



# Enterprise Town Advisory Board

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

November 26, 2019  
6:00 p.m. |

## AGENDA

**NOTE:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from [Carmen Hayes] at [702-371-7991] and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

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Board Members:

Jenna Waltho – Chair  
Rachel Pinkston  
Kendal Weisenmiller |

Barris Kaiser – Vice Chair  
David Chestnut

Secretary:

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

County Liaison:

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

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I. [Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions |

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

III. [Approval of Minutes November 13, 2019 (For possible action) |

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

IV. Approval of Agenda for [November 26, 2019] and Hold, Combine or Delete Any Items (For possible action)

V. [Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
2. Receive update from Clark County Community Planning staff regarding upcoming Land Use Update process and schedule for hearings (for discussion).

VI. [Planning & Zoning

1. **NZC-19-0835-TRAJAN HOLDINGS LLC:**

**ZONE CHANGE** to reclassify a 7.4 acre portion of a 25.0 acre parcel from R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive screening and buffering requirements; **2)** reduce setbacks for a proposed structure (security fence); **3)** reduce setbacks from rights-of-way for a proposed structure (security fence); and **4)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

**DESIGN REVIEW** for the expansion of an approved semi-truck and trailer parking facility with employee parking lot. Generally located on the north side of Richmar Avenue (alignment), 340 feet west of Redwood Street within Enterprise (description on file). JJ/al/jd (For possible action) **12/03/19 PC**

2. **VS-19-0858-GREEN LEAF VOLARE LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Polaris Avenue and Dean Martin Drive, and between Irvin Avenue and Conn Avenue (alignment) within Enterprise (description on file). JJ/tk/jd (For possible action) **12/17/19 PC**

3. **WS-19-0857-A M H NV4 DEVELOPMENT, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for alternative residential driveway geometrics for a proposed single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Jones Boulevard and Pyle Avenue within Enterprise. JJ/sd/ja (For possible action) **12/17/19 PC**

4. **ET-19-400147 (VS-0133-17)-SACKLEY FAMILY TRUST & SACKLEY STUART TRS:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of right-of-way being Rainbow Boulevard located between Capovilla Avenue and Arby Avenue (alignment) within Enterprise (description on file). MN/bb/jd (For possible action) **12/18/19 BCC**

5. **TM-19-500229-USA:**

**TENTATIVE MAP** for a residential subdivision consisting of 73 lots and common lots on 10.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Cactus Avenue and the west side of Torrey Pines Drive within Enterprise. JJ/pb/jd (For possible action) **12/18/19 BCC**

6. **TM-19-500231-SDIPS W3, LLC:**  
**TENTATIVE MAP** single family residential consisting of 95 lots and common lots on 17.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Haven Street and the north and south sides of Pyle Avenue within Enterprise. MN/pb/jd (For possible action) 12/18/19 BCC
7. **VS-19-0871-USA:**  
**VACATE AND ABANDON** easements of interest to Clark County between Cactus Avenue and Levi Avenue and between Torrey Pines Drive and Verona Wood Street within Enterprise (description on file). JJ/pb/jd (For possible action) 12/18/19 BCC
8. **VS-19-0876-SDIPS W3, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Haven Street and Rancho Destino Road, and between Jo Rae Avenue (alignment) and Frais Avenue (alignment) and portions of a right-of-way being Rancho Destino Road located between Jo Rae Avenue and Pyle Avenue and being Pyle Avenue between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/pb/jd (For possible action) 12/18/19 BCC
9. **WC-19-400146 (ZC-0598-15)-PN II, INC:**  
**WAIVERS OF CONDITIONS** of a zone change requiring 1) no more than 16 percent of homes to be 3 story; and 2) no more than 3, three story homes along the eastern property boundary. Generally located on the east side of Rainbow Boulevard and the south side of Cougar Avenue within Enterprise. JJ/tk/jd (For possible action) 12/18/19 BCC
10. **WC-19-400149 (ZC-0578-13)-PN II INC:**  
**WAIVER OF CONDITION** of a zone change requiring no 3 story homes. Generally located on the east side of Rainbow Boulevard and the north side of Torino Avenue within Enterprise. JJ/tk/jd (For possible action) 12/18/19 BCC
11. **WC-19-400150 (ZC-18-0864)-SDIPS W3, LLC:**  
**WAIVERS OF CONDITIONS** for a zone change requiring the following: 1) relocate entrance at the south of Pyle Avenue to Haven Street; 2) full off-site improvements; and 3) Rancho Destino Road to be built to rural street standards in conjunction with a previously approved single family residential development on 14.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Haven Street and the north and south sides of Pyle Avenue within Enterprise. MN/pb/ja (For possible action) 12/18/19 BCC
12. **WS-19-0845-KULAR, GURDEV SINGH:**  
**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway design standards. **DESIGN REVIEWS** for the following: 1) site lighting; and 2) changes and additions to a previously approved shopping center on 3.9 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the northeast corner of Gomer Road and Fort Apache Road within Enterprise. JJ/rk/jd (For possible action) 12/18/19 BCC

