



IV. Approval of Agenda for [July 10, 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 and 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) and 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. **ZC-19-0397-NEVADA INVESTMENT ASSN GRP, LLC:**

**ZONE CHANGE** to reclassify 2.5 acres from C-1 (Local Business) Zone to M-D (Designed Manufacturing) Zone.

**USE PERMIT** for a proposed hotel.

**WAIVER OF DEVELOPMENT STANDARDS** to increase height.

**DESIGN REVIEW** for a proposed hotel. Generally located on the northwest corner of Warm Springs Road and La Cienega Street within Enterprise (description on file). MN/pb/ja (For possible action) **07/03/19 BCC**

6. **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**
  
7. **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**
  
8. **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**
  
9. **NZC-19-0446-DORN TODD EDMOND & SCOTT MICHAEL & BLAKE LYNDA JEAN:**  
**ZONE CHANGE** to reclassify 2.4 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.  
**DESIGN REVIEW** for a proposed single family residential subdivision. Generally located on the west side of Rosanna Street and the south side of Ford Avenue (alignment) within Enterprise (description on file). JJ/rk/ma (For possible action) **08/06/19 PC**
  
10. **NZC-19-0455-L V CACTUS SCHIRLLS, LLC:**  
**ZONE CHANGE** to reclassify 2.5 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone.  
**USE PERMIT** to reduce the separation from a proposed on-premises consumption of alcohol establishment (tavern) to a residential use.  
**DESIGN REVIEW** for a commercial center with a tavern. Generally located on the northwest corner of Cactus Avenue and Schirlls Street (alignment) within Enterprise (description on file). JJ/pb/ma (For possible action) **08/06/19 PC**
  
11. **TM-19-500116-MEQ-CACTUS & RAINBOW, LLC:**  
**TENTATIVE MAP** for a commercial subdivision on 5.5 acres in a C-2 (General Commercial) Zone within the P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the northwest corner of Rainbow Boulevard and Cactus Avenue within Enterprise. SB/rk/ma (For possible action) **08/06/19 PC**

12. **VS-19-0466-G S S BLUE DIAMOND, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Park Street and Grand Canyon Drive, and between Blue Diamond Road and Pebble Road Alignment within Enterprise (description on file). JJ/bb/ma (For possible action) **08/06/19 PC**
13. **VS-19-0467-BLUE BRONCO, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard alignment and El Camino Road alignment, and between Pebble Road and Blue Diamond Road within Enterprise (description on file). JJ/bb/ma (For possible action) **08/06/19 PC**
14. **VS-19-0471-GUERIN RICHARD & SMITH CHERI:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Arville Street and Valley View Boulevard, and between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/bb/ma (For possible action) **08/06/19 PC**
15. **DR-19-0412-KATZ, LARRY & WARM SPRINGS DERBY, LLC:**  
**DESIGN REVIEW** for changes to a previously approved retail/commercial center on 1.7 acres in a C-1 (Local Business) Zone. Generally located on the east side of Decatur Boulevard and the north side of Warm Springs Road within Enterprise. MN/jt/ma (For possible action) **08/07/19 BCC**
16. **DR-19-0462-BLUE DIAMOND DECATUR PLAZA, LLC:**  
**DESIGN REVIEW** for signage in conjunction with an approved commercial center on 13.2 acres in a C-2 (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise. JJ/pb/ma (For possible action) **08/07/19 BCC**
17. **TM-19-500106-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 126 single family residential lots and common lots on 15.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Schirlls Street, 330 feet north of Cactus Avenue within Enterprise. JJ/rk/ma (For possible action) **08/07/19 BCC**
18. **UC-19-0426-SOWELL, ADAM:**  
**USE PERMITS** for the following: **1)** a recreational facility; **2)** allow an accessory structure not architecturally compatible with the principal building.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive design standards for accessory structures; **2)** waive parking lot paving; **3)** waive landscaping; **4)** reduce parking; **5)** increase the number of driveways; **6)** waive setbacks for an access gate; **7)** waive full off-site improvements; and **8)** waive driveway width in conjunction with an existing single family residence on 3.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Arville Street and the south side of Arby Avenue within Enterprise. MN/nr/ma (For possible action) **08/07/19 BCC**

19. **UC-19-0460-SUMMERLIN ASSET MGMT, LLC & IRON ROCK PROPERTIES, LLC:**  
**USE PERMITS** for the following: **1)** restaurant; and **2)** allow an on-premises consumption of alcohol establishment (supper club).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced driveway separation; and **2)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** restaurant/supper club; and **2)** alternative parking lot landscaping on 1.4 acres in an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone. Generally located on the southeast corner of Ford Avenue and Decatur Boulevard within Enterprise. JJ/pb/ma (For possible action) **08/07/19 BCC**
20. **UC-19-0465-MELROSE ASSOCIATES INC & TOUBIAN FAMILY TRUST:**  
**USE PERMIT** for a place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative trash enclosure requirement; **2)** parking lot landscaping; **3)** allow modified driveway design standards; and **4)** full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).  
**DESIGN REVIEW** for a proposed place of worship on 2.5 acres in an R-E (Rural Estates Residential) Zone in the RNP-I Overlay District. Generally located on the southwest corner of Pebble Road and Edmond Street within Enterprise. JJ/sd/ma (For possible action) **08/07/19 BCC**
21. **VS-19-0458-2567 E WASHBURN RD, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Robindale Road and Maulding Avenue, and between Dean Martin Drive and Procyon Street and a portion of a right-of-way being Maulding Avenue located between Dean Martin Drive and Procyon Street and a portion of a right-of-way being Polaris Avenue located between Robindale Road and Maulding Avenue within Enterprise (description on file). MN/pb/xx (For possible action) **08/07/19 BCC**
22. **VS-19-0461-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Schirlls Street and Valley View Boulevard and between Cactus Avenue and Frias Avenue and a portion of a right-of-way being Rush Avenue located between Schuster Street and Hinson Street and a portion of Schuster Street located between Cactus Avenue and Rush Avenue, and between Rush Avenue and Frias Avenue within Enterprise (description on file). JJ/jvm/ma (For possible action) **08/07/19 BCC**
23. **WC-19-400076 (ZC-18-0872)-KATZ, LARRY & WARM SPRINGS DERBY LLC:**  
**WAIVER OF CONDITIONS** of a zone change (ZC-18-0872) requiring the following: **1)** no drive-thru; and **2)** daytime hours only for the businesses in conjunction with a retail/commercial center on 1.7 acres in a C-1 (Local Business) Zone. Generally located on the east side of Decatur Boulevard and the north side of Warm Springs Road within Enterprise. MN/jt/ja (For possible action) **08/07/19 BCC**

24. **WC-19-400090 (TM-18-500059)-EPIC MOUNTAINS EDGE LLC:**  
**WAIVER OF CONDITIONS** of a tentative map requiring conformance per plans submitted on October 2, 2018 for a single family residential development consisting of 220 single family residential lots and common lots on a 41.9 acre portion of a 285.2 acre parcel in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Fort Apache Road and Pyle Avenue (alignment) within Enterprise. JJ/sv/xx (For possible action) **08/07/19 BCC**
25. **WC-19-400091 (NZC-18-0287) -EPIC MOUNTAINS EDGE, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring conformance per plans submitted on October 2, 2018 for a single family residential development consisting of 220 single family residential lots and common lots on a 41.9 acre portion of a 285.2 acre parcel in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Fort Apache Road and Pyle Avenue (alignment) within Enterprise. JJ/sv/ma (For possible action) **08/07/19 BCC**
26. **ZC-19-0390-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**  
**ZONE CHANGE** to reclassify 15.7 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced front setback; **2)** increased wall height; **3)** street intersection off-set; and **4)** reduced throat depth.  
**DESIGN REVIEWS** for the following: **1)** a single family residential development; **2)** increased finish grade; and **3)** alternative lots on 15.7 acres. Generally located on the east side of Schirlls Street, 330 feet north of Cactus Avenue within Enterprise (description on file). JJ/jvm/ma (For possible action) **08/07/19 BCC**
27. **ZC-19-0457-2567 E WASHBURN RD, LLC:**  
**ZONE CHANGE** to reclassify 2.0 acres from R-E (Rural Estates Residential) (AE-65) Zone to C-P (Office and Professional) (AE-65) Zone in the MUD-2 Overlay District.  
**DESIGN REVIEW** for an office building. Generally located on the north side of Robindale Road and the west side of Dean Martin Drive within Enterprise (description on file). MN/pb/ma (For possible action) **08/07/19 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 31, 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







Applicant requested holds:

1. TM-19-500088-MAK ZAK, LLC: Applicant requested **HOLD** to Enterprise TAB meeting on July 10, 2019.
2. UC-19-0398-ABC HAVEN WEST INC: Applicant requested **HOLD** to Enterprise TAB meeting on July 10, 2019.
3. VS-19-0387-BUFFALO WING, LLC: Applicant requested **HOLD** to Enterprise TAB meeting on July 10, 2019.
4. ZC-19-0315-MAK ZAK, LLC: Applicant requested **HOLD** to Enterprise TAB meeting on July 10, 2019.
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21. VS-19-0378-724 PARTNERS, LLC: Applicant requested **HOLD** to Enterprise TAB meeting on July 10, 2019.
27. WS-19-0377-MCNAMARA LIV TR-FAM DESIGNATION & MCNAMARA THELMA TRS: Applicant requested **HOLD** to Enterprise TAB meeting on July 10, 2019.

Related applications:

5. NZC-19-0436-HARGRAVE REMIE FAMILY TRUST & HARGRAVE REMIE TRS, ET AL:
6. TM-19-500110-HARGRAVE REMIE FAMILY TRUST & HARGRAVE REMIE TRS, ET AL:
7. TM-19-500111-PARDEE HOMES OF NEVADA, ET AL
12. VS-19-0437-HARGRAVE REMIE FAMILY TRUST & HARGRAVE REMIE TRS, ET AL:
16. TM-19-500115-MOUNTAIN WEST ASSOCIATES, LLC:
22. VS-19-0443-MOUNTAIN WEST ASSOCIATES, LLC:
24. WC-19-400078 (ZC-1517-03)-GAMEDAY, LLC:
25. WC-19-400079 (ZC-2178-04)-GAMEDAY, LLC:
26. WC-19-400080 (ZC-1041-05)-GAMEDAY, LLC:
28. WS-19-0442-MOUNTAIN WEST ASSOCIATES, LLC:
18. UC-19-0431-RAINSRINGS, LLC:
19. UC-19-0432-RAINSRINGS, LLC:
23. VS-19-0445-NEMAN, RAMIN & NEMAN, DAVID:
29. ZC-19-0434-NEMAN, RAMIN & NEMAN, DAVID:

V. Informational Items

- Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
  1. Chat with Clark County Commissioner Justin Jones. Thursday, 27, 2019 from 5:30 to 7:30 pm Subway Sandwich shop 10550 Southern Highlands Parkway Las Vegas NV.
  2. Clark County Water Reclamation, Sewer Construction on Pyle and Valley View.

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**

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

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**

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

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**

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

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**

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

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**

Motion by Barris Kaiser

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

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

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**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

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**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

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**

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

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**

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

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**

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

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**

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

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**

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

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**

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

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 (NZN-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**

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

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**

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

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**

Motion by David Chestnut  
Action: **APPROVE**  
**ADD** Current Planning Condition:  
• Provide pedestrian access to Pyle Avenue.  
Per staff if approved conditions.  
Motion **PASSED** (5-0) /Unanimous

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**

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

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**

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

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**

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

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**

Motion by David Chestnut  
Action: **APPROVE**  
**ADD** Current Planning Condition:  
• Design Review as a public hearing for significant changes to plans;  
• Design Review as a public hearing for lighting and signage.  
Per staff if approved conditions.  
Motion **PASSED** (5-0) /Unanimous

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**

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

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**

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

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**

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

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**

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



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

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

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

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

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

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

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

Motion by David Chestnut  
Action: **APPROVE**  
**ADD** Current Planning Condition:  
• Provide pedestrian access to Pyle Avenue.  
Per staff if approved conditions.  
Motion **PASSED** (5-0) /Unanimous

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

Motion by Kendal Weisenmiller

Action: **APPROVE**

ADD Current Planning conditions:

- Design Review as a public hearing for significant changes to plans;
- Construction hours 8 am to 8 pm;
- Provide notification to neighbors prior to blasting or hoe-ramping
- Operating hours 7am to 9 pm.

Per staff if approved conditions.

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

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

Motion by David Chestnut

Action:

**APPROVE** Zone Change **DENY** Use Permits 1, 2, 3, & 4.

**APPROVE** Waivers of Development Standards 1 & 2.

**DENY** Design Reviews 1, 2 & 3.

**REVISE** Current Planning condition bullet 2:

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

ADD Current Planning conditions:

- Design Review as a public hearing for significant changes to plans.
- Design Review as a public hearing for lighting and signage.
- Limit free standing signs to 12 feet.

Per staff conditions.

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

VII. General Business:

- None

VIII. Public Comment:

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

- None

IX. Next Meeting Date

The next regular meeting will be July 10, 2019 at 6:00 p.m.

