rk/ma (For possible action)

**RELATED INFORMATION:**

**APN:**

176-15-401-018; 176-15-401-019; 176-15-401-024; 176-15-401-030 & 031

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of the following: 1) a 30 foot wide, 300 foot long, portion of Jerlyn Street; 2) BLM right-of-way grants along Pebble Road and Buffalo Drive; 3) various patent easements that traverse the site; 4) a 80 foot wide, 320 foot long, drainage easement near the west side of the site; 5) a 30 foot wide, 400 foot long, portion of Pioneer Way with spandrel at Torino Avenue; 6) an up to 10 foot wide portion of Buffalo Drive; and 7) a 15 foot wide right-of-way along Pebble Road. The applicant indicates these easements and right-of-way are no longer necessary for the proposed development or surrounding area as private and public streets will be constructed to provide proper drainage and access to the development.

**Surrounding Land Use**

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

### Related Applications

Application Number	Request
WS-19-0377	A waiver of development standards for full off-site improvements, retaining wall height, and a design review for a single family residential development and increased finished grade is companion item on this agenda.
TM-19-500100	A tentative map for 36 single family residential lots on 22.5 acres is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Public Works - Development Review

Staff has no objection to the vacation of patent easements and right-of-way along Buffalo Drive, Pebble Road, Jerlyn Street, and Torino Avenue as well as the portion of right-of-way for drainage purposes that are not necessary for site, drainage, or roadway development.

Staff cannot support the vacation of Pioneer Way due to the parcel to the north dedicating this alignment. This alignment must stay in place to serve the public with adequate grid transportation. This request will cause uneven flows of traffic to the north and south adjacent streets. Clark County must provide a standard for the grid alignments for the public as well as emergency services to continue one direction without the need to constantly change course around certain developments. Public Works tries to preserve every quarter section within the grid alignments to ensure proper travel within the valley and reduce the amount of confusion as to where a street continues through and dead-ends. Higher density developments to the north and south have vacated this alignment, which is why Pioneer Way is imperative to provide connectivity in the immediate area.

#### Staff Recommendation

Approval of vacation of easements and right-of-way for Buffalo Drive, Pebble Road, Jerlyn Street, Torino Avenue, and right-of-way for drainage purposes; and denial of the vacation of right-of-way for Pioneer Way.

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:

- 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 and compliance;
- Right-of-way dedication to include 30 feet to 60 feet for Pioneer Way and associated spandrels;
- 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:** TOLL SOUTH V, LLC

**CONTACT:** GCW, INC., 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146

**DRAFT**



07/17/19 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

PYLE AVE/DECATUR BLVD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0443-MOUNTAIN WEST ASSOCIATES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue and Frias Avenue, and between Edmond Street and Decatur Boulevard within Enterprise (description on file). JJ/al/ma (For possible action)

**RELATED INFORMATION:**

**APN:**

176-25-701-006; 176-25-701-010 through 176-25-701-012; 176-25-701-018; 176-25-701-019; 176-25-701-022

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant is proposing to develop the site as a single family residential development. The request is to vacate easements that the applicant indicates are not needed for development in this area. The existing easements are between 3 feet and 33 feet in width and are located throughout the site. All required utility and access easements will be provided with the recording of a future subdivision map.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1041-05	Reclassified 60.2 acres, which included a portion of this site, to an R-2 zone for future residential development	Approved by BCC	August 2005
WC-0037-05 (ZC-1517-03)	Waived conditions for right-of-way dedication for Haleh Avenue	Approved by BCC	March 2005
ZC-2178-04	Reclassified 37.4 acres, which included a portion of this site, to an R-2 zone for a single family residential development	Approved by BCC	February 2005
ZC-1517-03	Reclassified 90 acres, which included a portion of this site, to an R-2 zone for future residential development	Approved by BCC	October 2003

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Medium (from 3 du/ac to 14 du/ac) & Office Professional	R-E & R-2	Single family residences & undeveloped parcels
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
East	Residential High (from 8 du/ac to 18 du/ac) & Commercial General	R-E & C-2	Fast food restaurant & mini-warehouse facility
West	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcels

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-19-0442	A waiver of development standards for a single family residential development to increase building height and wall height is a companion item on this agenda.
WC-19-400078 (ZC-1517-03)	A waiver of conditions for a right-of-way dedication is a companion item on this agenda.
WC-19-400079 (ZC-2178-04)	A waiver of conditions for a right-of-way dedication is a companion item on this agenda.
WC-19-400080 (ZC-1041-05)	A waiver of conditions for a right-of-way dedication is a companion item on this agenda.
TM-19-500115	A tentative map for a single family residential development 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 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 55 feet to back of curb for Decatur Boulevard, 35 feet to back of curb for Pyle Avenue, 30 feet to back of sidewalk for Edmond Street, and associated spandrel(s);
- 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:** GAMEDAY, LLC

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





07/17/19 BCC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS  
(TITLE 30)

ELDORADO LN/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0445-NEMAN, RAMIN & NEMAN, DAVID:**

**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Edmond Street (alignment), and between Mardon Avenue (alignment) and Eldorado Lane; and a portion of a right-of-way being Decatur Boulevard located between Mardon Avenue (alignment) and Eldorado Lane within Enterprise (description on file). MN/md/ma (For possible action)

RELATED INFORMATION:

**APN:**

176-12-501-017; 176-12-501-018

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 33 foot wide government patent easements on the north, south, and west property lines. The vacation of the patent easements are necessary to develop the site with a mini-warehouse facility. A 5 foot wide portion of right-of-way being Decatur Boulevard will also be vacated at the southeast portion of the project site (APN 176-12-501-018) to accommodate a proposed detached sidewalk.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	R-E & M-D	Undeveloped lot & warehouse
South	Residential Medium (3 du/ac to 14 du/ac)	R-2	Single family residential development
East	Office Professional	R-E	Single family residence & undeveloped lot
West	Residential Medium (3 du/ac to 14 du/ac)	RUD	Single family residential development

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-19-0434	A zone change to reclassify 2.2 acres from R-E to C-1 zoning with a special use permit and a design review for a mini-warehouse and a waiver of development standards to reduce throat depth for a proposed driveway is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 55 feet to back of curb for Decatur Boulevard;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streelights, and traffic control.

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

- No objection.

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

**APPLICANT:** ELDORADO SELF STORAGE, LLC  
**CONTACT:** JAY BROWN, 520 S FOURTH ST, LAS VEGAS, NV 89101

**DRAFT**



07/17/19 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT  
(TITLE 30)

PYLE AVE/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-19-400078 (ZC-1517-03)-GAMEDAY, LLC:**

**WAIVER OF CONDITIONS** requiring right-of-way dedication to include 30 feet to 60 feet for Hawk Street in conjunction with a zone change to reclassify a total of 90 acres to an R-2 (Medium Density Residential) Zone for future residential development.