13. **ZC-19-0870-USA:**  
**ZONE CHANGE** to reclassify 10.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** reduce the street intersection off-set; and **3)** modified standards for a security gate.  
**DESIGN REVIEWS** for the following: **1)** a single family residential development; **2)** hammerhead street design; and **3)** increased finished grade. Generally located on the south side of Cactus Avenue and the west side of Torrey Pines Drive within Enterprise (description on file). JJ/pb/jd (For possible action) **12/18/19 BCC**
14. **ZC-19-0875-SDIPS W3, LLC:**  
**ZONE CHANGE** to reclassify 2.3 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and **3)** allow non-standard street improvements.  
**DESIGN REVIEWS** for the following: **1)** a single family residential development; and **2)** increased finished grade on 17.1 acres. Generally located on the east side of Haven Street and the north and south sides of Pyle Avenue within Enterprise (description on file). MN/pb/jd (For possible action) **12/18/19 BCC**

VII. General Business

- None

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

IX. Next Meeting Date: December 11, 2019 at 6:00p.m.

X. Adjournment

**POSTING LOCATIONS:** [This meeting was legally noticed and posted at the following locations:  
Windmill Library -7060 W. Windmill Lane  
Einstein Bros Bagels- 3837 Blue Diamond Rd.  
Enterprise Library- 25 E. Shelbourne Ave.  
Whole Foods Market- 6689 Las Vegas Blvd  
<https://notice.nv.gov/>

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



# Enterprise Town Advisory Board

November 13, 2019

## MINUTES

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Board Members:

Jenna Waltho, Chair - **PRESENT**  
Rachel Pinkston **PRESENT**  
Kendal Weisenmiller **PRESENT**

Barris Kaiser, Vice Chair **PRESENT**  
David Chestnut **PRESENT**

Secretary:

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

County Liaison:

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

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I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions (see above)

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

Greg Cerven, Current Planning

II. Public Comment

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

None.

III. Approval of October 30, 2019 Minutes (for possible action)

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

IV. Approval of Agenda for November 13, 2019 and Hold, Combine or Delete Any Items (For possible action)

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

5. NZC-19-0835-TRAJAN HOLDINGS LLC: Applicant requested a **HOLD** to the Enterprise TAB meeting on November 26, 2019.

Related applications:

4. NZC-19-0820-USA
6. TM-19-500220-USA

The Chair will hear item #12 immediately after item #1

## V. Informational Items

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

- Receive a presentation from the U.S. Census Bureau regarding 2020 census efforts (for discussion).  
Theresa Bower with U.S. Census Bureau spoke about the census efforts and job opportunities.
- The next Enterprise TAB meeting will be on Tuesday, November 26, 2019.