X. Adjournment:

Motion by Jenna Waltho  
Adjourn meeting at 8:22 p.m.  
Motion **PASSED** (5-0) / Unanimous

DRAFT



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 – expired	Approved by PC	April 2015
TM-0005-15	16 single family residential lots – expired	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 for multiple parcels within Enterprise	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped & single family residence
South & West	Rural Neighborhood Preservation (2 du/ac)	R-E (RNP-I)	Undeveloped & single family residence
East	Residential Suburban (up to 8 du/ac)	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 along 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 ZC-19-0315, which staff is recommending denial. 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@ccwrwaterteam.com](mailto:sewerlocation@ccwrwaterteam.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:** DRITON ENGINEERING, 6757 W. CHARLESTON BOULEVARD, SUITE B,  
LAS VEGAS, NV 89146





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 and Professional); and H-1 (Limited Resort and Apartment) Zones in the MUD-4 Overlay District.

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

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**RELATED INFORMATION:**

**APN:**

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

**USE PERMIT:**

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

**WAIVERS OF DEVELOPMENT STANDARDS:**

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

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

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

**BACKGROUND:**

**Project Description**

General Summary

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

History/Site Plan

Recently, 2 multi-family residential projects totaling 10 acres have been approved 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-1) & CRT	Approved place of worship, single family residences & undeveloped
West	Commercial Tourist	H-1, C-2 & C-1	Undeveloped, mini-warehouse facility & communications building

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit & Design Review

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

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

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

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

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

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

#### Waiver of Development Standards #2

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

#### **Staff Recommendation**

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

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

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

#### **Current Planning**

If approved,

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this request does not constitute approval of any future development on the remaining eastern portions of the site; that substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

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

**Building Department - Fire Prevention**

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

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

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

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

- No comment.

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

**APPLICANT:** ABC PARADISE, LLC

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



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 easement is no longer needed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0015-15	Reduced lot area, reduced setbacks, alternative landscaping, and off-site improvements in conjunction with single family development – expired	Approved by PC	April 2015
TM-0003-15	16 single family residential lots – expired	Approved by PC	April 2015
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning for multiple parcels within Enterprise	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped & single family residence
South & West	Rural Neighborhood Preservation (2 du/ac)	R-E (RNP-I)	Undeveloped & single family residence

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Residential Suburban (up to 8 du/ac)	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) and R-E (Rural Estates Residential) (RNP-I) to R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for modified street standards.  
**DESIGN REVIEW** for a single family residential development.

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

RELATED INFORMATION:

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

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce the intersection off-set to 76 feet where 125 feet is required per Uniform Standard Drawing 222.1 (a 39% reduction).

**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.

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 with 2 car garages that are 2 stories high with 3 different plans. The floor plans for the homes include options for dens, and will range in size between 2,433 to 2,988 square feet.

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-I) to R-2 (Medium Density Residential), along with a related tentative map application. In addition, the applicant states that the continuation of Miller Lane will cause the overall project to decrease in size. In order to maintain the 3 north/south streets will require a waiver of development standards to an intersection off-set from Buffalo Drive, from 125 feet to 76 feet. The applicant states that a similar condition was approved by the County on development located across Buffalo Drive and Sonora Del Sol Street.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0015-15	Reduced lot area, reduced setbacks, alternative landscaping, off-site improvements in conjunction with a single family residential development – expired	Approved by PC	April 2015
TM-0005-15	16 single family residential lots – expired	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 for multiple parcels within Enterprise	Approved by BCC	October 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped & single family residence
South & West	Rural Neighborhood Preservation (2 du/ac)	R-E (RNP-I)	Undeveloped & single family residence
East	Residential Suburban (up to 8 du/ac)	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 along 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 and R-E (RNP-I) to R-2 zoning is compatible with the Planned Land Use and the development east of the subject site. Land within the immediate area have a Planned Land Use designation of Residential Suburban, which supports a Medium Density Residential (R-2) zone. The predominant housing type in a Residential Suburban (up to 8 du/ac) land use category zone 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





07/03/19 BCC AGENDA SHEET

HOTEL  
(TITLE 30)

WARM SPRINGS RD/LA CIENEGA ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-19-0397-NEVADA INVESTMENT ASSN GRP. LLC:**

**ZONE CHANGE** to reclassify 2.5 acres from C-1 (Local Business) Zone to M-D (Designed Manufacturing) Zone.

**USE PERMIT** for a proposed hotel.

**WAIVER OF DEVELOPMENT STANDARDS** to increase height.

**DESIGN REVIEW** for a proposed hotel.

Generally located on the northwest corner of Warm Springs Road and La Cienega Street within Enterprise (description on file). MN/pb/ja (For possible action)

RELATED INFORMATION:

**APN:**  
177-04-801-037

**WAIVER OF DEVELOPMENT STANDARDS:**  
Increase the height of a proposed hotel to 64 feet, 6 inches where 50 feet is the standard per Table 30.40-5 (a 29% increase).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Hotel
- Number of Stories: 5
- Building Height (feet): 64.5
- Square Feet: 142,540
- Parking Required/Provided: 162/172

**Site Plans**

The plans depict a proposed hotel and parking garage located on the southeastern portion of the parcel. Surface parking spaces and a drive aisle are located to the north and west of the hotel. An outdoor patio is located on the south side of the hotel. One loading space and a trash

enclosure are located on the west side of the hotel. The site has access to Warm Springs Road and La Cienega Street.

Landscaping

There are 15 foot wide landscape areas located adjacent to attached sidewalks along Warm Springs Road and La Cienega Street and there are 5 foot, 6 inch wide landscape areas located along the north and west property lines. Interior parking lot trees are distributed throughout the site and additional landscaping is located adjacent to the building. The landscape materials include trees, shrubs, and groundcover.

Elevations

The plans depict a 5 story, 64 foot 6 inch high hotel with a flat roof and parapet walls. The building façade consists of an EFIS system with light sand finish, reveal joints, decorative metal accents, and metal fence accents.

Floor Plans

The first floor consists of a lobby, registration area, dining area, bar, kitchen, laundry room, offices, meeting rooms, restrooms, and parking garage. The second floor is for parking. The third floor consists of guest rooms, exercise room, and an outdoor pool deck. The fourth and fifth floors consist of guest rooms. Floors 3 through 5 are "U" shaped around the outdoor pool deck. There are 162 guest rooms in the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the requested zoning conforms to the Enterprise Land Use Plan and the proposed use as a hotel is compatible with the surrounding development and appropriate on Warm Springs Road which is a heavily traveled 100 foot right-of-way. There are other hotels between 60 feet and 65 feet in height in the area on Warm Springs Road. The design of the site complies with the Title 30 and several goals and policies in the Comprehensive Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1078-06	Reclassified the site from R-E to C-1 zoning for a future commercial use	Approved by BCC	September 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Parking lot
South	Commercial Neighborhood	C-P	Office buildings
East	Business and Design/Research Park	C-1	Undeveloped
West	Business and Design/Research Park	C-1	Vehicle rental facility

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Zone Change

This request conforms to the Enterprise Land Use Plan which designates this site as Business and Design/Research Park and is compatible with the existing and proposed development in the area.

##### Use Permit

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

The Business and Design/Research Park (BDRP) category applies to areas where commercial, professional, or manufacturing developments are designed to assure minimal impact on surrounding areas. Major uses in the category include research and development, incubator businesses, food sales and distribution, postal and data processing centers, vehicle sales and repair (inside), and general non-hazardous warehousing. The applicant is requesting a use permit to establish a hotel. Staff finds the requested use is compatible with the existing and approved uses in the area. Furthermore, the site is located near the intersection of an arterial street (Warm Springs Road) and a collector street (Colespie Street). Therefore, staff can support this request.

##### Waiver of Development Standards

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

Although there are existing single family residential residences to the northeast, those parcels and the surrounding area north of Warm Springs Road are designated as BDRP in the land use plan which allows M-D zoning where buildings up to 50 feet in height are allowed. Furthermore, other buildings have been approved in the area for heights between 60 feet and 65 feet. Landscaping in excess of Code requirements is located along the northern and eastern boundaries of the site which will mitigate impacts to the existing residential development. Therefore, staff can support this request.

##### Design Review

The proposed buildings comply with Code requirements and policies in the Comprehensive Master Plan. For example, the Urban Specific Policy 99, which states BDRP developments should be complementary with abutting uses through site planning and building design on the perimeter. Adjoining land uses and densities should be considered regarding appropriate buffers,

setbacks, landscaping, building height and materials, lighting, and signage on-site in BDRP developments. Summarily, the project complies with both Title 30 standards and the policies in the Comprehensive Master Plan; therefore, staff can support the request.

### **Department of Aviation**

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

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for La Cienega Street.
- Applicant is advised that compliance with the Uniform Standard Drawings is required.

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment

(AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@clearwaterteam.com](mailto:sewerlocation@clearwaterteam.com) and reference POC Tracking #0254-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** NEVADA INVESTMENT ASSOCIATION GROUP, LLC

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



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

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 appraisal 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 LV, LLC

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

DRAFT



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 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)

**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

	<u>Planned Land Use Category</u>	<u>Zoning District</u>	<u>Existing Land Use</u>
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-6/RNP-1	Undeveloped & developed single family residential

Related Applications

<u>Application Number</u>	<u>Request</u>
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., 1355 S. RAINBOW BLVD, LAS VEGAS, NV 89146



SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

ROSANNA ST/FORD AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-19-0446-DORN TODD EDMOND & SCOTT MICHAEL & BLAKE LYNDA JEAN:**

**ZONE CHANGE** to reclassify 2.4 acres from R-E (Rural Estates Residential) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.

**DESIGN REVIEW** for a proposed single family residential subdivision.

Generally located on the west side of Rosanna Street and the south side of Ford Avenue (alignment) within Enterprise (description on file). JJ/rk/ma (For possible action)

**RELATED INFORMATION:**

**APN:**

176-15-801-001

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.4
- Number of Lots: 18
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size (square feet): 3,276/5,135
- Project Type: Single family residential
- Number of Stories: 1 & 2
- Building Height (feet): Up to 26
- Square Feet: 1,798/2,200

**Neighborhood Meeting Summary**

The applicant conducted a neighborhood meeting on May 22, 2019, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 3 attendees present at the open house meeting for this item. The attendees had general concerns about density of the project, the proximity of this project near a park that is planned to the west, and the status of Ford Avenue being built through to this area.

Site Plans

The plans depict a proposed single family residential subdivision consisting of 18 lots on 2.4 acres at a density of 7.5 dwelling units per acre. This project is located on the west side of Rosanna Street. This general area (to the west and south of the subject property) is an existing R-E (RNP-1) neighborhood. The lots range in size from a minimum of 3,276 square feet to a maximum of 5,135 square feet. The subdivision will be served by 43 foot wide internal private streets with attached sidewalk on one side of the street. There is 1 point of access from Rosanna Street to the east, serving 8 lots, with a cul-de-sac extending south, serving 10 lots.

Landscaping

Street landscaping will consist of a 6 foot wide area behind a 5 foot wide attached sidewalk along Rosanna Street. There is no landscaping internal to the site.

Elevations

The development will provide both 1 and 2 story model homes with the maximum height shown at approximately 26 feet. One of the models is a 1 story home and the other 2 models are 2 story homes. The materials consist of stucco finished walls with decorative stone veneer accents, window articulation, and concrete tile roofs.

Floor Plans

The plans consist of 3 floor models that include 2 car front loaded garages and range in size from 1,798 square feet to 2,200 square feet.

Applicant's Justification

The applicant indicates that multiple properties to the east and southeast of this site have been rezoned R-2, making this request similar in density. Additionally, a Plan Amendment for Residential Suburban (up to 8 dwelling units per acre) was approved for two properties on the north side of Ford Avenue in 2018. Furthermore, the applicant states the property west of this site is planned to be developed as a park; therefore, the proposed density and intensity of this project will result in a land use that is compatible with the surrounding area. According to the Parks Department, there is currently no scheduled park for this property at this time.

Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Suburban (up to 8 du/ac)	R-E (RNP-1)	Undeveloped
South & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped

**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, recodification 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.*

The applicant indicates there has been a trend in the general area wherein properties have been zoned for R-2 medium density residential development to the east and southeast of this site. Staff finds there have been no changes in law, policies, trends, facts, or condition of the subject project site. However, a Plan Amendment for Residential Suburban (up to 8 dwelling units per acre) was approved for two properties on the north side of Ford Avenue in 2018. As a result, Ford Avenue (alignment) and Rosanna Street have become the border between the more intense uses and the R-E (RNP-I) to the south and west of those streets. The intrusion of a suburban medium density residential use in an area that is predominantly low density rural development, without an appropriate transitional space or use, will create future land use conflicts and cannot be justified nor is it appropriate. Staff finds market conditions or real estate trends should not be considered for the review of this application. The appropriate time to use these trends for land use planning would be during a land use plan amendment process, when the impact to the community as a whole can be reviewed and not the impact to individual sites.