Generally located on the south side of Pyle Avenue and the west side of Decatur Boulevard within Enterprise. JJ/al/ma (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-25-701-006; 176-25-701-010 through 176-25-701-012; 176-25-701-018; 176-25-701-019; 176-25-701-022

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Project Type: Single family residential development

**Background**

The applicant has acquired the subject 39.3 acre site and plans to develop it as a single family residential development. This 39.3 acre site was reclassified to an R-2 zone by 3 separate zone change applications (ZC-1517-03, ZC-2178-04, and ZC-1041-05). In October 2003 the Board of County Commissioners (BCC) approved ZC-1517-03 to reclassify a total of 90 acres, which includes the northern approximately 17.5 acres of this site, to an R-2 zone for future residential development. ZC-1517-03 was approved with several conditions of approval including right-of-way dedications for Hawk Street and Haleh Avenue. WC-400037-05 (ZC-1517-03) was approved by the BCC in March 2005 to waive the condition to dedicate Haleh Avenue. Hawk Street is a north/south street alignment that runs through the center of the subject site and the plan submitted by the applicant is not dedicating this right-of-way.

### Site Plans

The plans submitted for the proposed project depict a single family residential development consisting of 252 lots on 39.3 acres with a density of 6.4 dwelling units per acre. Access to the development is provided by 2 entrances, with 1 from Decatur Boulevard and the other from Frias Avenue. Access to the lots within the subdivision will be provided by 42 foot wide private streets with a 4 foot wide sidewalk on 1 side of the streets.

### Previous Conditions of Approval

Listed below are the approved conditions for ZC-1517-03:

#### Current Planning

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning;
- Entering into a development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Providing a 20 foot wide landscape buffer with detached sidewalks along Decatur Boulevard with two rows of medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area;
- No turf within the 20 foot landscape buffer area;
- Design review as a public hearing on final plans to address buffering and transitioning for the land to the north and other policies in the neighborhood plan;

#### Public Works

- Right-of-way dedication to include 30 to 60 feet for Hank Street, 30 to 60 feet for Haleh Avenue, 60 feet for Decatur Boulevard, 40 to 80 feet for Pyle Avenue, 80 feet for Lindell Road, 30 to 60 feet for Edmond Street, and 30 to 60 feet for Le Baron Avenue or alternative alignments providing access to any potentially landlocked parcels with Civil Engineering approval and notarized consent from the owners of those potentially landlocked parcels;
- If the sidewalk is detached, dedication to be to back of curb and grant necessary pedestrian access, streetlight, and traffic control easements, which may require a vacation of excess right-of-way; vacate any unnecessary rights-of-way and/or easements;
- Any applicable vacations to be recordable prior to building permit issuance or applicable map submittal;
- Full off-sites to include paved legal access; drainage and traffic studies and compliance;
- Traffic study to also address the dedication and construction for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission Standards;
- If project is gated, queuing analysis and/or gate/callbox location to be approved by Civil Engineering prior to tentative map submittal;
- All applicable standard conditions for this application type.

#### Department of Aviation

- Applicant is advised that it is strongly encouraged to issue a noise disclosure statement to the purchaser of each residential unit in the proposed development and to forward the completed noise disclosure statements to the Department of Aviation's Noise Office for recordation;

- The Federal Aviation Administration (FAA) will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998;
- Funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

Applicant's Justification

The applicant indicates that Hawk Street currently does not connect Silverado Ranch Boulevard to Pyle Avenue or Frias Avenue to Cactus Avenue. Edmond Street and Decatur Boulevard are other north/south street alignments along the western and eastern boundaries of this site that will be dedicated and improved with the proposed development. With these improvements these streets will provide north/south travel routes through this area which makes the dedication of Hawk Street through this site unnecessary.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1041-05	Reclassified 60.2 acres, which included a portion of this site, to an R-2 zone for future residential development	Approved by BCC	August 2005
WC-0037-05 (ZC-1517-03)	Waived conditions for right-of-way dedication for Haleh Avenue	Approved by BCC	March 2005
ZC-2178-04	Reclassified 37.4 acres, which included a portion of this site, to an R-2 zone for a single family residential development	Approved by BCC	February 2005
ZC-1517-03	Reclassified 90 acres, which included a portion of this site, to an R-2 zone for future residential development	Approved by BCC	October 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (from 3 du/ac to 14 du/ac) & Office Professional	R-E & R-2	Single family residences & undeveloped parcels
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
East	Residential High (from 8 du/ac to 18 du/ac) & Commercial General	R-E & C-2	Fast food restaurant & mini-warehouse facility
West	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcels

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-19-0442	A waiver of development standards for a single family residential development to increase building height and wall height is a companion item on this agenda.
VS-19-0443	A vacation and abandonment of easements is a companion item on this agenda.
WC-19-400079 (ZC-2178-04)	A waiver of conditions for a right-of-way dedication is a companion item on this agenda.
WC-19-400080 (ZC-1041-05)	A waiver of conditions for a right-of-way dedication is a companion item on this agenda.
TM-19-500115	A tentative map for a single family residential development is a companion 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 agrees that Hauck Avenue currently does not connect Silverado Ranch Boulevard to Pyle Avenue and has been vacated south of Pyle Avenue. Therefore, that alignment is no longer necessary north of Frias Avenue.

**Staff Recommendation**

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition 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:**

**Public Works - Development Review**

- Applicant is advised that compliance with the Uniform Standard Drawings is required.

**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 #0285-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.



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

**APPLICANT:** GAMEDAY, LLC  
**CONTACT:** CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET,  
SUITE 216, LAS VEGAS, NV 89118

**DRAFT**



07/17/19 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT  
(TITLE 30)

PYLE AVE/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-19-400079 (ZC-2178-04)-GAMEDAY, LLC:**

**WAIVER OF CONDITIONS** requiring right-of-way dedication of 30 feet for Haleh Avenue in conjunction with a zone change to reclassify a total of 37.4 acres to an R-2 (Medium Density Residential) Zone for a single family residential development.

Generally located on the south side of Pyle Avenue and the west side of Decatur Boulevard within Enterprise. JJ/al/ma (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-25-701-006; 176-25-701-010 through 176-25-701-012; 176-25-701-018; 176-25-701-019; 176-25-701-022

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Project Type: Single family residential development

**Background**

The applicant has acquired the subject 39.3 acre site and plans to develop it as a single family residential development. This 39.3 acre site was reclassified to an R-2 zone by 3 separate zone change applications (ZC-1517-03, ZC-2178-04, and ZC-1041-05). In February 2005 the Board of County Commissioners (BCC) approved ZC-2178-04 to reclassify a total of 37.4 acres, which includes the southwestern approximately 10 acres of this site, to an R-2 zone for a single family residential development. ZC-2178-04 was approved with several conditions of approval including right-of-way dedication for Haleh Avenue. Haleh Avenue is an east/west street alignment that runs through the center of the subject site and the plan submitted by the applicant is not dedicating this right-of-way.

**Site Plans**

The plans submitted for the proposed project depict a single family residential development consisting of 252 lots on 39.3 acres with a density of 6.4 dwelling units per acre. Access to the

development is provided by 2 entrances, with 1 from Decatur Boulevard and the other from Frias Avenue. Access to the lots within the subdivision will be provided by 42 foot wide private streets with a 4 foot wide sidewalk on 1 side of the streets.