## VI. Planning & Zoning

### 1. DR-19-0585-32 ACRES, LLC:

HOLDOVER DESIGN REVIEWS for the following: **1)** modified design for a previously approved tavern; **2)** lighting for a tavern; and **3)** signage for an approved retail center including tavern on a portion of 4.5 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Starr Avenue within Enterprise. MN/lm/jd (For possible action) **11/20/19 BCC**

Motion by David Chestnut

Action:

**APPROVE:** Holdover Design Reviews #s 1 & 2

**DENY:** Holdover Design Review #3

**ADD** Current Planning condition:

- All pole and wall mounted lighting to be fully shielded.

Per staff if approved conditions.

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

### 2. WS-19-0790-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** drainage study; and **2)** full off-site improvements (including curb, gutter, sidewalk, and partial paving) in conjunction with a minor subdivision on 32.1 acres in an R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the east side of Schirls Street and the north side of Cactus Avenue within Enterprise. JJ/jt/jd (For possible action) **11/20/19 BCC**

Motion by David Chestnut

Action:

**DENY:** Waiver of Development Standards #1

**APPROVE:** Waiver of Development Standards # 2

Per staff if approved conditions.

Motion PASSED (5-0) /Unanimous

3. **ET-19-400144 (WS-0850-17) -LEWIS INVESTMENT COMPANY OF NEVADA:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) reduce street intersection off-set; and 2) modified street improvement standards.  
**DESIGN REVIEW** for site reconfiguration of a previously approved single family residential development on 14.7 acres in an R-2 (Medium Density Residential) Zone in the MUD-4 Overlay District. Generally located on the north side of Serene Avenue (alignment), west of Conquistador Street (alignment), 200 feet east of Hualapai Way within Enterprise. JJ/jvm/ja (For possible action) 12/03/19 PC

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

4. **NZC-19-0820-USA:**  
**ZONE CHANGE** reclassify a 10.6 acre portion of a 155.0 acre parcel from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) reduced setback to visitor call box for access control gates; and 3) reduced street intersection off-set  
**DESIGN REVIEWS** for the following: 1) a single family residential development; and 2) increased finished grade. Generally located on the south side of Ford Avenue, 350 feet west of Durango Drive within Enterprise (description on file). JJ/al/jd (For possible action) 12/03/19 PC

Motion by Barris Kaiser  
Action:  
APPROVE: Zone Change;  
DENY: Waiver of Development Standards # 1;  
APPROVE: Waiver of Development Standards #s 2 &3;  
APPROVE: Design Review # 1;  
DENY: Design Review # 2.  
Per staff if approved conditions.  
Motion PASSED (5-0) /Unanimous

5. **NZC-19-0835-TRAJAN HOLDINGS LLC:**  
**ZONE CHANGE** to reclassify a 7.4 acre portion of a 25.0 acre parcel from R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive screening and buffering requirements; 2) reduce setbacks for a proposed structure (security fence); 3) reduce setbacks from rights-of-way for a proposed structure (security fence); and 4) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).  
**DESIGN REVIEW** for the expansion of an approved semi-truck and trailer parking facility with employee parking lot. Generally located on the north side of Richmar Avenue (alignment), 340 feet west of Redwood Street within Enterprise (description on file). JJ/al/jd (For possible action) 12/03/19 PC

Applicant requested a **HOLD** to the Enterprise TAB meeting on November 26, 2019.

6. **TM-19-500220-USA:**  
**TENTATIVE MAP** consisting of 80 single family residential lots and common lots on 10.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Ford Avenue, 350 feet west of Durango Drive within Enterprise. JJ/al /jd (For possible action) 12/03/19 PC

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

7. **UC-19-0812-PETRILLO DAVID:**  
**USE PERMITS** for the following: **1)** allow accessory structures not architecturally compatible with the principal building (single family residence); **2)** waive all applicable design standards for a proposed accessory structure and existing accessory structure; and **3)** increase the area of a proposed accessory structure in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Monte Cristo Way and 170 feet north of Meranto Avenue within Enterprise. JJ/md/jd (For possible action) 12/03/19 PC

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

8. **VS-19-0828-CACTUS VILLAGE LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street, and between Rush Avenue (alignment) and Cactus Avenue and a portion of a right-of-way being Giles Street located between Cactus Avenue and Rush Avenue (alignment) within Enterprise (description on file). MN/lk/ja (For possible action) 12/03/19 PC