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.*

According to the applicant, the property west of this site is planned to be developed as a park; therefore, the proposed density and intensity of this project will result in a land use that is compatible with the surrounding area. However, the intent of a balanced Land Use Plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. This request for suburban medium density residential development in a neighborhood that is contiguous to R-E (RNP-I) (to the south and west) is out of character with development in the immediate area. Furthermore, directly south of this development is an existing 1 story, single family residence in the R-E (RNP-I) zone. Staff finds the level of density and intensity of this request is not consistent with the existing and planned land uses in the immediate area.

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

Various Clark County service departments have reviewed this development proposal and based on the information submitted by the applicant and comments received from these service providers, the project is not anticipated to have substantial adverse effects on services and facilities. Additionally, most services and infrastructure exists in the area. However, based on information received from the Clark County School District, the elementary school located within the corresponding school zone was overcapacity for the 2018-2019 school year. Staff is concerned that the cumulative impact from the individual student yield of this project and future projects in the immediate area may further exacerbate the existing capacity issue.

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

Although the proposed project may conform to some of the design policies by providing a variety of elevations with articulating building facades established in the Comprehensive Master Plan, staff finds that the proposed R-2 zoned single family residential development adjacent to an existing RNP-I area conflicts with Urban Land Use Policy 10 of the Comprehensive Master Plan which encourages, in part, site designs that are compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity. The request also conflicts with Urban Specific Policy 38 which encourages new residential developments adjacent to existing estate residential areas to transition at appropriate densities (lot sizes of 10,000 square feet or greater) and be of similar height. Staff finds the intrusion of higher residential density and increased building massing in this neighborhood may create demands that were not planned for and change the character of the planned area where undeveloped land exists.

**Summary**

Zone Change & Design Review

Staff is concerned with the potential incompatibility between this development and existing land uses immediately adjacent to the site. Approval of this project will allow more dense zoning to intrude into an existing R-E (RNP-I) area and will not be cohesive or functionally integrated with any adjacent or nearby parcels of this site.

The issue of establishing an isolated standalone single family residential development in the immediate area through a nonconforming zone change and not part of a comprehensive land use plan update could have adverse impacts to the immediate area. Unexpected land use patterns may have significant impacts on traffic, noise, and lighting that may lead to dramatic changes in the existing area. Staff finds a more sound and predictable approach to consider this proposed zoning would be through a comprehensive land use plan update. A land use plan update allows for more public review of the proposed land use intensity and pattern and ensures a predictable consideration of the range of uses with corresponding impacts and a cohesive and uniform land use pattern in the surrounding area.

Therefore, staff finds that the applicant has neither demonstrated nor satisfied the criteria for compelling justification to merit approval of the application.



**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2019 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Resolution of Intent to complete in 3 years;
- Lots along the southern and western boundary of the site adjacent to RNP designated land shall maintain a minimum of 10,000 square feet;
- Lots along southern boundary to be developed with single story homes;
- No 3 story homes within any portion of the proposed development;
- Design review as a public hearing on any significant changes to plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet to back of sidewalk for Rosanna Street.
- 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 #0184-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: TODD DORN**

**CONTACT: JANNA FELIPE, TANEY ENGINEERING CORP, 6030 S. JONES  
BOULEVARD, SUITE 100, LAS VEGAS, NV 89118**

**DRAFT**

08/06/19 PC AGENDA SHEET

COMMERCIAL CENTER  
(TITLE 30)

CACTUS AVE/SCHIRLLS ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**NZC-19-0455-L V CACTUS SCHIRLLS, LLC:**

**ZONE CHANGE** to reclassify 2.5 acres from C-1 (Local Business) Zone to C-2 (General Commercial) Zone.

**USE PERMIT** to reduce the separation from a proposed on premises consumption of alcohol establishment (tavern) to a residential use.

**DESIGN REVIEW** for a commercial center with a tavern.

Generally located on the northwest corner of Cactus Avenue and Schirlls Street (alignment) within Enterprise (description on file). JJ/pb/ma. (For possible action)

RELATED INFORMATION:

**APN:**  
177-30-801-009

**USE PERMIT:**  
Reduce the separation from a tavern to a residential use to the east to 75 feet where 200 feet is the standard per Table 30.44-1 (a 65% reduction).

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

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Commercial center
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 15,500
- Parking Required/Provided: 101/101

**Neighborhood Meeting Summary**

The applicant conducted a neighborhood meeting on May 22, 2019 as required by the nonconforming zone boundary amendment process, prior to the formal filing of this application.

All owners within 1,500 feet of the project site were notified about the meeting. No neighbors attended. The applicant has fulfilled all provisions of Title 30 regarding pre-submittal and submittal of a nonconforming zone boundary amendment.

#### Site Plans

The plans depict a commercial center consisting of 3 retail buildings and a tavern. Retail Buildings 1 and 2 are located on the northwestern portion of the site. A retail/fast food building is located on the southwestern portion of the site, and a tavern is located on the southeastern portion of the site. The tavern is located 200 feet from the existing single family residential development to the north and 75 feet from the undeveloped residential use to the east across Schirlls Street. There is a drive-thru aisle along the north, east, and south sides of the retail/fast food building. Parking is distributed throughout the site. The site has access to Schirlls Street and to Cactus Avenue via a driveway shared with the adjacent C-1 zoned property to the west.

#### Landscaping

Street landscaping consists of a 15 foot wide landscape area with a detached sidewalk along Cactus Avenue and a 10 foot wide landscape area with an attached sidewalk along Schirlls Street. A 10 foot wide intense landscape buffer per Figure 30.64-12 is provided along the north property line. Interior parking lot trees are distributed throughout the site. The landscape consists of various trees, shrubs, and groundcover.

#### Elevations

All of the buildings have flat roofs with parapet walls and similar façades. The façades consist of stucco finish, metal panels, awnings, and aluminum storefront systems. The 3 retail buildings have varied rooflines ranging in height from 23 to 25 feet while the tavern ranges in height from 23 feet to 29 feet.

#### Floor Plans

Retail Building 1 is 3,000 square feet and retail Building 2 is 4,000 square feet. The retail/fast food restaurant is 3,000 square feet with 2,000 square feet designated for retail uses and 1,000 square feet for a fast food restaurant with a drive-thru located on the northern side of the building. The tavern is 5,500 square feet. All of the buildings are shells with multiple lease spaces.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates the site design complies with Title 30 requirements and the zoning is appropriate because several properties to the east and west along Cactus Avenue between I-15 and Decatur Boulevard are zoned C-2, the land use designation for land to the east of this site was changed to Commercial General by PA-17-700005 and this request is appropriate and compatible with the area. The applicant also indicates the design of the project conforms to Urban Specific Policy 62 of the Comprehensive Master Plan which encourages intense buffering and design features on the perimeter, adjacent to single family uses and Urban Specific Policy 65 which encourages cross access with adjoining commercial sites.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0881	Reclassified the site from R-E to C-1 zoning for a commercial center	Approved by BCC	January 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	R-E	Single family residences
South	Major Development Project	R-2	Single family residences
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Commercial Neighborhood	C-1	Commercial center

**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.

The applicant indicates that several properties to the east and west along Cactus Avenue between I-15 and Decatur Boulevard are zoned C-2, and the land use designation for land to the east of this site was changed to Commercial General by PA-17-700005; therefore, this request is appropriate and compatible with the area.

Although there are C-2 zoned parcels in the area they are on 10 acre or larger nodes located near the intersections of arterial and collector streets and conform to the land use plan. An amendment to the Enterprise Land Use Plan was approved since the current plan was adopted in October 2014. However, that change approved a 15 acre node of Commercial General located at the intersection of Cactus Avenue and Valley View Boulevard and the western boundary of that node is over 1,000 feet east of the subject site. Therefore, staff finds that there has been no change in law, policies, trends, or facts that have substantially changed the character or condition of the area.

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

The applicant indicates that several properties to the east and west along Cactus Avenue between I-15 and Decatur Boulevard are zoned C-2, and the land use designation for land to the east of this site was changed to Commercial General by PA-17-700005 and this request is appropriate and compatible with the area.

The adjacent parcels to the north and south are developed for single family residential uses and the adjacent parcel to the east is undeveloped, zoned R-E, and designated Residential Suburban in the land use plan. Therefore, staff finds the request is not compatible with the existing and planned land uses in the surrounding area.

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

There has been no indication from the public service providers that the proposed development will have an adverse effect on public facilities and services; however, C-2 zoning allows more intense uses than C-1 zoning which could adversely impact public facilities and services.

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

The applicant indicates the design of the project conforms to Urban Specific Policy 62 of the Comprehensive Master Plan which encourages intense buffering and design features on the perimeter adjacent to single family uses and Urban Specific Policy 65 which encourages cross access with adjoining commercial sites.

Although this request conforms to those policies, the request conflicts with Urban Specific Policy 8 which discourages nonconforming zone changes. Furthermore, the request is for a 2.5 acre parcel which conflicts with the purpose of the C-2 zoned, General Commercial District which is established to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community, yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The intent of the district is for sites which are typically greater than 10 acres.

#### **Summary.**

##### Zone Change

Based on the analysis above, staff finds that the applicant has not demonstrated a change in law, policies, trends, or facts to justify reclassifying this site to a C-2 zoning district. The intensity of the project is not compatible with the development in the area and does not comply with other applicable plans, goals, and policies; therefore, staff finds that the applicant has not provided a compelling justification to warrant reclassification of the site to a C-2 zone.

### 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 that the use shall not result in a substantial or undue adverse effect on adjacent properties.

A tavern is permitted in the C-2 zone subject to complying with conditions. The proposed uses are separated from the proposed residential uses to the east by a 60 foot wide local street and a 10 foot wide landscape area. The site is too small for this intense of a use and conflicts with the purpose of the C-2, General Commercial District which is established to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community, yet be buffered from having adverse impacts on any adjacent residential neighborhoods. The reduced separation also conflicts with Urban Specific Policy 61 that states when commercial development is proposed adjacent to single family residential areas, nuisances caused by incompatible uses, noise, lighting, and signs that detract from, and are not consistent with the existing residential development should be prevented. Furthermore, approval of the use permit is contingent upon approval of the nonconforming zone change which staff cannot support; therefore, staff cannot support this request.

### Design Review

Although the design of the buildings with the varying heights and pop-outs complies with Urban Specific Policy 78 of the Comprehensive Master Plan which encourages commercial developments to use enhanced architecture, Urban Specific Policy 62 which encourages intense buffering and design features on the perimeter adjacent to single family uses, and Urban Specific Policy 65 which encourages cross access with adjoining commercial sites, staff cannot support the nonconforming zone change or the use permit, which are required to approve the design review; therefore, staff cannot support this request.

### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2019 at 9:00 a.m., unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Resolution of Intent to complete in 3 years;
- Design review as a public hearing for signage and lighting;
- Design review as a public hearing for any significant changes to plans;

- Provide a decorative low profile masonry wall (no higher than 3 feet) adjacent to the drive-thru lanes along Cactus Avenue to prevent vehicle headlights shining onto westbound traffic on Cactus Avenue;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet to back of sidewalk for Schirlls Street.
- 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; and 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 #0306-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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



08/06/19 PC AGENDA SHEET

NWC CACTUS & RAINBOW COMMERCIAL  
(TITLE 30)

CACTUS AVE/RAINBOW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500116-MEQ-CACTUS & RAINBOW, LLC:**

**TENTATIVE MAP** for a commercial subdivision on 5.5 acres in a C-2 (General Commercial) Zone within the P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community.

Generally located on the northwest corner of Rainbow Boulevard and Cactus Avenue with Enterprise. SB/rk/ma (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-27-801-040

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

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: 10475 S. Rainbow Boulevard
- Site Acreage: 5.5
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 5.5 acre site which was previously approved for a shopping center. Access to the site is from driveways on Cactus Avenue and Rainbow Boulevard. Off-site improvements partially exist along both public street frontages.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-18-0146	Second phase of a proposed shopping center	Approved by BCC	April 2018
WS-0656-17	Modified street standards and design review for the first phase of a proposed shopping center	Approved by BCC	September 2017
ZC-0126-17	Reclassified this site to C-2 zoning for a mini-warehouse facility and future commercial development	Approved by BCC	May 2017

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project - General Commercial & Urban Residential (up to 14 du/ac)	C-2 & RUD	Undeveloped & drainage channel (further north single family residential)
South	Major Development Project - Medium Residential (up to 18 du/ac)	R-2 & C-2	Single family residential & tavern
East	Public Facilities	M-1	Las Vegas Valley Water District facilities
West	Major Development Project - General Commercial	C-2	Approved mini storage facility

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

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

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; Clark County Public Works does not maintain meandering sidewalks; and that compliance with the Uniform Standard Drawings is required.