#### Previous Conditions of Approval

Listed below are the approved conditions for ZC-2178-04:

#### Current Planning

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning;
- Entering into a development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Detached sidewalks in powerline easement areas;
- Providing a 15 foot wide landscape buffer on Lindell Road with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area;
- Providing varying or articulated block wall faces along Lindell Road;
- Providing detached sidewalks along Lindell Road;
- Providing sidewalks on one side of the interior private streets;
- Street network must comply to code or have approved modifications prior to map submittal;
- Applicant is advised that second story additions and balconies shall provide a landscape buffer along the rear property line with medium trees generally spaced 20 feet apart; a patio setback of 5 feet is only permitted on interior lots.

#### Public Works

- Right-of-way dedication of 40 to 80 feet for Lindell Road, 30 to 60 feet for Frias Avenue terminating in a County approved turn-around, 30 to 60 feet for Edmond Street, 30 feet for Haleh Avenue;
- Coordinate the dedication/vacation of Haleh Avenue with the project to the north;
- Prior to tentative map submittal, applicant to apply for and have approved waivers of street off-set or redesign site to eliminate off-sets and over-length cul-de-sacs;
- All over-length cul-de-sacs, public and private, to be approved by Clark County Fire Department and constructed to Clark County standards;
- If sidewalk is detached, dedicate right-of-way and grant easement in accordance with detached sidewalk requirements;
- Drainage and traffic studies and compliance; traffic study to also address the dedication and construction of a bus turn-out including passenger loading/shelter area if required by Regional Transportation Commission;
- Pull off-sites to include paved legal access; off-site design to address power poles and American with Disabilities Act access;
- Private street widths to be a minimum of 36 feet of drivable surface width and 28 feet of drivable surface width on private streets less than 150 feet in length, posting "No Parking" signs on both sides of the street and accessing no more than 6 lots;
- All driveways to be 20 feet in length;
- All applicable vacations to be recordable prior to building permit issuance and/or applicable map submittal; and all applicable standard conditions for this application type.

Department of Aviation

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

Applicant's Justification

The applicant indicates that only portions of Haleh Avenue are dedicated to the east and west of this site. Currently there are existing residential subdivisions to the east and west of this site which did not provide dedication for Haleh Avenue and will prohibit Haleh Avenue from being fully developed as an east/west travel corridor through the area. Pyle Avenue and Frias Avenue are other east/west street alignments along the northern and southern boundaries of this site that will be dedicated and improved with the proposed development. With these improvements these streets will provide east/west travel routes through this area which makes the dedication of Haleh Avenue through this site unnecessary.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1041-05	Reclassified 60.2 acres, which included a portion of this site, to an R-2 zone for future residential development	Approved by BCC	August 2005
WC-0037-05 (ZC-1517-03)	Waived conditions for right-of-way dedication for Haleh Avenue	Approved by BCC	March 2005
ZC-2178-04	Reclassified 37.4 acres, which included a portion of this site, to an R-2 zone for a single family residential development	Approved by BCC	February 2005
ZC-1517-03	Reclassified 90 acres, which included a portion of this site, to an R-2 zone for future residential development	Approved by BCC	October 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (from 3 du/ac to 14 du/ac) & Office Professional	R-E & R-2	Single family residences & undeveloped parcels
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
East	Residential High (from 8 du/ac to 18 du/ac) & Commercial General	R-E & C-2	Fast food restaurant & mini-warehouse facility
West	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcels

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

**Related Applications**

Application Number	Request
WS-19-0442	A waiver of development standards for a single family residential development to increase building height and wall height is a companion item on this agenda.
VS-19-0443	A vacation and abandonment of easements is a companion item on this agenda.
WC-19-400078 (ZC-1517-03)	A waiver of conditions for a right-of-way dedication is a companion item on this agenda.
WC-19-400080 (ZC-1041-05)	A waiver of conditions for a right-of-way dedication is a companion item on this agenda.
TM-19-500115	A tentative map for a single family residential development is a companion 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 agrees that Haleh Avenue currently does not connect Jones Boulevard to Lindell Road and was vacated east of Lindell Road. Therefore, that alignment is no longer necessary west of Decatur Boulevard.

**Staff Recommendation**

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition 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:**

**Public Works - Development Review**

- Applicant is advised that compliance with Uniform Standard Drawings is required.

**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

#0285-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** GAMEDAY, LLC  
**CONTACT:** CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET,  
SUITE 216, LAS VEGAS, NV 89118

**DRAFT**





07/17/19 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT  
(TITLE 30)

PYLE AVE/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-19-400080 (ZC-1041-05)-GAMEDAY, LLC:**

**WAIVER OF CONDITIONS** requiring right-of-way dedication of 20 feet for Haleh Avenue in conjunction with a zone change to reclassify a total of 15.5 acres to an R-2 (Medium Density Residential) Zone for future residential development.

Generally located on the south side of Pyle Avenue and the west side of Decatur Boulevard within Enterprise. JJ/al/ma (For possible action)

**RELATED INFORMATION:**

**APN:**

176-25-701-006; 176-25-701-010 through 176-25-701-012; 176-25-701-018; 176-25-701-019; 176-25-701-022

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Project Type: Single family residential development

Background

The applicant has acquired the subject 39.3 acre site and plans to develop it as a single family residential development. This 39.3 acre site was reclassified to an R-2 zone by 3 separate zone change applications (ZC-1517-03, ZC-2178-04, and ZC-1041-05). In August 2005 the Board of County Commissioners (BCC) approved ZC-1041-05 to reclassify a total of 15.5 acres, which includes portions of the southeastern and northwestern approximately 12.5 acres of this site, to an R-2 zone for a single family residential development. ZC-1041-05 was approved with several conditions of approval including right-of-way dedication for Haleh Avenue. Haleh Avenue is an east/west street alignment that runs through the center of the subject site and the plan submitted by the applicant is not dedicating this right-of-way.

Site Plans

The plans submitted for the proposed project depict a single family residential development consisting of 252 lots on 39.3 acres with a density of 6.4 dwelling units per acre. Access to the

development is provided by 2 entrances, with 1 from Decatur Boulevard and the other from Frias Avenue. Access to the lots within the subdivision will be provided by 42 foot wide private streets with a 4 foot wide sidewalk on 1 side of the streets.

#### Previous Conditions of Approval

Listed below are the approved conditions for ZC-1041-05:

#### Current Planning

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning;
- Entering into a development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Providing a 20 foot wide landscape buffer with detached sidewalks along Decatur Boulevard with two rows of medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area;

#### Public Works

- Right-of-way dedication to include 60 feet for Decatur Boulevard, 40 feet for Pyle Avenue, 30 feet for Frias Avenue, 20 feet for Edmond Street, and 30 feet for Haleh Avenue;
- Coordinating the dedication and/or vacation of Haleh Avenue, drainage and traffic studies, and full off-site improvements with the adjacent projects with Civil Engineering approval;
- Traffic study to also address the dedication and construction of a bus turnout including passenger loading shelter area if required by Regional Transportation Commission;
- If sidewalk is detached, dedicate right-of-way and grant easements in accordance with detached sidewalk requirements;
- Full off-sites; all applicable vacations to be recordable prior to building permit issuance and or applicable map submittal;
- All applicable standard conditions for this application type.