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

9. **WS-19-0830-P N H INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase building height.  
**DESIGN REVIEW** for additional home models in conjunction with a single family residential development on 12.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Jones Boulevard between Jo Rae Avenue and Pyle Avenue within Enterprise. JJ/al/jd (For possible action) 12/03/19 PC

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

10. **ET-19-400137 (UC-0877-16)-URBAN INVESTMENTS, LLC & ALL-AMERICAN SPORTPARK LEASE:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** a proposed High Impact Project; **2)** expand/enlarge the Gaming Enterprise District; **3)** a proposed resort hotel; **4)** public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structure; **5)** associated accessory and incidental commercial uses, buildings, and structures; **6)** a recreational facility (a multi-function recreational water and extreme sports park) and incidental uses; **7)** increased building and



structure heights; **8)** retail sales and service; **9)** restaurants; **10)** on-premises consumption of alcohol; **11)** alcohol sales, beer & wine – packaged only; **12)** alcohol sales, liquor – packaged only; **13)** outdoor live entertainment with incidental uses; **14)** personal services (salon and spa); **15)** a recreational facility (concerts and festivals); **16)** photography; **17)** sporting goods; **18)** convenience store; **19)** kiosks/information (outdoor); **20)** offices; **21)** convention space; **22)** outside dining, drinking, and cooking; **23)** water features; and **24)** deviations from development standards per plans on file.

**DEVIATIONS** for the following: **1)** reduce on-site parking requirements; **2)** alternative landscaping; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced on-site parking; **2)** waive the required parking lot landscaping; **3)** reduced setbacks; **4)** permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; **5)** off-site improvements (curb, gutter, sidewalk, streetlights, partial paving); **6)** modified driveway design standards; **7)** non-standard improvements (parking, fences, planters, and landscaping) within the existing right-of-way (Las Vegas Boulevard South); and **8)** encroachment into air space.

**DESIGN REVIEWS** for the following: **1)** a resort hotel and all associated and accessory uses; **2)** hotel tower and associated high-rise, mid-rise, and low-rise buildings and structures; **3)** a recreational facility (a multi-function recreational water and extreme sports park) with ancillary uses and structures and overall site design; **4)** water features (manmade lakes and decorative water features); and **5)** all other accessory and incidental buildings and structures on 130.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) (AE-65) (AE-70) (AE-75) (AE-RPZ) Zone. Generally located between Las Vegas Boulevard South, and Gillespie Street, and between Sunset Road, and Hidden Well Road within Enterprise. MN/tk/jd (For possible action) **12/04/19 BCC**

Motion by Jenna Waltho

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

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

**11. WS-19-0805-PICERNE DEAN MARTIN, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase sign area.

**DESIGN REVIEWS** for the following: **1)** signage; and **2)** lighting in conjunction with an existing multiple family residential development on 18.1 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Cactus Avenue between Valley View Boulevard and Dean Martin Drive within Enterprise. JJ/md/jd (For possible action) **12/04/19 BCC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning Conditions:

- All wall mounted lighting to downward lit and fully shielded.
- All pole mounted lighting adjacent to residential to have additional shielding to prevent light spill over.

Per staff conditions.

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

**12. WS-19-0816-STONEGATE PROPERTY HOLDINGS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced driveway separation; and **2)** reduce throat depth for a driveway.

**DESIGN REVIEW** for a proposed on-premises consumption of alcohol (tavern) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/lm/jd (For possible action) **12/04/19 BCC**

Motion by David Chestnut

Action:

**APPROVE:** Waiver of Development Standards # 1

**DENY:** Waiver of Development Standards # 2

**APPROVE:** Design Review.

**ADD** Current Planning condition:

- Design Review as a public hearing for lighting and signage.
- Design Review as a public hearing for significant changes to plans.
- Provide cross access for property to the east if compatible uses are developed.

Per staff if approved 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.