**Current Planning Division - Addressing**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MEQ -CACTUS & RAINBOW, LLC

**CONTACT:** RIETZ CONSULTING INC., 3203 E. WARM SPRINGS ROAD #400, LAS VEGAS, NV 89120

**DRAFT**



08/06/19 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

GRAND CANYON DR/BLUE DIAMOND RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0466-G S S BLUE DIAMOND, LLC:**

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

**RELATED INFORMATION:**

**APN:**

176-19-501-013

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of patent easements located on the northeast corner of Grand Canyon Drive and Blue Diamond Road. The easements are 33 feet wide, adjacent to the north and east property lines. Grand Canyon Drive will be dedicated right-of-way along the western property line.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-18-0440	Mini-warehouse	Approved by BCC	August 2018
WC-18-00149 (ZC-0214-17)	Waive a conditions on a zone change for a mini-warehouse	Approved by BCC	August 2018
ZC-0214-17	Reclassified 4.3 acre to C-2 zoning for a mini-warehouse with a design review and waivers for a driveway separation	Approved by BCC	July 2017
UC-0957-06	Power Transmission Lines	Approved by PC	August 2006
MP-0466-02	North Blue Diamond Neighborhood Plan	Approved by BCC	August 2002

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Low	R-D	Residential single family
South	Residential Suburban	R-2	Undeveloped
East	Commercial General and Residential Low	R-D & H-2	Residential single family & undeveloped
West	Residential Suburban	R-2	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes. The patent easements are not needed for access and Grand Canyon Drive dedication of right-of-way is required.

**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 35 feet to back of curb for Grand Canyon Drive and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

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

**APPLICANT:** TOM FRANK

**CONTACT:** ERIC RIETZ, RIETZ CONSULTING, 3203 E. WARM SPRINGS RD, LAS VEGAS, NV 89120

**DRAFT**





EASEMENTS  
(TITLE 30)

JONES BLVD/BLUE DIAMOND RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0467-BLUE BRONCO, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard alignment and El Camino Road alignment, and between Pebble Road and Blue Diamond Road within Enterprise (description on file). JJ/bb/na (For possible action)

RELATED INFORMATION:

APN:  
176-23-501-014

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of patent easements located 370 feet south of Pebble Road and west of Bronco Street. The easements include 33 feet adjacent to all property lines, and are located on a 2.4 acre parcel proposed as a storage facility. Right-of-way grant N-75198/G is located on the southeast corner, outside and adjacent to the subject property, and includes the cul-de-sac bulb area. The applicant will vacate any unwanted BLM right-of-way from grant, N-75198/G.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-18-400254 (NZA-0449-15)	First extension of time for a zone change	Approved by BCC	March 2019
NZA-0449-15	Reclassified 5 acres from H-2 to M-1 zoning for a vehicle maintenance building and outside storage yards	Approved by BCC	September 2015

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business and Design/Research Park	M-1	Warehouse (east of Bronco Street)
South & West	Business and Design/Research	H-2	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include the cul-de-sac in the northeast corner of APN: 176-23-501-014 with a 3 foot traffic improvement easement behind the back of curb;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RANDY BLACK

**CONTACT:** JULIA IZZOLO, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE, SUITE 450, LAS VEGAS, NV 89135

EASEMENTS  
(TITLE 30)

PEBBLE RD/VALLEY VIEW BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0471-GUERIN RICHARD & SMITH CHERI:**

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

RELATED INFORMATION:

**APN:**  
177-18-801-038

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of patent easements located at the northeast corner of Schuster Street alignment and Pebble Road. The easements are located on a 1.3 acre parcel for residential development located in Enterprise. The vacation of patent easements includes 33 feet adjacent to the north and east property lines, and 3 feet along the west property line.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1036-05	Reclassified to RNP-I Overlay	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Rural Neighborhood Preservation	R-E	Residential & vacant

**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. The patent easement areas are no longer needed, considering Pebble Road and Schuster Street right-of-way dedication will be obtained.

**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 50 feet to back of curb for Pebble Road and 30 feet to back of curb for Schuster 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.

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

- No objection.

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

**APPLICANT:** CHERI SMITH

**CONTACT:** CHERI SMITH, 3930 W. PEBBLE ROAD, LAS VEGAS, NV 89139

08/07/19 BCC AGENDA SHEET

RETAIL/COMMERCIAL  
(TITLE 30)

DECATUR BLVD/WARM SPRINGS RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-19-0412-KATZ, LARRY & WARM SPRINGS DERBY, LLC:**

**DESIGN REVIEW** for changes to a previously approved retail/commercial center on 1.7 acres in a C-1 (Local Business) Zone.

Generally located on the east side of Decatur Boulevard and the north side of Warm Springs Road within Enterprise. MN/jt/ma (For possible action)

**RELATED INFORMATION:**

**APN:**

177-06-402-014; 177-06-402-020

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.7
- Project Type: Retail/commercial center
- Number of Stories: 2
- Building Height (feet): Up to 35
- Square Feet: 6,000 (retail)/3,000 (restaurant with drive-thru)/4,000 (office)/13,000 (total)
- Parking Required/Provided: 70/72

**Site Plans & History**

The plans depict several changes to an approved retail/commercial center. Previously, the site was approved for C-1 zoning with 2 retail/commercial buildings and reduced driveway separations. This application utilizes the C-1 zoning and maintains the driveways in the same location per the previous waivers of development standards for reduced driveway separations; however, this application increases the number of buildings on the site to 3.

With this application, a 6,000 square foot retail building is located in the southeast portion of the site, set back 10 feet from the east property line. Parking spaces are located on the west side of the building, between the building and Decatur Boulevard. In the central portion of the site, 2 buildings are depicted on the plans consisting of a 3,000 square foot restaurant with a drive-thru

and a 4,000 square foot, 2 story office building. Both the restaurant building and the office building are located on the west side of the parcel, adjacent to Decatur Boulevard, and parking spaces are located on the east side of the buildings. Fifteen feet of landscaping and an 11 foot wide drive aisle separate the restaurant building from Decatur Boulevard. The drive-thru lane is located on the south, west, and north sides of the restaurant building, and both the call box and pick-up window are located on the west side of the building. The office building is located directly behind the 15 foot wide landscape area along Decatur Boulevard. The northern portion of the site consists of parking spaces and a trash enclosure. Vehicular access to the site is provided by 2 driveways; one driveway is located on Warm Springs Road and one driveway is located on Decatur Boulevard.

#### Landscaping

A 10 foot wide intense landscape buffer is depicted on the east side of the retail building, which consists of 2 alternating rows of 24 inch box Mondel Pine trees spaced 10 feet on center. An approximately 8 foot wide landscape buffer to a less intense use is depicted along the remainder of the east property line and along the north property line, which consists of a single row of 24 inch box Mondel Pine trees spaced 20 feet on center.

Along Warm Springs Road, a 21 foot wide landscape area is depicted behind an existing attached sidewalk, and along Decatur Boulevard, a 15 foot wide landscape strip is depicted along the street frontage behind an existing attached sidewalk. Landscaping on the remainder of the site consists of trees in parking lot landscape fingers and around portions of the buildings.

#### Elevations

All 3 of the buildings consist of a similar design that includes parapet walls along the roofline at alternating heights, painted stucco exteriors, stainless steel metal accent panels, and storefront window systems. The retail building is 1 story 26 feet tall to the highest portion of the parapet wall; the restaurant is 1 story 27 feet tall to highest portion of the parapet walls, and the office building is 2 stories and 35 feet tall to the highest portion of the parapet walls.

#### Floor Plans

Each of the buildings are designed as shell spaces, which will be built-out to accommodate future tenants. The retail building is 6,000 square feet, the restaurant with drive-thru is 3,000 square feet, and the office building is 4,000 square feet. Total building area on the site is 13,000 square feet.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

According to the applicant, the redesign of the retail/commercial center is appropriate and compatible with the adjacent development and planned land uses.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0872	Reclassified the site to C-1 zoning for a retail center with waivers of development standards for reduced driveway separations	Approved by BCC	December 2018
ZC-18-0236	Request to reclassify the site to C-1 zoning and waivers of development standards for alternative landscaping and reduced driveways for an 8,800 square foot retail center (restaurant and retail)	Withdrawn without prejudice	May 2018
UC-0719-17	Farmers market	Denied by BCC	October 2017
ZC-0111-06	Reclassified the southern parcel of this site to C-1 zoning for a convenience store with gas pumps and a commercial building – expired	Approved by BCC	July 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Office Professional	R-E	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family homes
West	Public Facilities	R-E	Undeveloped

**Related Applications**

Application Number	Request
WC-19-400076 (ZC-18-0872)	A request to waive the following conditions on a zone change is a companion item on this agenda: 1) no drive-thru; and 2) daytime hours only for the businesses.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

This application is dependent on the approval of the companion application, WC-19-400076 (ZC-18-0872), which is a request to allow a drive-thru and allow hours of operation beyond daytime hours. Allowing a drive-thru and allowing extended hours of operation beyond daytime hours could cause significant negative impacts to the adjacent single family residences, such as traffic, noise, and odor. As a result, staff cannot support the companion application, and staff also cannot support this application for changes to the approved retail/commercial center.

Furthermore, no mitigation is proposed to help reduce the negative impacts from the drive-thru restaurant or commercial uses on the adjacent single family residences, and the site design does not comply with policies in the Comprehensive Master Plan. For example Urban Policy 60 encourages articulated block walls and an intense landscape buffer for commercial development adjacent to estate residential areas. The subject project only provides an intense landscape buffer for the area behind the retail building and not for the entire eastern property line.

Lastly, the articulation on the east side of the retail building, which is adjacent to the residential uses, only includes minor changes in the materials and parapet wall height along the roofline. Therefore, the east face of the building remains a largely blank façade that does not comply with Policy 78, which encourages the elimination of blank building elevations to improve visual quality.

#### **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**

Denial.

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

#### **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**

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

##### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;



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

**Building Department - Fire Prevention**

- Applicant agreed to provide approved turn-around at the north end of the parking lot; and that the turn-around will comply with Drawing DFPB-2 of Appendix D of the Clark County Fire Code.

**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 #0284-2019 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: UMER MANIK**

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



08/07/19 BCC AGENDA SHEET

CACTUS & VALLEY VIEW  
(TITLE 30)

SCHIRLLS ST/CACTUS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-19-500106-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**

**TENTATIVE MAP** consisting of 126 single family residential lots and common lots on 15.7 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Schirlls Street, 330 feet north of Cactus Avenue within Enterprise. JJ/rk/ma (For possible action)

**RELATED INFORMATION:**

**APN:**

177-30-801-004; 177-30-801-026 ptn

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 15.7
- Number of Lots: 126
- Density (du/ac): 8
- Minimum/Maximum Lot Size: 3,675/6,540
- Project Type: Single family residential

The plans depict a gated residential development totaling 126 single family lots and 12 common area lots on 15.7 acres. The density of the residential subdivision is 8 dwelling units per acre. The lots range in size from a minimum of 3,675 square feet to a maximum of 6,540 square feet. One access point is shown from Schirlls Street to the west. The lots within the subdivision will be served by 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street.

**Prior Land Use Requests**

Application Number	Request	Action	Date
PA-17-700005	Plan amendment to the Enterprise Land Use Plan on 35 acres from PF and RL zoning district to CG and RS zoning district with portions of the subject property within the RNP-I Overlay District	Approved by BCC	March 2018

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Low (up to 3.5 du/ac)	R-E/RNP-I	Undeveloped properties
South	Residential Suburban (up to 8 du/ac) & Residential Low (up to 3.5 du/ac)	R-E	Undeveloped & developed single family residential
East	Commercial General & Residential Low (up to 3.5 du/ac)	R-E & R-E/RNP-I	Undeveloped properties
West	Commercial Neighborhood & Public Facilities	R-E	Undeveloped & developed single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-19-0390	A zone change to reclassify this site to R-2 zoning for a single family residential development including a waiver of development standards and design reviews is a companion item on this agenda.
VS-19-0461	A vacation and abandonment of right-of-way and easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

This request meets the tentative map requirements as outlined in Title 30, however, staff is recommending denial of the vacation and zone change associated with this application, therefore staff cannot support this Tentative Map.

**Public Works - Development Review**

The applicant is requesting of the Hinson Street alignment and the Schuster Street alignment in the companion vacation and abandonment application. Public Works wants either the Hinson Street alignment or the Schuster Street alignment to go through as a north/south alignment and will not support both right-of-way alignments being vacated; therefore, the applicant is to dedicate accordingly and redesign the site plan.

**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**  
**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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Schirills Street and associated spandrel;
- Dedicate 30 feet to 60 feet for either the Hinson Street alignment or the Schuster Street alignment and associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- 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 to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0198-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: KB HOME**

**CONTACT: PAUL VALENTINE, WLB GROUP, 3663 E. SUNSET ROAD, STE 204, LAS VEGAS, NV 89120**

**DRAFT**

08/07/19 BCC AGENDA SHEET

RECREATION FACILITY  
(TITLE 30)

ARVILLE ST/ARBY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0426-SOWELL, ADAM:

**USE PERMITS** for the following: 1) a recreational facility; 2) allow an accessory structure not architecturally compatible with the principal building.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive design standards for accessory structures; 2) waive parking lot paving; 3) waive landscaping; 4) reduce parking; 5) increase the number of driveways; 6) waive setbacks for an access gate; 7) waive full off-site improvements; and 8) waive driveway width in conjunction with an existing single family residence on 3.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Arville Street and the south side of Arby Avenue within Enterprise, MN/nr/ma (For possible action)

RELATED INFORMATION:

**APN:**

177-06-801-001

**USE PERMITS:**

1. A recreational facility (private events) per Table 30.44-1.
2. Allow an accessory structure (cargo container) not architecturally compatible with the principal building where required per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow non-decorative metal siding for an accessory structure (cargo container) where not permitted per Table 30.56-2A.
2. Waive parking lot paving standards to allow for clean gravel per Air Quality Regulation Sections 92.3.1 and 92.3.1.2 and Section 30.60.020.
3. Waive parking lot landscaping where landscaping per Figure 30.64-14 is required.
4. Reduce parking spaces to 24 where 252 are required by Table 30.60-1 (a 90% reduction).
5. Increase the number of driveways to 2 where 1 driveway is the maximum allowed per Uniform Standard Drawing 222 (a 100% increase).
6. Allow a zero foot setback for an access gate from Arville Street where an 18 foot setback is required per Section 30.64.020 (a 100% reduction).
7. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Arville Street where required per Section 30.52.050.
8. Reduce driveway width to 15 feet where a minimum of 32 feet is required per Uniform Standard Drawing 222.1.