#### Department of Aviation

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

#### Applicant's Justification

The applicant indicates that only portions of Haleh Avenue are dedicated to the east and west of this site. Currently there are existing residential subdivisions to the east and west of this site which did not provide dedication for Haleh Avenue and will prohibit Haleh Avenue from being fully developed as an east/west travel corridor through the area. Pyle Avenue and Frias Avenue are other east/west street alignments along the northern and southern boundaries of this site that

will be dedicated and improved with the proposed development. With these improvements these streets will provide east/west travel routes through this area which makes the dedication of Haleh Avenue through this site unnecessary.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1041-05	Reclassified 60.2 acres, which included a portion of this site, to an R-2 zone for future residential development	Approved by BCC	August 2005
WC-0037-05 (ZC-1517-03)	Waived conditions for right-of-way dedication for Haleh Avenue	Approved by BCC	March 2005
ZC-2178-04	Reclassified 37.4 acres, which included a portion of this site, to an R-2 zone for a single family residential development	Approved by BCC	February 2005
ZC-1517-03	Reclassified 90 acres, which included a portion of this site, to an R-2 zone for future residential development	Approved by BCC	October 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (from 3 du/ac to 14 du/ac) & Office Professional	R-E & R-2	Single family residences & undeveloped parcels
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
East	Residential High (from 8 du/ac to 18 du/ac) & Commercial General	R-E & C-2	Fast food restaurant & mini-warehouse facility
West	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcels

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

**Related Applications**

Application Number	Request
WS-19-0442	A waiver of development standards for a single family residential development to increase building height and wall height is a companion item on this agenda.
VS-19-0443	A vacation and abandonment of easements is a companion item on this agenda.
WC-19-400078 (ZC-1517-03)	A waiver of conditions for a right-of-way dedication is a companion item on this agenda.
WC-19-400079 (ZC-2178-04)	A waiver of conditions for a right-of-way dedication is a companion item on this agenda.
TM-19-500115	A tentative map for a single family residential development 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 agrees that Haleh Avenue currently does not connect Jones Boulevard to Lindell Road and was vacated east of Lindell Road. Therefore, that alignment is no longer necessary west of Decatur Boulevard.

**Staff Recommendation**

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition 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:**

**Public Works - Development Review**

- Applicant is advised that compliance with the Uniform Standard Drawings is required.

**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 #0252-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** GAMEDAY, LLC

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

07/17/19 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

PEBBLE RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0377-MCNAMARA LIV TR-FAM DESIGNATION & MCNAMARA TNELMA TRS:

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height, 2) modify street configuration; and 3) waive full off-site improvements.

**DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) increased finished grade on 22.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Pebble Road and the east side of Buffalo Drive within Enterprise. JJ/rk/ma (For possible action)

RELATED INFORMATION:

**APN:**

176-15-401-018; 176-15-401-019; 176-15-401-024

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase block wall height to 12 feet (up to 6 foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (a 33% increase).
2. Increase the length of a dead end street to 1,000 feet where 500 feet is the maximum distance for a street with a County approved turnaround per Section 30.52.052 (100% increase).
3.
  - a. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Pebble Road where required per Section 30.52.050.
  - b. Waive full off-site improvements (streetlights only) for Buffalo Drive where required per Section 30.52.050.

**DESIGN REVIEWS:**

1. A proposed single family residential development.
2. Increase the finished grade for a single family residential development to 72 inches where 18 inches is the standard per Section 30.32.030 (a 300% increase).

**LAND USE PLAN:**

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

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 22.5
- Number of Lots: 36
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 20,936/28,724 (gross); 16,463/21,951 (net)
- Project Type: Single family development
- Number of Stories: 1
- Building Height (feet): Up to 27
- Square Feet: 3,312/4,324

#### Site Plans

The plans depict a proposed gated single family residential subdivision consisting of 36 residential lots on 22.5 acres at a density of 1.6 dwelling units per acre. All lots are in compliance with Code and range in size from a minimum of 16,463 square feet to a maximum of 21,951 square feet (net) and 20,936 square feet to 28,724 square feet (gross). Per Code, the net lot area for lots adjacent to a collector or arterial street may be reduced by 10%. Located near the center of the project is an R-E zoned 4 lot cul-de-sac which is surrounded on the west, south, and east by the subdivision, with one constructed custom home and another one under construction. The resident has access from Torino Avenue to the north. The lots within this subdivision will be served by 39 foot wide internal private streets with no sidewalk. One access point is shown from Pebble Road to the south.

This request includes a waiver of development standards to increase the height of retaining walls. The plans indicate the increases for retaining wall height are for lots adjacent to the developed property and portions of the exterior public streets.

The street configuration shown on the plans exceeds the maximum 500 foot distance allowed for dead end streets which have a County approved turnaround, necessitating an additional waiver of development standards. The internal private streets are designed with Street A, which is parallel to Pebble Road, with 4 dead end streets extending to the north from Street A. The distance is measured from the intersection of the subdivision entrance street and Street A to the end of the turnaround, resulting in 3 of the 4 dead end streets exceeding the standard (Street D meets the standard).

Finally, the plans depict Pebble Road and Torino Avenue to be developed as non-urban street standards with the minimum required paving. Buffalo Drive will be fully improved excluding streetlights due to the rural character of the area.

#### Landscaping

The plans depict a 15 foot wide landscape area with a detached sidewalk along Buffalo Drive and a 6 foot wide landscape area along Pebble Road and Torino Avenue.

Elevations

This development will offer 1 story homes with a maximum height of up to 27 feet. The elevations reveal stucco finished walls with decorative accents, window enhancements, and concrete tile roofs. There are a total of 9 models with 3 distinct elevation plans.

Floor Plans

The subject models range in size from 3,312 square feet to 4,324 square feet. Each model is anticipated to have different options and have 3 and 4 car garages.

Applicant's Justification

The applicant indicates the proposed single family residential development is consistent in lot size and density with the surrounding rural area. The increased height of the retaining wall is necessary to provide positive drainage for the proposed development and the additional fill will allow the lots to drain properly to the desired exit point near the eastern portion of the site. Furthermore, the dead end streets are designed with a Clark County Fire Department approved turnaround which will accommodate the excess length. Finally, due to the rural character of the RNP neighborhood, non-standard rural street improvements are being requested for the exterior streets.

Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-B/RNP-1	Undeveloped & developed single family residential

Related Applications

<b>Application Number</b>	<b>Request</b>
TM-19-500100	A tentative map for 36 single family residential lots on 22.5 acres is a companion item on this agenda.
VS-19-0378	A vacation and abandonment of 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 & Design Review #1

The increased height of the retaining wall is necessary to provide positive drainage for the proposed development. Staff finds that the proposed single family residential development is consistent and compatible with approved and planned land uses in the area and complies with Land Use Element Goal 5 of the Comprehensive Master Plan which encourages, in part, providing opportunities for developing low density residential areas as a lifestyle choice. Therefore, staff can support this portion of the request.