- Board member wanted to be sure the TAB is included in decisions regarding hearing dates for the upcoming Enterprise Land Use Plan Update.
- Tiffany Hesser acknowledged students who were in attendance for a school project.

IX. Next Meeting Date

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

X. Adjournment:

Motion by Jenna Waltho

Adjourn meeting at 7:36 p.m.

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

12/03/19 PC AGENDA SHEET

1

SEMI-TRUCK AND TRAILER  
PARKING YARD  
(TITLE 30)

REDWOOD ST/RICHMAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-19-0835-TRAJAN HOLDINGS LLC:**

**ZONE CHANGE** to reclassify a 7.4 acre portion of a 25.0 acre parcel from R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive screening and buffering requirements; 2) reduce setbacks for a proposed structure (security fence); 3) reduce setbacks from rights-of-way for a proposed structure (security fence); and 4) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

**DESIGN REVIEW** for the expansion of an approved semi-truck and trailer parking facility with employee parking lot.

Generally located on the north side of Richmar Avenue (alignment), 340 feet west of Redwood Street within Enterprise (description on file) JJ/al/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

176-23-301-020 ptr

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Waive street landscaping along Richmar Avenue where required to be in compliance with Figure 30.64-13.
- b. Waive parking lot landscaping where required to be in compliance with Figure 30.64-14.
2. Reduce the side street (corner) yard setback (Richmar Avenue) for a proposed structure (security fence) to zero feet where 20 feet is required per Table 30.40-5 (a 100% reduction).
3. Reduce the setback from the right-of-way (Richmar Avenue) for a proposed structure (security fence) to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
4. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Richmar Avenue where required per Section 30.52.040.

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 7.4 (portion)
- Project Type: Expansion of a semi-truck, trailer, and employee parking facility
- Trailer Parking: 137
- Semi-Truck Parking: 90
- Standard Vehicle Parking: 66

#### **Neighborhood Meeting Summary**

This request is for a nonconforming zone change to reclassify approximately 7.4 acres of a 25 acre parcel from an R-E zone to an M-1 zone for the expansion of an approved semi-truck trailer and employee parking facility to the east, with additional area for future expansion/development. The applicant conducted a neighborhood meeting at the offices for the Truline Company at 9390 Redwood Street on August 28, 2019 as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site and 2 of the neighbors attended the meeting. There were no issues or concerns brought up by the neighbors.

#### History and Site Plan

The eastern 6.5 acre portion of this 25 acre parcel was approved by NZC-0312-17 to be reclassified to an M-1 zone for the development of a semi-truck, trailer, and employee parking area. No buildings were proposed with the request and the entire site consisted of a paved parking area with 2 gated access points from Redwood Street and a chain-link security fence enclosing the entire site. The request included waivers for street landscaping and setbacks to allow the security fence to be located along the property line of the entire 6.5 acre project site. The security fence also has pedestrian access gates for employee parking. The main business offices, existing business, and truck parking operations are directly across the street to the east. This request was filed to reclassify 7.4 acres to the west of the previously approved 6.5 acre site to allow for the expansion of the facility by approximately 25 additional feet, and to also allow an approximately 300 foot wide area for future expansion/development. This application includes similar waivers of development standards for the subject 7.4 acres that were approved for the eastern 6.5 acres of the parcel to allow the parking facility to have a uniform appearance.

#### Landscaping

No landscaping is provided since there is a request to waive all street and parking lot landscaping.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates that the site is surrounded by M-1 zoned developments and that this request is an expansion of a previously approved nonconforming zone change to the east of this site. According to the applicant, the lower intensity industrial uses planned along Rainbow

Boulevard, west of the project site, will provide a future transitional development buffer from this development.

The waivers of development standards for landscaping are appropriate since there are no existing water and sewer main lines in the vicinity of this portion of the site and there are no buildings proposed for the site development. Accordingly, numerous off-site improvement deferrals have been granted for similar industrial sites in the immediate area. Additionally, similar waivers of development standards were approved for the eastern 6.7 acre portion of the parcel. Therefore, the requested waivers of off-site improvements are in line with existing area development, and not expected to have adverse effects.