## LAND USE PLAN:

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

## BACKGROUND:

### Project Description

#### General Summary

- Site Address: 4375 W. Arby Avenue
- Site Acreage: 3.5
- Project Type: Recreational facility
- Parking Required/Provided: 252/24

### Site Plan

The site plan depicts a 6,160 square foot single story principal building located in the central eastern portion of the property. There is a pool area (200 feet by 50 feet) located to the south of the principal building (main house). To the west of the main house is a 110 foot long by 37 foot wide "non-motorized" playground, and to the south of the playground is a baseball field surfaced with artificial turf. There is a 750 square foot casita to the east of the baseball field, and a 2,400 square foot detached garage located close to the eastern property border. Directly south of the casita is a 1,335 square foot barn with additional pool area east of the barn and south of the detached garage. There are 2 existing cargo containers (accessory structures) on-site; 1 container is located on the northern border of the baseball field and the second cargo container is located to the south of the barn on the northern edge of the parking area. The proposed unpaved parking area containing 24 parking spaces is located in the southwestern corner of the parcel. A 5 foot wide walkway shown connecting the parking area to the driveway from the northern entrance to the property. There is a second walkway on the southern side of the parking area that connects to the barn. The property has 2 sets of perimeter walls. The first wall is 5 feet high and located on the west, south, and a portion of the eastern property lines. The north property line has a 2 foot high block wall with 5 foot high columns and 3 foot high decorative metal fence. The second wall is 11 feet high and has been constructed on the east property line and within 10 feet of Arville Street on the west side of the property, and 32 feet south of Arby Avenue on the north side of the property. The property can be accessed from a 15 foot wide entrance gate set back 32 feet from Arby Avenue. A 15 foot wide access gate, is located on the property line at Arville Street. The access gate on Arville Street provides access to the parking area. There is an existing trash enclosure on the property line facing Arville Street.

### Landscaping

Existing mature landscaping is shown throughout the property. Intense landscaping is proposed on the southern boundary line. There is landscaping proposed in the parking area.

### Elevations

Elevations were not provided since the majority of activities take place outside of the existing permitted buildings.

### Signage

Signage is not a part of this request.



**Applicant's Justification**

The applicant is requesting a use permit with waivers of development standards for a recreation facility on the subject property in order to host up to 8 events per year for no more than 200 guests and to be able to charge admission. The proposed events will last no more than 8 hours each. Shuttles would provide transportation to guests during events. Waivers (as outlined) are being requested in order to keep the property cohesive with the surrounding rural environment since the proposed request is temporary and intermittent in nature.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Rural Neighborhood Preservation	R-E	Developed single family residence
South	Rural Neighborhood Preservation	R-E	Developed single family residence
East	Rural Neighborhood Preservation	R-E	Undeveloped land airport owned land
West	Rural Neighborhood Preservation	R-E	Developed single family residence, undeveloped land

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

There are several prior, resolved violations on the property. A neighborhood nuisance violation was issued in 2016 which was closed in 2019. The nuisance complaint included issues such as excessive noise, light glare, operation of a club/retreat, and parking along neighborhood streets during events, and people living in travel trailers on the property.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning Use Permits**

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

**Use Permit #1**

Land Use Goal 2 in the Comprehensive Master Plan in part encourages opportunities for a mix of uses in close proximity of each other. However, the Rural Neighborhood Preservation Land Use Category is intended to protect areas within the Las Vegas valley that are already developed and rural in character from encroachment by more intensive development. Although the subject property has been developed residentially, the proposed use of the property will be commercial in nature. Commercial Land Use Goal 59 and 61 are consistent with preserving the rural neighborhood preservation area by preventing incompatible land uses such as noise, lighting,

traffic, and signs that are not consistent with the existing residential development. The proposed recreational facility will have several impacts on the neighboring area such as increased traffic, glare from sports field lighting, and noise which has been a neighborhood issue in the past; therefore, staff cannot support the request.

#### Use Permit #2

Staff reviews use permit requests to ensure compatibility with existing and planned development in the area. The existing accessory structures (cargo containers) are to scale with the size of the property. One of the existing containers will be screened from view of neighboring properties; however, the container that is placed to the north of the unpaved parking area will be visible from Arville Street and the property to the south. Since the applicant is requesting a waiver from parking lot landscaping and no landscaping is proposed along Arville Street, staff cannot support the request to allow an accessory structure that is not architecturally compatible with the principal structure.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

The existing cargo containers (accessory structures) have vertical metal siding that is not architecturally compatible with the principal structure and require a waiver. The container located to the north of the proposed parking area will be visible from adjacent properties and a public right-of-way. Since the applicant has not proposed any screening measures or alternatives to make the container not visible, staff cannot support the request to allow the non-decorative metal siding which is not visually cohesive with the surrounding area.

#### Waivers of Development Standards #2, #3, & #4

Urban Specific Policies within the Comprehensive Master Plan encourages site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower intensity. Although the site appears to have ample landscaping in place, the parking lot, which is next to developed residential, will not have required landscaping. The applicant will install intense landscaping on the southern property line, until the landscaping is mature the parking lot will be visible from adjacent residential property. The unpaved parking area will have a direct impact on the neighboring property due to this being the main access to the property for shuttle busses transporting guests. Not only will there be increased traffic at the beginning of the event, but at the end of an event. Depending on how many passengers each bus can accommodate, the traffic will exceed what is typical for a residential property. Providing landscaping is a method to reduce dust and increase the aesthetics of any project. Given the nature of the proposal, providing parking lot landscaping and increasing the buffering and screening between the subject property and the neighborhood would reduce the impact on the

surrounding area. Increased traffic and noise coupled with dust and reduced required landscaping will create a nuisance within the neighborhood and staff cannot support the waiver requests.

**Public Works - Development Review**

Waiver of Development Standards #5

Public Works has no objection to the driveway on Arby Avenue as this leads to the back of the property similar to many parcels of this size; however, the driveway on Arville Street leads to a parking lot which residential properties do not have.

Waiver of Development Standards #6

Staff cannot support the waiver for the zero foot setback for an access gate as Code requires gates to be set back 18 feet on a street of this size. Traffic will be forced to stop in the right-of-way to wait for the gate to operate causing safety concerns.

Waiver of Development Standards #7

Staff cannot support the waiver of off-sites on Arville Street as the parcel directly south has installed full off-sites and Arville Street is an 80 foot road; therefore, rural standards do not apply.

Waiver of Development Standards #8

The driveway on Arby Avenue meets the residential use size; however, the Arville Street driveway is attached to a parking lot and commercial in nature; therefore, the driveway is required to be a minimum to 32 feet in width. The 15 feet is not wide enough for 2 vehicles to traverse at the same time which will cause added backing into Arville Street along with other safety concerns.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- 1 year to review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 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;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions)
- Gates to remain open during business hours.

**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; to show on-site fire lane, turning radius, and turnarounds; to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

- Applicant is advised that the property appears to have an existing septic system; and to please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ADAM SOWELL**

**CONTACT: BROWN, BROWN AND PRESMSRIRUT, 520 SOUTH FOURTH STREET,  
LAS VEGAS, NV 89101**

08/07/19 BCC AGENDA SHEET

SUPPER CLUB  
(TITLE 30)

FORD AVE/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0460-SUMMERLIN ASSET MGMT, LLC & IRON ROCK PROPERTIES, LLC:

**USE PERMITS** for the following: 1) restaurant; and 2) allow an on-premises consumption of alcohol establishment (supper club).

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

**DESIGN REVIEWS** for the following: 1) restaurant/supper club; and 2) alternative parking lot landscaping on 1.4 acres in an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone.

Generally located on the southeast corner of Ford Avenue and Decatur Boulevard within Enterprise. JJ/pb/ma (For possible action)

RELATED INFORMATION:

**APN:**  
177-18-401-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the approach distance from the driveway to the intersection to 83 feet where 150 feet is required along Decatur Boulevard per Uniform Standard Drawing 222.1 (a 44.7% reduction).
- b. Reduce the departure distance from the driveway to the intersection to 51 feet where 190 feet is required along Ford Avenue per Uniform Standard Drawing 222.1 (a 73.2% reduction).
2. a. Reduce throat depth for the driveway along Decatur Boulevard to 10 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 60% reduction).
- b. Reduce throat depth for the driveway along Ford Avenue to 6 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 76% reduction).

**DESIGN REVIEWS:**

1. Restaurant/supper club.
2. Alternative parking lot landscaping standards per Figure 30.64-14.

**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: 1.4
- Project Type: Japanese restaurant/supper club
- Number of Stories: 1
- Building Height (feet): 34.5
- Square Feet: 5,500
- Parking Required/Provided: 55/55

#### Site Plans

The plans depict a 5,500 square foot restaurant building located on the southeastern portion of the site with a patio area located on the south side of the building. The patio area will not be used as an outside drinking/eating area. Parking spaces are located to the north and west of the building and the site has access to Decatur Boulevard and Ford Avenue via 2 driveways. The departure distances and throat depths for the driveways do not meet Code requirements. The site has split zoning with an approximate 1,656 square foot triangle shaped area located on the southeast corner of the site in an R-E zoned district and the majority of the site being in an H-2 zone. The building and parking for the project are located on the H-2 zoned portion of the site.

#### Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along Decatur Boulevard and a 6 foot wide landscape area is located adjacent to an attached sidewalk along Ford Avenue. There are 6 foot to 10 foot wide landscape areas along the eastern and southern boundaries of the site. Interior parking lot trees are distributed throughout the site; however, there are 3 areas where the separation between trees exceeds 6 parking spaces. The landscape materials include trees, shrubs, and groundcover.

#### Elevations

The plans depict a single story with a varied roofline including a pitched roof and a flat roof and parapet walls. Most of the building will consist of the flat roof ranging in height from 19 feet, 4 inches to 21 feet, 4 inches. A decorative feature with pitched roofs and concrete roof tile up to 34 feet, 6 inches high is located on the center of the building. The façade includes sand finished stucco, stone veneer, stained wood, and canopies.

#### Floor Plans

The plans depict a 5,500 square foot Japanese restaurant/supper club with a reception area, dining area, private dining rooms, sushi bar, service bar, kitchen, restrooms, storage areas, and other accessory uses.

#### Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the site is less than 300 feet from the intersection of Decatur Boulevard and Blue Diamond Road and is compatible with the commercial zoning on the other corners of Decatur Boulevard and Ford Avenue.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0802-15	Retail center consisting of a convenience store/gasoline station and an in-line retail building - expired	Approved on appeal by BCC	February 2016

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Hospital
South	Residential High (from 8 to 18 du/ac)	R-4	Undeveloped
East	Residential High (from 8 to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-4 & R-2	Undeveloped & single family residences
West	Commercial General	C-2	Undeveloped approved for a 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 finds the requested use conflicts with the Enterprise Land Use Plan which designates this site Residential Medium. Although the proposed use is compatible with the commercial zoning to the north and west it is not compatible with the undeveloped land in an R-4 zoning district on the adjacent parcels to the east and south. Furthermore, there is an existing single family residential development approximately 170 feet to the east. If this parcel was in a C-2 zone like the parcels to the north and west, this site would not meet the separation requirement. Therefore, staff cannot support their 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 applicant has provided landscape buffers around the entire perimeter of the property that exceed Title 30 standards. The building has a varied roofline and architectural enhancements which comply with Policy 78 that encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality and Policy 79 that encourages commercial developments to use visually articulated elements including, but not limited to towers, decorative fascias or parapets, columns, colonnades, decorative details, fenestration, landscaped planters or trellises, pitched/hipped roofs, or other visually articulated design utilizing harmonious volumes, spaces and materials. However, staff finds the use and design are too intense for the site creating a lack of interior parking lot landscaping. Furthermore, approval of the design review is contingent upon approval of the use permits and waivers of development standards which staff cannot support; therefore, staff recommends denial.

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

##### **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**

Denial.

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

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

##### **Current Planning**

If approved:

- Design review as a public hearing for lighting and signage;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; any 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.

**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 #0309-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** SUMMERLIN ASSET MANAGEMENT, LLC  
**CONTACT:** ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,  
SUITE 650, LAS VEGAS, NV 89135



PLACE OF WORSHIP  
(TITLE 30)

PEBBLE RD/EDMOND ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0465-MELROSE ASSOCIATES INC & TOUBIAN FAMILY TRUST:**

**USE PERMIT** for a place of worship.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative trash enclosure requirement; 2) parking lot landscaping; 3) allow modified driveway design standards; and 4) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

**DESIGN REVIEW** for a proposed place of worship on 2.5 acres in an R-E (Rural Estates Residential) Zone in the RNP-I Overlay District.