**Public Works - Development Review**

Waiver of Development Standards #2

Staff has no objection to waiver of development standards #2; however, the applicant must obtain approval from Fire Prevention.

Waiver of Development Standards #3

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

Design Review #2

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

**Staff Recommendation**

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

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



**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet and 60 feet for Pioneer Way and associated spandrels;
- Clark County Fire Prevention approval of all over-length cul-de-sacs;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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; and approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that compliance with the Uniform Standard Drawings is required.

**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 #0063-2019 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: TOLL SOUTH LV, LLC  
CONTACT: GCW, INC., 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146**



07/17/19 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT  
(TITLE 30)

PYLE AVE/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0442-MOUNTAIN WEST ASSOCIATES, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) increase wall height.  
**DESIGN REVIEW** for a single family residential development on 39.3 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Pyle Avenue and the west side of Decatur Boulevard within Enterprise. JJ/al/ma (For possible action)

**RELATED INFORMATION:**

**APN:**

176-25-701-006; 176-25-701-010 through 176-25-701-012; 176-25-701-018; 176-25-701-019; 176-25-701-022

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase building height to 38 feet where a maximum of 35 feet is permitted per Table 30.40-2 (an 8.6% increase).
2. Increase wall height to 7 feet where a maximum of 6 feet is permitted per Section 30.64.020 (a 16.7% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 39.3
- Number of Lots/Units: 252
- Density (du/ac): 6.4
- Minimum/Maximum Lot Size (square feet): 3,384/8,202
- Project Type: Single family residential development
- Number of Stories: 2 and 3
- Building Height (feet): Up to 38
- Square Feet: 1,798 to 3,990

Site Plans

The plans depict a single family residential development consisting of 252 lots on 39.3 acres with a density of 6.4 dwelling units per acre. Access to the development is provided by 2 entrances, with 1 from Decatur Boulevard and the other from Frias Avenue. Access to the lots within the subdivision will be provided by 42 foot wide private streets with a 4 foot wide sidewalk on 1 side of the streets.

Landscaping

All landscape areas will consist of combinations of trees, shrubs, and groundcover. The plans depict 10 foot wide landscape areas with attached sidewalks adjacent to Edmond Street and Frias Avenue. A minimum 15 foot wide landscape area with a detached sidewalk is depicted along Pyle Avenue and a minimum 20 foot wide landscape area with a meandering sidewalk is located along Decatur Boulevard. Minimum 10 foot wide landscape areas are located along the entrances to the development and 6 foot wide landscape areas are depicted along the side streets of the corner lots and along the rear yards of lots that back-up to private streets primarily parallel to Decatur Boulevard within the development.

Elevations

Plans were submitted for a total of 9 home models with 3 different building elevations for each model. The plans depict a total of six, 2 story models and three, 3 story models. The 2 story homes will be a maximum of 28 feet in height; and the 3 story homes will be a maximum of 38 feet in height. The exterior of the homes will consist of a combination of stucco painted in earth tone colors, stone veneer, and other architectural enhancements on all sides of the homes.

Floor Plans

Plans were submitted for a total of 9 home models that range between 1,798 square feet and 3,990 square feet. The home models have options for 3 to 5 bedrooms and each home will have a 2 car garage.

Applicant's Justification

The applicant indicates that the proposed development has been designed to complement the surrounding single family residential developments and will blend in with the abutting communities. The waivers to increase building heights and wall heights have been approved for other projects in the community and will not have a negative effect on the abutting developments.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1041-05	Reclassified 60.2 acres, which included a portion of this site, to an R-2 zone for future residential development	Approved by BCC	August 2005
WC-0037-05 (ZC-1517-03)	Waived conditions for right-of-way dedication for Haleh Avenue	Approved by BCC	March 2005

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-2178-04	Reclassified 37.4 acres, which included a portion of this site, to an R-2 zone for a single family residential development	Approved by BCC	February 2005
ZC-1517-03	Reclassified 90 acres, which included a portion of this site, to an R-2 zone for future residential development	Approved by BCC	October 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Medium (from 3 du/ac to 14 du/ac) & Office Professional	R-E & R-2	Single family residences & undeveloped parcels
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
East	Residential High (from 8 du/ac to 18 du/ac) & Commercial General	R-E & C-2	Fast food restaurant & mini-warehouse facility
West	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped parcels

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

**Related Applications**

Application Number	Request
VS-19-0443	A vacation and abandonment of easements is a companion item on this agenda.
WC-19-400078 (ZC-1517-03)	A waiver of conditions for a right-of-way dedication is a companion item on this agenda.
WC-19-400079 (ZC-2178-04)	A waiver of conditions for a right-of-way dedication is a companion item on this agenda.
WC-19-400080 (ZC-1041-05)	A waiver of conditions for a right-of-way dedication is a companion item on this agenda.
TM-19-500115	A tentative map for a single family residential development is a companion 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

A majority of the models do not exceed 35 feet; however, some of the models have 3 stories and the roof is at a height of 38 feet. The request is less than a 10% deviation from the standard height and similar requests have been approved for other residential developments within Enterprise, which includes a development located at the southwest corner of Pyle Avenue and Lindell Road, approximately 1,330 feet to the west of this site. Therefore, staff can support the waiver to increase the building height.

#### Waiver of Development Standards #2

Similar requests to increase wall heights have been approved for this developer for other projects within Enterprise. Waivers to increase wall height have been approved for the adjoining residential developments to the north and south and for other developments farther to the west. The proposed wall will be consistent and compatible with other walls that have been constructed for residential developments in the area. Therefore, staff has no objection to this request.

#### Design Review

The design of the proposed homes are consistent and compatible with the other single family residential developments in the area. The layout and design of the subdivision are similar to other single family residential developments in the area. This site was reclassified to an R-2 zone by action of 3 different zone change applications (ZC-1547-13, ZC-2178-04, and ZC-1041-05). Each of these zone change applications were approved with conditions for right-of-way dedications that would cross through the site, and these conditions must be waived to allow the approval of the proposed subdivision layout. The applicant has submitted requests for waivers of conditions (WC-19-400078 (ZC-1517-03), WC-19-400079 (ZC-2178-04), and WC-19-400080 (ZC-1041-05) that are companion items on this agenda to waive the right-of-way dedication requirements for the site, and staff is recommending approval of these applications.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Approval. The approval of the design review is contingent upon the approvals of WC-19-400078 (ZC-1517-03), WC-19-400079 (ZC-2178-04), and WC-19-400080 (ZC-1041-05).

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**

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that 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**

- Right-of-way dedication to include 55 feet to back of curb for Decatur Boulevard, 35 feet to back of curb for Pyle Avenue, 30 feet to back of sidewalk for Edmond Street and associated spandrel(s);
- 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.