Finally, the applicant indicates this request is consistent with the current plans, goals, and policies of the Comprehensive Master Plan and is appropriate and consistent with the surrounding zoning.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0312-17	Reclassified the eastern 6.5 acres of the parcel to M-1 zoning for a semi-truck and trailer parking facility with employee parking lot	Approved by B&C	July 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E, C-2 & M-1	Undeveloped
South	Business and Design/Research Park & Industrial	R-E & M-1	Undeveloped & storage yards
East	Business and Design/Research Park & Industrial	M-1	A 6.7 acre portion of the subject parcel approved for a semi-truck and trailer parking facility with employee parking lot and storage yards
West	Business and Design/Research Park	R-E	Undeveloped including a 10.9 acre portion of the subject parcel

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

**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 area has changed since the most recent adoption of the area land use plan. The request is to reclassify this 7.4 acre portion of the parcel to allow for the expansion of a previously approved nonconforming zone change on the eastern 6.7 acres of the parcel, which is adjacent to this site. The site is located in an area that has developed with industrial uses. Immediately to the north, south, and east of the parcel across Redwood Street are M-1 zoned developments and planned Industrial land use designations which allow for M-1 zoning. Furthermore, the area is predominantly zoned M-1 with very few M-D zoned properties and the project site is approximately 600 feet east of Rainbow Boulevard. The area between the project site and Rainbow Boulevard still affords the opportunity for less intense zoning that could serve as a transitional land use. Therefore, staff finds that the proposed use and development conforms to the character of the area and zoning.

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

The site is located in an area that is predominantly zoned M-1. The area north, east, and south are zoned M-1 and planned for Industrial uses. Additionally, this request is in part an expansion of a previously approved nonconforming zone change located on the eastern (adjacent) 6.7 acres of this parcel. Therefore, the land use and intensity proposed with this application are consistent and compatible with the existing nearby land use designations.

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 those service providers, the project is not anticipated to have substantial adverse effects on services and facilities. Where there might be a lack of available utilities or sufficient public services may not exist in the immediate area, the site is in the Public Facilities Needs Assessment (PFNA) area and a standard development agreement will be necessary prior to issuance of any building permits to overcome any short falls in needed public facilities.

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

The zoning request is appropriate because the area is surrounded by existing industrial developments. The proposed project complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages, in part, site designs to be compatible with adjacent land uses and off-site circulation patterns. The request is also compliant with Urban Specific Policy 101 which encourages, in part, ensuring that industrial developments are complementary with abutting uses through site planning. Finally, staff finds the project is compliant with other applicable policies for industrial developments contained within the Comprehensive Master Plan.

### **Summary**

#### **Zone Change**

The area is predominantly zoned M-1 with commensurate uses. Staff finds the proposed development is one of the more less intense uses allowed within the M-1 zone and more closely aligns with the existing M-D and M-1 zoned uses to the north, east, and south.

This request is being processed through the nonconforming amendment process which allows more public review of this site and ensures a predictable consideration of the project with corresponding impacts and a cohesive and uniform land use pattern in the surrounding area. The applicant has met and satisfied the criteria for compelling justification as required by Title 30.

However, staff is concerned with the potential for the site to transition into an outside storage yard with corresponding visual impacts. With a condition for proper screening should the site transition into a storage yard, staff can support the zone change.

#### **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 & #3**

Similar waivers of development standards were approved for the adjacent 6.7 acre portion of the site. Staff can support the request to eliminate parking lot landscaping and street landscaping temporarily since most properties within the Arden industrial area currently do not have street landscaping and/or have had a waiver approved. However, staff can only support the request in conjunction with the proposed parking facility. Any future development or redevelopment of the site should comply with the development standards or apply for relief from these standards based on the merits of the project with a new land use application. Additionally, as this area develops in the future and more services become available, landscaping may be necessary to improve the appearance of the area, and a review period should be placed on this request to determine if landscaping would be appropriate for the facility at a future date.

### Design Review

The proposed facility is similar to past approvals for other portions of this parcel and is consistent with existing developments in this area; therefore, staff can support the design review.