Generally located on the southwest corner of Pebble Road and Edmond Street within Enterprise.  
JJ/sd/ma (For possible action)

**RELATED INFORMATION:**

**APN:**

176-24-501-008; 176-24-501-009

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow trash enclosure to be set back 20 feet from residential development on a separate parcel where 50 feet is required per Section 30.56.120 (3) (a 60% reduction).
2. Waive parking lot landscaping for a proposed parking lot where parking lot landscaping is required per Figure 30.64-14.
3. Reduce throat depth to 55 feet where a minimum of 100 feet is required per Uniform Design Standards 222.1 (a 45% reduction).
4. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Pebble Road where full off-site improvements are required per Section 30.52.050.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Place of worship
- Building Height (feet): 30

- Square Feet: 9,000 (first phase)/13,960 (total build out)
- Parking Required/Provided: 140/142 (total build out)

**Site Plans**

The plans depict a proposed 1 story place of worship which will consist of 2 buildings for a total of 9,000 square feet for the first phase of construction. Future phases will include additions to the proposed buildings, including classrooms and multi-purpose rooms that will bring the total square footage to 13,960 square feet. The proposed place of worship will be centrally located within the project site, approximately 85 feet from Pebble Road. To the east of the place of worship is the proposed classroom building, located approximately 85 feet from Pebble Road and approximately 63 feet from Edmond Street. The buildings are connected by walls and doors to create a courtyard. A 24 foot wide drive aisle for both internal traffic and emergency vehicle access encircles the proposed building. Access to the site is from Pebble Road via a 32 foot wide driveway in the northwest portion of the parcel. A proposed trash enclosure will be located in the southwest corner of the parcel.

**Landscaping**

Street landscaping consists of 15 foot wide landscape area along Pebble Road and an 8 foot wide landscape area along Edmond Street, along with perimeter landscaping proposed along the western and southern property lines consisting of both 24 inch box trees spaced every 20 feet on center and 15 gallon box trees spaced 20 feet on center. No landscape island fingers are provided between spaces within rows to break-up the longer rows of parking and is the subject of a waiver request for parking lot landscaping.

**Elevations**

The plans show a 30 foot high building with a flat roofline and parapet walls.

**Floor Plans**

The plans show an auditorium for 320 seats and a separate building with 3 classrooms and a serving kitchen with an exterior courtyard with areas for barbecues and tables. The total internal space is 13,960 square feet when total build out is completed with proposed future additions.

**Applicant's Justification**

The applicant states that they are seeking to construct a new Church in the rural neighborhood area for a permanent home for their congregation. Since the parcels are small there will be difficulty in complying with driveway throat depths. In addition, off-site improvements will be out of context with the surrounding area and request to only provide transitional paving. The proposed location of the trash enclosure is due to an existing 50 foot NV Energy easement and will not allow trash enclosures under power lines.

**Prior Land Use Requests**

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

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0480-99	Installation of 138/12 kV overhead electrical power transmission line with 110 foot high transmission line poles & equipment	Approved by PC	May 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential suburban (up to 8 du/ac)	R-2	Single family residence
South, East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	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**

Use Permit

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

The proposed place of worship should not have an adverse or negative impact on the surrounding parcels as places of worship are common within residential areas. With the only point of access to the site being from Pebble Road, traffic will remain on the arterial street. In addition all required parking is proposed on-site. This place of worship will have limited hours of operation with services held on Sundays only and will not provide daycare or schooling. With proper placement on the property, along with requisite parking and appropriate scale and buffering, a place of worship can be consistent and compatible within residential neighborhoods in accordance with Title 30 and the Comprehensive Master Plan. Staff can support the request as submitted.

Waivers of Development Standards

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

#### Waiver of Development Standards #1

The proposed location for the trash enclosure is a result of an existing 50 foot wide NV Energy easement along the eastern portion of the site and is prohibited from placing a trash enclosure under existing power lines due to potential contact with above live power lines. The applicant will be providing adequate screening through required landscaping along the perimeter of the property in this location for the trash enclosure. Staff has no objection and can support this request.

#### Waiver of Development Standards #2

Typically staff does not support the reduction in landscaping requirements. Parking lot landscaping is required in order to provide shade and for reducing the heat island effect. The plans submitted show no landscape finger islands throughout the parking lot. While the perimeter parking spaces are adjacent to landscaped areas, the fingers break-up large expanses of pavement. In addition, except for the corners, landscaping is not provided to a majority of the parking spaces adjacent to the complex. Staff cannot support this request.

#### Design Review

Staff finds that the proposed place of worship is designed to be sensitive to the residential properties in the area. The building is in scale with the surrounding existing residences in the neighborhood which are single family residences. The place of worship building will be constructed on the central portion of the property and will exceed minimum setback requirements. The place of worship building contains architectural detail on all sides of the building; therefore, complies with Urban Specific Policy 78 which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality.

Staff believes the parking lot can be redesigned to accommodate landscape fingers; however, it may be necessary to reduce the area of the future additions in order to provide the required number of parking spaces. Staff can support the design review, if a subsequent design review is required for the future additions to address the parking and landscape fingers.

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

#### Waiver of Development Standards #3

Staff cannot support the reduction in throat depth due to the number of spaces, the ingress throat depth is a reduction of 44 feet and the egress is a reduction of 77 feet which are excessive reductions.

#### Waiver of Development Standards #4

Full off-sites are constructed on Pebble Road along the entire north side of the street. This is large facility on the site acts as a commercial development; therefore, full off-sites are required on both Pebble Road and Edmond Street.

**Staff Recommendation**

Approval of use permit, design review, and waiver of development standards #1; denial of waivers of development standard #2, #3, and #4.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Design review for future additions, including additions shown on plans;
- 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;
- Right-of-way dedication to include 30 feet to back of curb for Edmond Street and 50 feet to back of curb for Pebble Road and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).

**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 #0308-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**FAB/CAC:  
APPROVALS:  
PROTESTS:**

**APPLICANT: THE ROCK, A CHRISTIAN CHURCH  
CONTACT: GREG MARTIN, 2365 RADIANT BEAN AVE, LAS VEGAS, NV 89123**





08/07/19 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

ROBINDALE RD/DEAN MARTIN DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0458-2567 E WASHBURN RD, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Robindale Road and Maulding Avenue, and between Dean Martin Drive and Procyon Street and a portion of a right-of-way being Maulding Avenue located between Dean Martin Drive and Procyon Street and a portion of a right-of-way being Polaris Avenue located between Robindale Road and Maulding Avenue within Enterprise (description on file). MN/pbxxx (For possible action)

**RELATED INFORMATION:**

**APN:**

177-08-206-002; 177-08-206-003; 177-08-207-001; 177-08-207-003

**LAND USE PLAN:**

ENTERPRISE - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

The plans show the vacation of 37 foot wide government patent easements along the eastern and western boundaries of the southeastern parcel (177-08-207-003). The plans also show the vacation of a 30 foot wide portion of Maulding Avenue extending west from Polaris Avenue towards Procyon Street along the northern boundary of the northwestern parcel (177-08-206-002) and a 30 foot wide portion of Polaris Avenue extending north to south from Maulding Avenue to Robindale Road along the eastern boundaries of the western parcels (177-08-206-002 and 003). The applicant indicates that the easements and portions of the right-of-way are no longer required and approval of this application will allow development of the parcels.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Office Professional & Public Facilities	C-P & R-E	Office building, place of worship, & undeveloped
South	Office Professional & Public Facilities	P-F & R-E	Single family residential & undeveloped
East	Business and Design/Research Park	M-D	Office/warehouse & retail

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-19-0457	A zone change to reclassify the site to C-P zoning for an office building 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**

**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.

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

- No objection.

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

**APPLICANT:** 2567 E WASHBURN RD, LLC

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

DRAFT



EASEMENTS & RIGHTS-OF-WAY  
(TITLE 30)

CACTUS AVE/VALLEY VIEW BLVD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0461-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**

**VACATE AND ABANDON** easements of interest to Clark County located between Schirlls Street and Valley View Boulevard and between Cactus Avenue and Frias Avenue and a portion of a right-of-way being Rush Avenue located between Schuster Street and Hinson Street and a portion of Schuster Street located between Cactus Avenue and Rush Avenue, and between Rush Avenue and Frias Avenue within Enterprise (description on file). JJ/jvma (For possible action)

**RELATED INFORMATION:**

**APN:**

177-30-801-004; 177-30-801-016 through 177-30-801-019; 177-30-801-020 through 177-30-801-023; 177-30-801-026

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon various roadway and patent easements located on the subject parcels. In addition, it is being requested that a 30 foot wide portion of Rush Avenue right-of-way commencing at Schuster Street and traversing west approximately 310 feet be vacated. The applicant is also requesting 2 segments of Schuster Street be vacated, the first segment is approximately 332 feet long and 30 feet wide, starting at the Rush Avenue intersection and proceeding in a northerly direction, the second segment is approximately 311 feet long and 30 feet wide starting at Cactus Avenue and proceeding northerly.

The applicant indicates that these easements and rights-of-way are no longer needed and the appropriate street network will be dedicated through a parcel map (MSM-19-600041).

**Prior Land Use Requests**

Application Number	Request	Action	Date
PA-17-700005	Plan amendment to the Enterprise Land Use Plan on a 35 acres from PF and RL to CG and RS with portions of the subject property within the RNP-I Overlay District	Approved by BCC	March 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-E/RNP-I	Undeveloped properties
South	Residential Suburban (up to 8 du/ac) & Residential Low (up to 3.5 du/ac)	R-E	Undeveloped & developed single family residential
East	Commercial General & Residential Low (up to 3.5 du/ac)	R-E & R-E/RNP-I	Undeveloped properties
West	Commercial Neighborhood & Public Facilities	R-E	Undeveloped & developed single family residential

**Related Applications**

Application Number	Request
TM-19-500106	A tentative map for 126 lots on 15.8 acres is a companion item on this agenda.
ZC-19-0390	A zone change to reclassify this site to R-2 zoning for a single family residential development including waiver of development standards and design reviews 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 wants either the Hinson Street alignment or the Schuster Street alignment to go through as a north/south street and will not support both right-of-way alignments being vacated.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- 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 of 30 feet for Schirlls Street and associated spandrel;
- Dedicate 30 feet to 60 feet for either the Hinson Street alignment or the Schuster Street alignment 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 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. /ma

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

- Applicant is advised that (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-19-0461; that CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that CCWRD requests no gates or fences are allowed to be installed across the subject parcels as a condition of the rights granted to CCWRD.

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

**APPLICANT: ROB FOLEY**

**CONTACT: ROB FOLEY, TRI CORE SURVEYING, LLC, 6761 W. CHARLESTON BLVD, LAS VEGAS, NV 89146**





RESTAURANT  
(TITLE 30)

DECATUR BLVD/WARM SPRINGS RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-19-400076 (ZC-18-0872)-KATZ, LARRY & WARM SPRINGS DERBY LLC:**

**WAIVER OF CONDITIONS** of a zone change (ZC-18-0872) requiring the following: 1) no drive-thru; and 2) daytime hours only for the businesses in conjunction with a retail/commercial center on 1.7 acres in a C-1 (Local Business) Zone.

Generally located on the east side of Decatur Boulevard and the north side of Warm Springs Road within Enterprise. MN/jt/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-06-402-014; 177-06-402-020

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.7
- Project Type: Retail/commercial center
- Number of Stories: 2
- Building Height (feet): Up to 35
- Square Feet: 6,000 (retail)/3,000 (restaurant with drive-thru)/4,000 (office)/13,000 (total)
- Parking Required/Provided: 70/72

**Site Plan**

A companion application for the redesign of a previously approved retail/commercial center includes a retail building, a restaurant with drive-thru, and an office building. The retail building is located on the southeast portion of the site, set back 10 feet from the east property line. Parking spaces are located on the west side of the building, between the building and Decatur Boulevard. Both the restaurant and office building are located in the central portion of the site, adjacent to Decatur Boulevard. Parking spaces are located on the east side of the buildings. Fifteen feet of landscaping and an 11 foot wide drive aisle separate the restaurant building from Decatur Boulevard. The office building is located directly behind the 15 foot wide landscape area along Decatur Boulevard. The northern portion of the site consists of parking spaces and a

trash enclosure. Vehicular access to the site is provided by 2 driveways; one driveway is located on Warm Springs Road and one driveway is located on Decatur Boulevard.

### Landscaping

A 10 foot wide intense landscape buffer is depicted on the east side of the retail building, which consists of 2 alternating rows of 24 inch box Mondel Pine trees spaced 10 feet on center. An approximately 8 foot wide landscape buffer to a less intense use is depicted along the remainder of the east property line and along the north property line, which consists of a single row of 24 inch box Mondel Pine trees spaced 20 feet on center.

Along Warm Springs Road, a 21 foot wide landscape area is depicted behind an existing attached sidewalk, and along Decatur Boulevard, a 15 foot wide landscape strip is depicted along the street frontage behind an existing attached sidewalk. Landscaping on the remainder of the site consists of trees in parking lot landscape fingers and around portions of the buildings.