**Department of Aviation**

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

**Building Department - Fire Prevention**

- 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 #0285-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: GAMEDAY, LLC  
CONTACT: CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET,  
SUITE 216, LAS VEGAS, NV 89118**





07/17/19 BCC AGENDA SHEET

MINI-WAREHOUSE  
(TITLE 30)

DECATUR BLVD/ELDORADO LN

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-19-0434-NEMAN, RAMIN & NEMAN, DAVID:**

**ZONE CHANGE** to reclassify 2.2 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

**USE PERMIT** for a mini-warehouse.

**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.

**DESIGN REVIEW** for a proposed mini-warehouse.

Generally located on the north side of Eldorado Lane and the west side of Decatur Boulevard within Enterprise (description on file), MN/md/ma (For possible action)

**RELATED INFORMATION:**

**APN:**

176-12-501-017; 176-12-501-018

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the throat depth for a proposed driveway along Decatur Boulevard to 8 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 68% reduction).

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7491 S. Decatur Boulevard
- Site Acreage: 2.2
- Project Type: Mini-warehouse
- Number of Stories: 1 (Building 1 and 2)
- Building Height (feet): 13 (Building 1)/26 (Building 2)
- Square Feet: 14,828 (Building 1)/98,370 (Building 2)
- Parking Required/Provided: 5/5

**Site Plan**

This request is for a conforming zone change to reclassify approximately 2.2 acres from an R-E zone to a C-1 zone for a mini-warehouse. The overall mini-warehouse consists of 2 buildings measuring 14,828 square feet (Building 1) and 98,370 square feet (Building 2), respectively.

Building 1 is set back 10 feet from the west property line, adjacent to the existing single family residential development. The building is also set back 10 feet from the south property line, adjacent to the private street, 15 feet from the east property line along Decatur Boulevard, and 5 feet from the north property line adjacent to an undeveloped parcel. Building 2 is centrally located within the site and is set back 58 feet from the west property line, 63 feet from the north property line, 62 feet from the south property line, and 43.5 feet from the east property line. Building 2 contains a subterranean storage level, measuring 32,790 square feet, which is included within the overall area of the structure. Ingress and egress to the site is granted via a 39 foot wide proposed commercial driveway along Decatur Boulevard. A total of 5 parking spaces are provided where 5 parking spaces are required. The required trash enclosure is located at the northeast corner of Building 2, and is set back 43 feet from Decatur Boulevard. Drive aisles within the facility have a minimum width of 27 feet.

#### Landscaping

A 15 foot wide landscape area featuring a 5 foot wide detached sidewalk is proposed along Decatur Boulevard. Twenty-four inch box trees, including evergreen trees, will be planted within the street landscape area which also includes shrubs and groundcover. An intense landscape buffer is provided along the west property line adjacent to the existing single family residential development. The intense landscape buffer measures 10 feet in width and consists of 24 inch box evergreen trees, planted 10 feet on center. In addition to the intense landscape buffer, an existing 6 foot high CMU block wall is located along the property line to the west. The existing CMU block wall will be removed along the south property line, adjacent to the private street. However, a 10 foot wide landscape area consisting of 24 inch box medium trees is proposed adjacent to the private street (Eldorado Lane). A 5 foot wide landscape area with 24 inch box medium trees is located along the northwest property line. A landscape area ranging between 16 feet to 30 feet is located along the northeast property line consisting of 24 inch box large evergreen trees. Interior parking lot landscaping is equitably distributed throughout the site.

#### Elevations

Building 1 is single story and measures 13 feet in height. The exterior of the building consists of decorative and split-faced CMU block with the addition of evenly distributed cement plaster walls along the rear of the building providing a contrast in design. All overhead doors accessing the storage units are oriented towards the interior of the site and do not face the existing residential development to the west. Building 2 consists of 2 stories, with a subterranean storage level, and measures 26 feet in height. The bottom half of the east elevation features decorative and split-faced CMU block with stone veneer columns located adjacent to the entrance of the building. The east elevation also depicts the entry feature to the facility, which includes an aluminum storefront window system with a stone veneer exterior on the bottom portion and a painted cement plaster finish located at the top portion of the entry feature. The top half of the east elevation, located above the overhead roll-up doors, features a painted cement plaster finish. The north elevation and interior west elevations are similar to the east elevation, with the exception of a "janus door", which encloses and screens the mechanical equipment serving the mini-warehouse. The interior north, west, and south elevations feature decorative and split-faced CMU block on the bottom half of the building and a painted cement plaster finish on the top half of the structure. The buildings will be painted with neutral, earth tone colors.

**Floor Plans**

Building 1 measures 14,828 square feet and contains 1 floor. Building 2 measures 98,370 square feet and features 3 floors, which includes the basement level. Both buildings contain multiple storage units while Building 2 features a customer counter, manager's office, and restroom facilities. The mechanical equipment servicing the mini-warehouse is located inside Building 2 on the second floor and the basement level.

**Signage**

Signage is not a part of this application.

**Applicant's Justification**

The applicant states that the mini-warehouse will serve the community with the storage of goods, and the facility will have minimal impact on the surrounding public facilities, services, access roads, and traffic. Self-storage vehicular trip generation is lower than the surrounding suburban residential housing vehicular trips. The mini-warehouse will not have an adverse effect on surrounding public services, and will actually make the neighborhood more secure, in that it will serve as a secure passive vault type of facility that will be monitored 24 hours a day, year round by a security system. This type of facility will be in high demand with the significant number of homes being constructed within the surrounding area. The applicant states the reduction to the required throat depth is justified due to the very limited traffic activity associated with a mini-warehouse use, which is the lowest trips per day of any commercial business.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	R-E & M-D	Undeveloped lot & warehouse
South	Residential Medium (3 du/ac to 14 du/ac)	R-2	Single family residential development
East	Office Professional	R-E	Single family residence & undeveloped lot
West	Residential Medium (3 du/ac to 14 du/ac)	RUD	Single family residential development

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-19-0445	A vacation and abandonment for government patent easements and a portion of right-of-way being Decatur Boulevard 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

The intent of the C-1 zoning district is to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhood and limited local markets. The district is for sites which are typically less than 10 acres. Staff finds that the conforming zone change request is within the range of intensity allowed by the land use plan. Commercial Policy 67 of the Comprehensive Master Plan states through site planning and building design, ensure that commercial developments are compatible with abutting uses. The parcels to north of the project site have planned land uses of Business and Design/Research Park. The developed parcel to the northwest of the site is zoned M-D and contains a warehouse. The developed and undeveloped parcels of land, located to the east across Decatur Boulevard, have a planned land use of Office Professional. The proposed zoning is consistent and compatible with the existing and approved land uses in the area. Therefore, staff recommends approval.