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

#### Waiver of Development Standards #4

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 zone change, waivers of development standards #1, #2 and #3 and the design review; denial of waiver of development standards #4. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 8, 2020 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;
- 5 years to review waivers of development standards #1, #2 and #3;
- 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 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;
- Full off-site improvements;
- Right-of-way dedication to include 60 feet for Rainbow Boulevard, 30 feet for Richmar Avenue, 30 feet for Redwood Street, and associated spandrel;
- Provide paved legal access to Rainbow Boulevard along Richmar Avenue.



- Applicant is advised that VS-17-0756 must be kept active, or a new vacation must be approved, to vacate the easements and right-of-way grants on the subject parcels.

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

- No comment.

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

**APPLICANT:** CIVILWORKS, INC  
**CONTACT:** CIVILWORKS, INC, 4945 W PATRICK LANE, LAS VEGAS, NV 89118  
RICK LANE, LAS VEGAS, NV 89118

**DRAFT**





# LAND USE APPLICATION 1A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- Used 1,470<sup>00</sup>
- TEXT AMENDMENT (TA)
  - ZONE CHANGE
    - CONFORMING (ZC) 1770<sup>00</sup>
    - NONCONFORMING (NZC)
  - USE PERMIT (UC)
  - VARIANCE (VC)
  - WAIVER OF DEVELOPMENT STANDARDS (WS) 475<sup>00</sup>
  - DESIGN REVIEW (DR) 675<sup>00</sup>
    - PUBLIC HEARING
  - ADMINISTRATIVE DESIGN REVIEW (ADR)
  - STREET NAME / NUMBERING CHANGE (SC)
  - WAIVER OF CONDITIONS (WC)
    - (ORIGINAL APPLICATION #)
  - ANNEXATION REQUEST (ANX)
  - EXTENSION OF TIME (ET)
    - (ORIGINAL APPLICATION #)
  - APPLICATION REVIEW (AR)
    - (ORIGINAL APPLICATION #)

<b>STAFF</b>	DATE FILED: <u>10-17-19</u> PLANNER ASSIGNED: <u>AI</u> ACCEPTED BY: <u>AI</u> FEE: <u>\$ 2920<sup>00</sup></u> CHECK #: <u>82066</u> COMMISSIONER: <u>JT</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>NZC-19-0835</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>11-13</u> TIME: <u>6P</u> PC MEETING DATE: <u>12-3</u> <u>7P</u> BCC MEETING DATE: <u>1-8-20</u> <u>9A</u> ZONE / AE / RNP: <u>M-1/RE</u> <u>WBR</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>1500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>TRAJAN HOLDINGS LLC</u> ADDRESS: <u>9390 Redwood Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702 362 7495</u> CELL: _____ E-MAIL: <u>ptruman@trulinecorp.com</u>	
<b>APPLICANT</b>	NAME: <u>CIVILWORKS INC</u> ADDRESS: <u>4945 W Patrick Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 534 1835</u> CELL: <u>N/A</u> E-MAIL: <u>apm@civilworksonline.com</u> REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>TYLER JOHNSON</u> ADDRESS: <u>4945 W Patrick Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 534 1811</u> CELL: <u>N/A</u> E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-23-301-020

PROPERTY ADDRESS and/or CROSS STREETS: Redwood & Richmar

PROJECT DESCRIPTION: Parking Lot

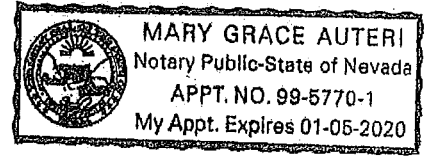
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

PAUL A. TRUMAN  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 12 TH OF SEPT. 2019 (DATE)  
 By PAUL A. TRUMAN

NOTARY PUBLIC: Mary Grace Auteri



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

September 13, 2019

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

RE: Compelling Justification Letter requesting a Non-Conforming Zone Change (NZC)

To Whom It May Concern;

Civilworks Inc. requests your consideration and approval of an application for a non-conforming zone change on APN: 176-23-301-020 from Rural Estates Residential (R-E) to Light Manufacturing (M-1). The subject site is bound by Rainbow Boulevard on the west, Richmar Avenue on the south, Redwood Street on the east and undeveloped parcels on the north. The site lies within the Enterprise planned land use area. The current planned land use for the project site is "Business Design Research Park" (BDRP).