### Elevations

All 3 of the buildings consist of a similar design that includes parapet walls along the roofline at alternating heights, painted stucco exteriors, stainless steel metal accent panels, and storefront window systems. The retail building is 1 story 26 feet tall to the highest portion of the parapet walls; the restaurant is 1 story 27 feet tall to highest portion of the parapet walls, and the office building is 2 stories 35 feet tall to the highest portion of the parapet walls.

### Floor Plans

Each of the buildings are designed as shell spaces, which will be built-out to accommodate future tenants. The retail building is 6,000 square feet, the restaurant with drive-thru is 3,000 square feet, and the office building is 4,000 square feet. Total building area on the site is 13,000 square feet.

### Previous Conditions of Approval

Listed below are the approved conditions for ZC-18-0872:

#### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design Review as a public hearing for lighting;
- No drive-thru;
- No elevated planter boxes;
- Daytime hours only for the businesses;
- 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 waiver of development standards and design review must commence within 2 years of approval date or they will expire.

#### Public Works - Development Review

- Drainage study and compliance;

- Traffic study and compliance;
- 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;
- Dedicate additional right-of-way and/or easements, as needed, to accommodate existing public infrastructure.

Department of Aviation

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

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0635-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the waiver of conditions to allow a drive-thru will enable an additional restaurant option for the neighborhood. In addition, the waiver of conditions for daytime hours of operation will enable the drive-thru restaurant to stay open until midnight. The applicant points out that a convenience store and an on-premises consumption of alcohol establishment located on the southwest corner of Decatur Boulevard and Warm Springs Road are open 24 hours a day, 7 days a week.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0872	Reclassified the site to C-1 zoning for a retail center with waivers of development standards for reduced driveway separations	Approved by BCC	December 2018
ZC-18-0236	Request to reclassify the site to C-1 zoning and waivers of development standards for alternative landscaping and reduced driveways for an 8,800 square foot retail center (restaurant and retail)	Withdrawn without prejudice	May 2018
UC-0719-17	Farmers market	Denied by BCC	October 2017
ZC-0111-06	Reclassified the southern parcel of this site to C-1 zoning for a convenience store with gas pumps and a commercial building – expired	Approved by BCC	July 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Office Professional	R-E	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family homes
West	Public Facilities	R-E	Undeveloped

**Related Applications**

Application Number	Request
DR-19-0412	A design review for changes to a previously approved retail/commercial center is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Conditions for daytime hours of operation and no drive-thru were imposed on the original application to ensure that the proposed commercial development remained compatible with the adjacent single family residences to the east. Drive-thru facilities and extended hours of operation beyond daytime hours can create negative impacts on adjacent single family residences including increased traffic, noise, and odors. In addition, the proposed waivers of conditions are not compatible with Urban Specific Policy 59 in the Comprehensive Master Plan, which states that commercial development adjacent to estate residential areas should prevent nuisances caused by incompatible uses, noise, and lighting that detract from and are not consistent with the

existing residential development. Furthermore, there has been no change in circumstances since the original conditions were imposed to warrant or justify removing the conditions.

**Staff Recommendation**

Denial.

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Public Works - Development Review**

If approved:

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** UMER MALIK

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



FORT APACHE & MOUNTAINS EDGE

FORT APACHE RD/PYLE AVE

(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-19-400090 (TM-18-500059)-EPIC MOUNTAINS EDGE LLC:**

**WAIVER OF CONDITIONS** of a tentative map requiring conformance per plans submitted on October 2, 2018 for a single family residential development consisting of 220 single family residential lots and common lots on a 41.9 acre portion of a 285.2 acre parcel in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Fort Apache Road and Pyle Avenue (alignment) within Enterprise. JJ/sv/xx (For possible action)

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RELATED INFORMATION:

**APN:**

176-30-601-002 through 176-30-601-004

**WAIVER OF CONDITION(S):**

**LAND USE PLAN:**

ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)  
ENTERPRISE - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9853 S. Fort Apache Road
- Site Acreage: 41.9 acre portion of a 285.2 acre parcel
- Number of Lots: 220 residential/9 common
- Density (du/ac): 5.25
- Minimum/Maximum Lot Size: 4,000/11,633
- Project Type: Single family residential development

**Site Plans**

Revised plans dated August 28, 2018 were submitted for the project prior to the public hearing. That site plan depicted a single family residential development consisting of 222 lots with a density of 5.3 dwelling units per acre. The site is a 41.9 acre portion of a 285.2 acre parcel that was purchased at auction from the Bureau of Land Management. The 41.9 acres is located on the southeastern portion of the parcel at the northwest corner of Fort Apache Road and Pyle Avenue (alignment). The plans depicted the site being developed as 2 single family residential

developments separated between the eastern and western portions of the site. Access to the development on the western portion of the site is provided from Pyle Avenue, a public street that terminates in a radius cul-de-sac approximately 1,020 feet west of Fort Apache Road. Access to the eastern portion of the site is provided from Fort Apache Road. Access within the development is provided by 39 foot wide private streets with 5 foot wide sidewalks on 1 side of the street. The northern and western portions of the site are located within a hillside area (slopes greater than 12%). A slope analysis indicates that approximately 418,327 square feet (9.6 acres) of the development is located within the hillside area, and 227,066 square feet (5.2 acres for 54.2%) of the hillside area will be disturbed. The plan depicted 9 common element lots with a total area of approximately 6.4 acres. These common elements are located along Fort Apache Road and Pyle Avenue, along the entrances to the development, and along the north and west sides of the site. The common elements along the west and north sides of the site are intended to reduce disturbance of the hillside areas. The plans depicted 4 streets which terminate with hammerhead cul-de-sac design and are within the eastern portion of the site. The site plan was revised on October 2, 2019 to remove two of the hammerhead cul-de-sacs, to reduce the number of lots to 220 and to reduce the density from 5.3 to 5.25 units per acre. No changes were made to the other plans on file.

#### Previous Conditions of Approval

Listed below are the approved conditions for TM-18-500059:

#### Current Planning

- Per plans submitted on October 2, 2018.
- 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(40)(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Pyle Avenue to be constructed to a 60 foot wide standard roadway with the extra 20 feet of dedication to accommodate a trail as approved by Public Works - Development Review Division;
- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road, 40 feet for Pyle Avenue, the portion of the cul-de-sac at the western terminus of Pyle Avenue, and associated spandrels;
- If the project is gated, queuing analysis and/or gate/callbox location must be approved by Public Works - Development Review Division;
- Fire Department approval of over-length streets;



- Applicant shall apply for BLM right-of-way grants to allow minimum paving on all perimeter streets.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

- All streets shall be named;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets labeled as D, F, I, and J shall have the suffix of Court.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0071-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant requests to modify the condition to adhere to the plans submitted October 2, 2018 to read "Per plans submitted October 2, 2018, unless administratively approved for less density." The applicant states that the revised condition would allow Lennar to proceed with a slightly revised plan with less density and fewer lots.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-18-0287	Reclassified the site to an R-2 zone for a single family residential development	Approved by BCC	October 2018
TM-18-500059	222 single family residential lots and common lots	Approved by BCC	October 2018
VS-18-0641	Vacated and abandoned government patent easements	Approved by BCC	October 2018
VS-18-0290	Vacated easements and rights-of-way	Approved by BCC	October 2018

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Open Land (open space/grazing/vacant land); residential (up to 1 du/10 ac), Public Facilities, Residential Rural (up to 0.5 du/ac) & Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels
South	Open Land (open space/grazing/vacant land); residential (up to 1 du/10 ac)	R-E	Undeveloped parcels

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Major Development Project	R-2	Single family residential developments
West	Open Land (open space/grazing/vacant land); residential (up to 1 du/10 ac) & Public Facilities	R-E	Undeveloped parcels & detention basin

This site and the abutting parcels to the north and east are located in the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WC-19-400091 (NZC-18-0287)	A waiver of conditions of a zone change 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 waiver of conditions may be granted if it is found that the condition will no longer fulfill its intended purpose and the applicant must demonstrate clear and convincing evidence that the proposed waiver will not adversely impact neighboring properties. The condition to approve TM-18-500059 per plans submitted on October 2, 2018 was imposed in order to approve the revised plans shown at the public hearing which removed 2 hammerhead cul-de-sacs. The applicant will satisfy the other conditions imposed on the accompanying Notice of Final Action; therefore, the applicant's request will not impact the other conditions in place.

**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:**

**Current Planning**

- Revised condition to read "Per plans submitted October 2, 2018 unless administratively approved for less density."

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** GREYSTONE NEVADA, LLC

**CONTACT:** ANTHONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DR., SUITE 650, LAS VEGS, NV 89135

**DRAFT**



08/07/19 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT  
(TITLE 30)

FORT APACHE RD/PYLE AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-19-400091 (NZN-18-0287) -EPIC MOUNTAINS EDGE, LLC:**

**WAIVER OF CONDITIONS** of a zone change requiring conformance per plans submitted on October 2, 2018 for a single family residential development consisting of 220 single family residential lots and common lots on a 41.9 acre portion of a 285.2 acre parcel in an R-3 (Medium Density Residential) Zone.

Generally located on the northwest corner of Fort Apache Road and Pyle Avenue (alignment) within Enterprise. JJ/sv/ma (For possible action)

**RELATED INFORMATION:**

**APN:**

176-30-601-002 through 176-30-601-004

**LAND USE PLAN:**

ENTERPRISE - PUBLIC FACILITIES  
ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9853 S. Fort Apache Road
- Site Acreage: 41.9 acre portion of a 285.2 acre parcel
- Number of Lots: 220 residential/9 common
- Density (du/ac): 5.25
- Minimum/Maximum Lot Size: 4,000/11,633
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height: Up to 35 feet
- Square Feet: 2,055 to 2,636
- Open Space Required/Provided: 6.4 acres (provided)

**Site Plan**

Revised plans dated August 28, 2018 were submitted for the project prior to the public hearing. That site plan depicted a single family residential development consisting of 222 lots with a density of 5.3 dwelling units per acre. The site is a 41.9 acre portion of a 285.2 acre parcel that was purchased at auction from the Bureau of Land Management. The 41.9 acres is located on

the southeastern portion of the parcel at the northwest corner of Fort Apache Road and Pyle Avenue (alignment). The plans depicted the site being developed as 2 single family residential developments separated between the eastern and western portions of the site. Access to the development on the western portion of the site is provided from Pyle Avenue, a public street that terminates in a radius cul-de-sac approximately 1,020 feet west of Fort Apache Road. Access to the eastern portion of the site is provided from Fort Apache Road. Access within the development is provided by 39 foot wide private streets with 5 foot wide sidewalks on 1 side of the streets. The northern and western portions of the site are located within a hillside area (slopes greater than 12%). A slope analysis indicates that approximately 418,327 square feet (9.6 acres) of the development is located within the hillside area, and 227,066 square feet (5.2 acres for 54.2%) of the hillside area will be disturbed. The plan depicted 9 common element lots with a total area of approximately 6.4 acres. These common elements are located along Fort Apache Road and Pyle Avenue, along the entrances to the development, and along the north and west sides of the site. The common elements along the west and north sides of the site are intended to reduce disturbance of the hillside areas. The plans depicted 4 streets which terminate with hammerhead cul-de-sac design and are within the eastern portion of the site. The site plan was revised on October 2, 2019 to remove two of the hammerhead cul-de-sacs, to reduce the number of lots to 220 and to reduce the density from 8.3 to 5.25 units per acre. No changes were made to the other plans on file.

#### Landscaping

The plans depict a minimum 15 foot wide landscape area with a detached sidewalk along Fort Apache Road. A minimum 15-foot wide landscape area is depicted within the Pyle Avenue right-of-way with no on-site landscape area provided adjacent to Pyle Avenue. Additional landscape areas re-depicted at the entrances to the development. All of these landscape areas consist of trees, shrubs, and groundcover.

#### Elevations

The plans depict 2 story residences with a maximum height of 35 feet. Each residence will have a pitched roof with concrete tile for roofing material. The exterior of the residences are a combination of stucco painted in earth tone colors with stone or brick veneer. The designs include pop-outs, recesses, window fenestrations and other architectural features to break-up the vertical and horizontal surfaces of the buildings to enhance residences.

#### Floor Plans

The plans depict single family residences that are between 2,055 square feet to 2,636 square feet in area. Each residence will have a 2 car garage and options for 3 to 6 bedrooms.