#### 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.

The project site is located immediately adjacent to Decatur Boulevard, an arterial street. Staff finds the proposed project complies with Commercial Policy 66 of the Comprehensive Master Plan, which states commercial development should provide access points on arterial and collector streets and not on local neighborhood streets. Staff finds the design of the proposed mini-warehouse facility complies with Urban Specific Policy 19, which states scale-relationships between buildings and adjacent developments should be carefully considered. Furthermore, building heights should be transitioned so any structure adjacent to a residential use is of similar height. Consideration was given to the location of the mini-warehouse buildings located within the project site. Building 1, with a height of 13 feet, is set back 10 feet from the existing 2 story single family residential development to the west. Building 2, with a height of 26 feet, is centrally located within the site and is set back a minimum of 58 feet from the existing single family residences to the west. The proposed mini-warehouse facility complies with Commercial Policy 67, which encourages compatible commercial developments with abutting uses through site planning and building design techniques. The proposed building also complies with Commercial Policy 78, which encourages architectural treatments on all building sides to eliminate blank building elevations visible to the general public. The proposed building features a combination of several different types of exterior materials, including stone veneer, decorative and split-faced CMU block, and a painted cement plaster finish, which creates an enhanced design element for the proposed elevations. The exterior colors of the mini-warehouse facility feature neutral, earth tone colors that will be harmonious with the surrounding environment. Consideration has also been given to the landscape plan surrounding the perimeter of the project site. A 10 foot wide intense landscape buffer is proposed along the west property line, adjacent to the existing single family residential development. The proposed landscape buffer along the west property line complies with Commercial Policy 62 which encourages intense buffering and design features on the perimeter of parcels adjacent to existing or proposed single family

residential uses. Staff finds the proposed project complies with several policies of the Comprehensive Master Plan; therefore, recommends approval.

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.

**Public Works - Development Review**

Waiver of Development Standards

Staff cannot support the waiver of development standards for the minimum 25 foot throat depth to the requested 12 foot throat depth. A redesign of the site can meet the required minimum throat depth of 25 feet.

**Department of Aviation**

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

**Staff Recommendation**

Approval of the zone change, use permit, and design review; and denial of the waiver of development standards:

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;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waiver of development

standards, and design review must commence within 2 years of the approval date or they will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to back of curb for Decatur Boulevard.
- 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.

**Department of Aviation**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0288-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: ELDORADO SELF STORAGE, LLC  
CONTACT: JAY BROWN, 520 S. FOURTH ST, LAS VEGAS, NV 89101**

CONVENIENCE STORE/GASOLINE STATION/  
RESTAURANT WITH DRIVE-THRU  
(TITLE 30)

CACTUS AVE/BERMUDA RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-19-0441-LACONIC LP:**

**ZONE CHANGE** to reclassify 1.8 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

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

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modified street standards; and 2) modified bus stop placement standards.

**DESIGN REVIEWS** for the following: 1) convenience store; 2) gasoline station (fuel canopy); and 3) restaurant with drive-thru.

Generally located on the north side of Cactus Avenue and the west side of Bermuda Road within Enterprise (description on file). MN/md/ma (For possible action)

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**RELATED INFORMATION:**

**APN:**  
177-28-803-011

**USE PERMITS:**

1. Allow a convenience store.
2. Allow a gasoline station.
3.
  - a. Reduce the separation from a convenience store to a residential use to 130 feet where 200 feet is required per Table 30.44-1 (a 35% reduction).
  - b. Reduce the separation from a convenience store to a residential use to 143 feet where 200 feet is required per Table 30.44-1 (a 28.5% reduction).
4.
  - a. Reduce the separation from a gasoline station to a residential use to 110 feet where 200 feet is required per Table 30.44-1 (a 45% reduction).
  - b. Reduce the separation from a gasoline station to a residential use to 134 feet where 200 feet is required per Table 30.44-1 (a 33% reduction).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce the driveway departure distance (driveway off-set) from Bermuda Road for a driveway along Cactus Avenue to 140 feet where a departure distance of 190 feet is required per Uniform Standard Drawing 222.1 (a 26.4% reduction).

- b. Reduce the approach distance for a proposed driveway on Bermuda Road to 138 feet where a distance of 150 feet is required to Cactus Avenue per Uniform Standard Drawing 222.1 (an 8% reduction).
  2.
    - a. Reduce the storage length for a bus stop to 50 feet where a storage length of 100 feet is required for a bus stop placement per Uniform Standard Drawing 234.4 (a 50% reduction).
    - b. Reduce the distance from end of the entry taper to the end of the bus stop loading pad to 45 feet where a minimum of 50 feet is required per Uniform Standard Drawing 234.4 (a 10% reduction).

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

**BACKGROUND:  
Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.8
- Project Type: Convenience store, gasoline station, and restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 19 (convenience store)/19 (restaurant)/19.5 (fuel canopy)
- Square Feet: 3,750 (convenience store)/3,214 (restaurant with drive-thru)
- Parking Required/Provided: 46/47

Site Plan

This request is for a conforming zone change to reclassify approximately 1.8 acres from an R-E zone to a C-1 zone for a proposed convenience store, gasoline station (fuel canopy), and a restaurant with drive-thru. The plans depict a proposed convenience store consisting of 3,750 square feet, a fuel canopy with an area of 3,154 square feet, and a restaurant measuring 3,214 square feet. The convenience store is set back 143 feet and 200 feet from the west and north property lines, respectively, adjacent to an existing single family residential development. The store is also set back 49 feet from the east property line, adjacent to Bermuda Road and 30 feet from the south property line, adjacent to Cactus Avenue. The store is set back 130 feet from the residential use (undeveloped) to the south, located across Cactus Avenue. The fuel canopy is set back 134 feet and 110 feet from the west and north property lines, respectively, adjacent to an existing single family residential development. The canopy is set back 56 feet and 131 feet, respectively, from the east property line adjacent to Bermuda Road and the south property line adjacent to Cactus Avenue. The fuel canopy is set back 230 feet from the residential use to the south, located across Cactus Avenue. The restaurant with drive-thru set back 30 feet from the west property line, 98 feet from the north property line, 95 feet from the south property line, and 195 feet from the east property line. The restaurant features a 12 foot wide drive-thru lane circulating around the north and west sides of the building. The drive-thru order menu with speakers are located along the north side of the building, with a set back of 93 feet from the north property line adjacent to a single family residential development. The speakers are oriented towards the single family residential development to the north. Access to the site is granted via proposed driveways, featuring decorative pavers, located along Bermuda Road and Cactus



Avenue. Five foot wide detached sidewalks are proposed along Bermuda Road and Cactus Avenue. Five foot wide pedestrian connections are provided from the detached sidewalks to the proposed buildings. The proposed buildings are interconnected through a series of 5 foot wide pedestrian walkways internal to the project site. Five foot wide pedestrian walkways are located between the parking areas and perimeter of the buildings. Bicycle spaces are provided along the north side of the convenience store and the east side of the restaurant. The required trash enclosure and loading space is located to the west of the convenience store. The trash enclosure is set back 30 feet from Cactus Avenue and 96 feet from the residential development to the west. The proposed development requires 46 parking spaces where 47 parking spaces are provided.

#### Landscaping

The plans depict a 15 foot wide landscape area that includes 5 foot wide detached sidewalks adjacent to Cactus Avenue and Bermuda Road. The street landscape area consists of trees, shrubs, and groundcover. An intense landscape buffer, measuring 15 feet in width with large evergreen trees planted 20 feet on center, is located along the west and north property lines adjacent to the existing single family residential development. An existing 6 foot high block wall is also located along the north and west property lines. Interior parking lot landscaping is equitably distributed throughout the site.