#### Previous Conditions of Approval

Listed below are the approved conditions for NZC-18-0287:

##### Current Planning

- Resolution of Intent to complete in 4 years;
- Per plans submitted on October 2, 2018;
- Submit an earth movement plan to staff prior to the issuance of building permits to show compliance with Title 30 Standards;

- Neighbors to be notified prior to major excavation activities;
- 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;
- 1 story homes only on Lots 105 through 223;
- Project must meet Mountains Edge design guidelines and standards;
- Permeon treatment and revegetation on cut slopes and hillsides;
- Design review as a public hearing for significant change to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of a design review for a final grading plan for the hillside area is required prior to building permits and subdivision mapping; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works - Development Review

- Drainage study and compliance;
- 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;
- Pyle Avenue to be constructed to a 60 foot wide standard roadway with the extra 20 feet of dedication to accommodate a trail as approved by Public Works - Development Review Division;
- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road, 40 feet for Pyle Avenue, the portion of the cul-de-sac at the western terminus of Pyle Avenue, and associated spandrels;
- If the project is gated, queuing analysis and/or gate/callbox location must be approved by Public Works - Development Review Division;
- Fire Department approval of over-length streets;
- Applicant shall apply for BLM right-of-way grants to allow minimum paving on all perimeter streets.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0071-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant requests to modify the condition to adhere to the plans submitted October 2, 2018 to read "Per plans submitted October 2, 2018, unless administratively approved for less density." The applicant states that the revised condition would allow Lennar to proceed with a slightly revised plan with less density and fewer lots.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-18-0287	Reclassified to R-2 zoning for a single family residential development	Approved by BCC	October 2018
TM-18-500059	222 single family residential lots and common lots	Approved by BCC	October 2018
VS-18-0641	Vacated and abandoned government patent easements	Approved by BCC	October 2018
VS-18-0290	Vacated easements and rights-of-way	Approved by BCC	October 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land (open space/grazing/vacant land); residential (up to 1 du/10' ac), Public Facilities, Residential Rural (up to 0.5 du/ac) & Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped parcels
South	Open Land (open space/grazing/vacant land); residential (up to 1 du/10 ac)	R-E	Undeveloped parcels
East	Major Development Project	R-2	Single family residential developments
West	Open Land (open space/grazing/vacant land); residential (up to 1 du/10 ac)	R-E	Undeveloped parcels

**Related Applications**

Application Number	Request
WC-18-400090 (TM-18-500059)	A waiver of conditions on an amended tentative map 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 waiver of conditions may be granted if it is found that the condition will no longer fulfill its intended purpose and the applicant must demonstrate clear and convincing evidence that the proposed waiver will not adversely impact neighboring properties. The condition to approve NZC-18-0287 per plans submitted on October 2, 2018 was imposed in order to approve the revised plans shown at the public hearing which removed 2 hammerhead cul-de-sacs. The applicant will satisfy the other conditions imposed on the accompanying Notice of Final Action; therefore, the applicant's request will not impact the other conditions in place.

**Staff Recommendation**

Approval.

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Revised condition to read "Per plans submitted October 2, 2018 unless administratively approved for less density."

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

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

**APPLICANT:** GREYSTONE NEVADA, LLC  
**CONTACT:** ANTHONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGS, NV 89135



08/07/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

SCHIRLLS ST/CACTUS AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-19-0390-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:**

**ZONE CHANGE** to reclassify 15.7 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced front setback; **2)** increased wall height; **3)** street intersection off-set; and **4)** reduced throat depth.

**DESIGN REVIEWS** for the following: **1)** a single family residential development; **2)** increased finish grade; and **3)** alternative lots on 15.7 acres.

Generally located on the east side of Schirlls Street, 330 feet north of Cactus Avenue within Enterprise (description on file). JJ/jvm/ma (for possible action)

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**RELATED INFORMATION:**

**APN:**

177-30-801-004; 177-30-801-026

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the front setback to 15 feet where 20 feet is required per Table 30.40-2 (a 25 % reduction).
2. Increase wall height to 12 feet (6 foot screen wall with a 6 foot retaining wall) where 9 feet (6 foot screen wall with a 3 foot retaining wall) is the maximum allowed per Section 30.64.050 (a 33% increase).
3. Reduce the street intersection off-set to 115 feet where 125 feet is required per Standard Drawing 222.1 (an 8% reduction).
4. Reduce the throat depth to a call box to 71 feet where 100 feet is required per County standards (a 29 % reduction).

**DESIGN REVIEWS:**

1. Single family residential subdivision.
2. Increase finished grade up to 72 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 300 % increase).
3. Allow alternative lot for 1 lot (Lot 27).

**LAND USE PLAN:**

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

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Acreage: 15.7
- Number of Lots/Units: 126
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,675/6,540
- Project Type: Single family residential
- Number of Stories: 1 and 2
- Building Height (feet): 27 feet, 4 inches
- Square Feet: 1,157/2,469

#### Site Plans

The plans depict a gated residential development totaling 126 single family lots and 12 common area lots on 15.7 acres. The density of the residential subdivision is 8 dwelling units per acre. The lots range in size from a minimum of 3,675 square feet to a maximum of 6,540 square feet. One access point is shown from Schirlls Street to the west. The lots within the subdivision will be served by 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street.

#### Landscaping

The submitted landscape plan depicts a 10 foot wide landscape area along Schirlls Street with 24 inch box trees spaced 30 feet on center. In addition, both sides of the entrance will be landscaped along with the center median. Additional landscaping is shown scattered throughout the subdivision, primarily at the ends of blocks.

#### Elevations

The submitted elevations depict 1 and 2 story models with a maximum height of 27 feet 4 inches. Construction materials consist of stucco exteriors with concrete tile roofs. Architectural elements consist of, but are not limited to stone veneers, corbels, decorative wrought iron, and decorative shutters.

#### Floor Plans

The homes will range in size from 1,157 square feet to 2,469 square feet with typical residential rooms and 1 to 3 car garages.

#### Applicant's Justification

The applicant states the request to R-2 zoning is appropriate since it is in conformance with the Enterprise Land Use Plan. In addition, the design review for increased finished grade and the waiver for increased wall height are warranted because of the existing slope of the property. It is also stated that the other waivers are minor requests that will not impact the surrounding area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
PA-17-700005	Plan amendment to the Enterprise Land Use Plan on 35 acres from PF and RL zoning district to CG and RS zoning district with portions of the subject property within the RNP-I Overlay District	Approved by BCC	March 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Undeveloped properties
South	Residential Suburban (up to 8 du/ac) & Residential Low (up to 3.5 du/ac)	R-E	Undeveloped & developed single family residential
East	Commercial General & Residential Low (up to 3.5 du/ac)	R-E & R-E (RNP-I)	Undeveloped properties
West	Commercial Neighborhood & Public Facilities	R-E	Undeveloped & developed single family residential

**Related Applications**

Application Number	Request
TM-19-500106	A tentative map for 126 lots on 15.7 acres is a companion item on this agenda.
VS-19-0461	A vacation and abandonment of right-of-way and easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

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

Staff understands that the proposed zone change from R-E to R-2 zoning is conforming with the Planned Land Use of Residential Suburban. However, when staff reviews a proposed zone change for conformity with a land use district it is understood that several zoning districts can be allowed within a given land use district. In this case a designation of R-2 allows the maximum density (8 units per acre) within the Residential Suburban designation; however, based on the surrounding planned land uses a designation of R-1 (5 units per acre) would be more appropriate and compatible with the surrounding land use of RL (Residential Low) which allows a maximum of 3.5 units per acre. Therefore, staff cannot support the applicants request for R-2 zoning.

### Waivers of Development Standards

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

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

Staff finds that the request to reduce the front yard setback is a self-imposed hardship. This is a new subdivision that is currently in the design phase for future development. There are no constraints on the vacant property that would be justification for approval of this request. With regard to the waiver to increase wall height, staff finds that the site could be engineered in such a way that Code requirements could be met. In addition, staff finds that a financial justification is not supportable by staff. Therefore, staff recommends denial of these requests.

### Design Reviews #1 & #3

Staff finds that even though the current basic layout of the subdivision, as well as, the elevations of the homes and the on-site circulation patterns are similar to other residential developments in Clark County, staff cannot support this design since Public Works staff is recommending denial of the applicants request to vacate the right-of-way for Schuster Street. If staff's recommendation of denial is followed, this design will have to be revised showing Schuster Street going through, which would require the loss of several proposed lots and street landscaping to be along the Schuster Street alignment. Therefore, staff recommends denial of design review #1.

Staff has no practical issue with the request for alternative lot for current Lot 27; however, based on staff's denial of the vacation of Schuster Street, which will require a redesign of the project, staff is not supporting design review #3.

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

Staff can support the waiver for street intersection off-set as it is a minor reduction with a gated entrance.

### Waiver of Development Standards #4

Staff cannot support the reduction in throat depth as with the number of houses in this subdivision, the queuing will cause a safety hazard with cars backing up onto Schirls Street.

The applicant is requesting of the Hinson Street alignment and the Schuster Street alignment in the companion vacation and abandonment application. Public Works wants either the Hinson Street alignment or the Schuster Street alignment to go through as a north/south alignment and will not support both right-of-way alignments being vacated; therefore, the applicant is to dedicate accordingly and redesign the site plan.

### 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.

### **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 waiver of development standards #3 and design review #2; and denial of the zone change, waivers of development standards #1, #2, and #4, and design reviews #1 and #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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 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 of 30 feet for Schirlls Street;
- Dedicate 30 feet to 60 feet for either the Hinson Street alignment or the Schuster Street alignment.

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**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.

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

- Applicant is advised that there is an active septic permit on APN 177-30-801-004; to connect to municipal sewer and remove or abandon the septic system 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 system has been properly removed or abandoned.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocations@cleanwaterteam.com](mailto:sewerlocations@cleanwaterteam.com) and reference POC Tracking #0198-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: KB HOME**

**CONTACT: PAUL VALENTINE, WLB GROUP, 3663 E. SUNSET ROAD, STE 204, LAS VEGAS, NV 89120**



OFFICE BUILDING  
(TITLE 30)

ROBINDALE RD/DEAN MARTIN DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-19-0457-2567 E WASHBURN RD, LLC:**

**ZONE CHANGE** to reclassify 2.0 acres from R-E (Rural Estates Residential) (AE-65) Zone to C-P (Office and Professional) (AE-65) Zone in the MUD-2 Overlay District.  
**DESIGN REVIEW** for an office building.

Generally located on the north side of Robindale Road and the west side of Dean Martin Drive within Enterprise (description on file). MN/pb/ma (For possible action)

RELATED INFORMATION:

**APN:**  
177-08-207-003

**LAND USE PLAN:**  
ENTERPRISE - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.0
- Project Type: Office building
- Number of Stories: 1
- Building Height (feet): 28.5
- Square Feet: 18,419
- Parking Required/Provided: 74/98

Site Plans

The plans depict an 18,419 square foot office building located on the southeastern portion of the site with parking and drive aisles located on the north and west sides of the building. The site has 1 access on Dean Martin Drive and another access on Robindale Road that is shared with the adjacent parcel to the west.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along Dean Martin Drive. The landscape area along the southern boundary of the site includes a 5 foot wide landscape area adjacent to Robindale Road, a detached sidewalk, and another landscape area between 6 feet and

14 feet, 8 inches wide. There is a 10 foot wide landscape area along the northern boundary of the site. Additional landscaping is located adjacent to the building. Interior parking lot trees are distributed throughout the site; however, there are 2 areas where the separation between trees exceeds 6 parking spaces. The landscape materials include trees, shrubs, and groundcover.

Elevations

The plans depict a single story, 28 foot, 6 inch high building with a flat roof and parapet walls. The façade includes sand finished stucco, cultured stone, canopies, and aluminum store front doors and windows.

Floor Plan

The building is an 18,419 square foot shell building capable of being divided into multiple suites.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the requested zoning conforms to the Enterprise Land Use Plan and is compatible with the proposed and existing zoning in the area. The design of the site complies with Title 30 standards and is compatible with the existing development in the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-137-89	Request to reclassify the site from R-E to C-1 zoning	Denied by BCC	June 1989
VC-365-89	Request to allow a musicians union facility on the site	Denied by BCC	June 1989

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	C-P	Office building & place of worship
South	Office Professional	R-E	Single family residential
East	Business and Design/Research Park	M-D	Office/warehouse & retail
West	Office Professional	C=P	Undeveloped

**Related Applications**

Application Number	Request
VS-19-0458	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

This request conforms to the Enterprise Land Use Plan which designates this site as Office Professional and is compatible with the existing and proposed development in the area.

##### Design Review

The design of the facility complies with all Title 30 standards as well as County goals and policies within the Comprehensive Master Plan. The proposed project is designed to be sensitive to the surrounding neighborhood. The applicant has provided landscape buffers around the entire perimeter of the property that exceed Title 30 standards. The building has a varied roofline and architectural enhancements which comply with Policy 78 that encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality, and complies with Policy 79 that encourages commercial developments to use visually articulated elements including, but not limited to towers, domes, decorative fascias or parapets, pilasters or columns, arcades or colonnades, decorative details such as tiles, wrought iron (tubular steel), fenestration, landscaped planters or trellises, pitched/hipped roofs, or other visually articulated designs utilizing harmonious volumes, spaces and materials. Staff finds the project complies with both Title 30 standards and the policies in the Comprehensive Master Plan; therefore, staff can support the request.

#### **Department of Aviation**

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

The property lies within the AE-65 (65 - 70 DNL) noise contour for 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 McCarran International Airport facilities to meet future air traffic demand./ap

#### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to back of curb for Robindale Road, 35 feet to back of curb for Dean Martin Drive and associated spandrel.
- 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 and that compliance with the Uniform Standard Drawings is required.

### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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 owners 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 #0311-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** 2567 E WASHBURN RD, LLC

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

DRAFT