#### Elevations

The plans depict a proposed convenience store with a height ranging from 17 feet to 19 feet to the top of the parapet wall. An aluminum storefront window system with decorative stone veneer is featured on the north elevation of the building. The north elevation features a stucco exterior with a decorative metal roof over the entrance to the building. The south, east, and west feature varying rooflines, decorative stone veneer, and a stucco exterior. The building will be painted with neutral, earth tone colors.

The proposed restaurant with drive-thru features a building height ranging from 17 feet to 19 feet to the top of the parapet wall. The east elevation, oriented towards Bermuda Road, includes an aluminum storefront window system with decorative stone veneer. The east elevation also includes a stucco exterior with a decorative metal roof over the entrance to the building. The west elevation, oriented towards the existing residential development, features a varying roofline, decorative stone veneer, stucco exterior, and a drive-thru window. The south elevation, facing towards Cactus Avenue, features a stucco exterior with stone veneer columns. The north elevation, facing towards the existing single family residential development, features varying rooflines, decorative stone veneer, aluminum storefront window system, and a stucco exterior. The building will be painted with neutral, earth tone colors.

The proposed fuel canopy has a maximum height of 19.5 feet to the top of the canopy. The canopy will be stucco finished and painted with neutral, earth tone colors matching the convenience store and restaurant. The supporting columns feature a stone veneer base and will be stucco coated with a neutral, earth tone color.

#### Floor Plans

The plans depict a proposed convenience store with an open floor plan consisting of 3,750 square feet. The restaurant features an open floor plan consisting of 3,214 square feet.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that due to the size constraints of the existing project site, the waivers for the departure distance and bus stop placement standards are necessary. A 15 foot wide intense landscape buffer is provided along the north and west property lines with 24 inch box evergreen trees and shrubs to mitigate the separation reduction from the convenience store and gasoline station to the existing residential uses. The proposed project will enhance the surrounding neighborhood by providing services for the residents, employment opportunities, and new high quality, architecturally pleasing development in the area.

Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Commercial Neighborhood	R-D	Single family residential development
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E(RNP-I)	Undeveloped
East	Commercial Neighborhood	C-2	Convenience store with gasoline station, & multiple family development

**STANDARDS FOR APPROVAL:**

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

Analysis

Current Planning

Zone Change

The intent of the C-1 zoning district is to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhood and limited local markets. The district is for sites which are typically less than 10 acres. Staff finds that the conforming zone change request is within the range of intensity allowed by the land use plan. Two parcels to the east of the project site, across Bermuda Road, are zoned C-2. The undeveloped parcel of land located southeast of the project site, at the corner of Bermuda Road and Cactus Avenue, is zoned C-2. The land use designation for the parcels of land located immediately to the north and west of the project site are for Commercial Neighborhood; however, the lots are developed with single family residences. The proposed zoning is consistent and compatible with the existing and approved land uses in the area. Therefore, staff recommends approval.

Use Permits

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

#### Use Permits #1 & #2

Staff finds that the proposed convenience store and gasoline station complies with Commercial Policy 67 of the Comprehensive Master Plan which states that site planning and building design of commercial developments should be compatible with abutting uses through the use of appropriate buffers, setbacks, landscaping, building height and materials, and signage. The varying roofline, contrasting building materials and colors proposed for the convenience store and gasoline station create a high quality commercial development. Therefore, staff has no objection to the proposed uses.

#### Use Permits #3 & #4

The proposed convenience store and gasoline station comply with many goals and policies of the Comprehensive Master Plan including Commercial Policy 62, which encourages intense buffering on the perimeter of parcels adjacent to single family residential uses. An intense landscape buffer per Figure 30.64-12 is provided along the northwest portion of the property line, separating the proposed commercial development from the existing single family residences. According to Commercial Policy 78, design variations are encouraged to a building's mass including varying rooflines and building height. The proposed convenience store consists of varying rooflines with a maximum height up to 19 feet. The adjacent single family residences to the west and north of the project site are 2 stories in height. Staff finds the proposed design of the convenience store complies with Commercial Policy 78. With the varying rooflines and building height, as well as the building orientation and perimeter landscaping, the reduced separations should not have an adverse impact on the adjacent single family residential development and abutting residential use. Therefore, staff can support the requests.

#### Waivers of Development Standards

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

#### Design Reviews

The proposed convenience store and restaurant feature varying rooflines, contrasting building materials including stone veneer and stucco, and a contrasting color schematic. The design of the convenience store and restaurant comply with Commercial Policy 78, which encourages design variations to a building's mass including varying rooflines and building height. The supporting columns for the fuel canopy (gasoline station) include a decorative stone veneer base matching the stone veneer provided on the exterior of the convenience store and restaurant. The roofline of the canopy features a stucco exterior with a contrasting color schematic, creating an aesthetically pleasing structure. Staff finds that the proposed development complies with Commercial Policy 66, which states that commercial development should provide access points on arterial and collector streets and not on local residential streets. Access to the site is granted through commercial driveways located along 2 arterial streets, Cactus Avenue and Bermuda Road. Staff also finds that the proposed building complies with Commercial Policy 78, which encourages architectural treatments on all building sides to eliminate blank building elevations

along public rights-of-way and areas visible to the general public. The proposed buildings consist of contrasting building materials, which are visible along Cactus Avenue and Bermuda Road. The intense landscape buffer along the west and north property lines complies with Commercial Policy 62, which encourages intense buffering on the perimeter of parcels adjacent to single family residential uses. The proposed buildings comply with multiple policies from the Comprehensive Master Plan; therefore, staff recommends approval of the design review. Staff recommends a condition to construct a 6 foot high decorative block wall adjacent to parking spaces 7 through 12 (north of the drive-thru lane), as depicted on the site plan, to mitigate any potential noise impact the drive-thru speakers may have on the existing residential development located to the north of the project site.

**Public Works - Development Review**

Waivers of Development Standards #1 & #2

Staff can support the waivers of development standards due to sight constraints, departure distance, and bus stop dimensions.

**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;
- Construct a 6 foot high decorative block wall adjacent to parking spaces 7 through 12, as depicted on the site plan;
- 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 permits, 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.

**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

#0289-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** EURO DEVELOPMENT, LLC  
**CONTACT:** RICHARD SERFAS, 2129 STONE CROFT STREET, LAS VEGAS, NV 89134

**DRAFT**



7/17 BCC  
Remerge

**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER  
ZC-19-0441/LACONIC LP

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Analysis**

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

Staff can support the waivers of development standards due to sight constraints, departure distance and bus stop dimensions.

Recommendation:  
Approval.

Applied by: Mark Amer  
Date entered: 6/12/2019

**Preliminary Conditions**

- Applicant to coordinate off-site improvements with Public Works - Directors Office, Louise Steeps;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Remove pavers from right-of-way;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks may require the vacation of excess right-of-way, the cost of which may need to be reimbursed, 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. /ma

Applied by: Mark Amer  
Date entered: 6/19/2019

APN(s):  
177-28-803-011