Clark County approved a non-conforming zone change in July 2018, This (NZC-0312-17) submittal is requesting a modification to increase the portion of this property an additional 25 feet to the western.

The subject site is approximately 25 acres and has frontage on both Rainbow Boulevard and Redwood Street. Although the current zoning is R-E, the planned BDRP land use indicates that the intended use of the properties along Rainbow Boulevard will be designed manufacturing, light industrial or light warehouse commercial development. This type of land use will provide a future transitional development buffer between the existing low-density residential properties on the west side of Rainbow Boulevard and the Industrial properties east of Redwood Street. This non-conforming zone change is only being requested for a 7.41-acre portion of the east end of the 25-acre parcel with frontage along Redwood Avenue. The remainder of the 25-acre parcel would remain as Rural Residential (R-E) zoning with potential for a future conforming zone change to light industrial. If approved for M-1 zoning the new portion would be developed as a fenced-in parking storage area for trucking vehicles used by the Truline Corporation. Truline's business office and current truck parking is located directly across Redwood Avenue, so this would be an extension of their existing business and truck parking/storage operations.

We present the following compelling justifications for approval of the requested zone change:

1. Redwood Street is the implied boundary for the transition between light and heavy industrial according to the current land use boundary. All of the parcels on the east side of Redwood Avenue are currently zoned as M-1 from Serene Avenue to Richmar Avenue. Additionally, one parcel immediately north and one parcel immediately south of the subject site, on the west side of Redwood Street, are also zoned M-1. Allowing the eastern portion of the site to be zoned as M-1 would fall within the implied buffer and is appropriate and consistent with the surrounding existing zoning.

**CivilWorks Inc**  
Engineering with "sensible" solutions tailored to your "specific" needs.

4945 W. Patrick Lane, Las Vegas, NV, 89118  
Office: 702.876.3414 Fax: 702.876.1323

2. The M-1 zoning is considered light industrial with storage. All of the existing properties on the east side of Redwood Avenue are currently being used for light industrial storage. This non-conforming zone change is compatible with the existing land uses in the immediate vicinity.
3. A site plan has been prepared which shows the east portion of the subject site being developed for outdoor truck parking. The layout of the site includes asphalt with concrete parking strips surrounded by proposed chain link fencing. There will be two proposed ingress/egress gates for access to the site. There are no existing water or sewer mains in the vicinity of this portion of the site and there are no buildings proposed for the site development. Therefore, the project is requesting a waiver of the landscape buffering requirements.

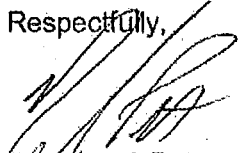
Offsite and onsite drainage runoff will be conveyed through, or around the site following the historic flow patterns and water quality features have been proposed to prevent adverse downstream drainage impacts. Truck traffic in and out of the proposed parking/storage facility will be routed to Serene Avenue and Torrey Pines for access to Blue Diamond Road. Traffic on Rainbow Boulevard will not be increased by this development. Additionally, the parking area will be an extension of the existing operations of the Truline Corporation and are not anticipated to increase significantly from the current operation/storage at their existing facility on the east side of Redwood Avenue.

Overall, the use of this portion of the site as outside parking/storage development will not have substantial adverse effects on surrounding properties in regard to drainage, traffic flow, adjacent facilities, etc.

4. The use of approximately 7.41 - acres in the eastern portion of the 25-acre site as a parking/storage facility will provide a light industrial transition buffer between the heavy industrial developments to the east of Redwood Avenue and the Design Industrial uses planned along the frontage of Rainbow Boulevard. This non-conforming use is consistent with the current plans, goals and policies of Clark County and the Enterprise planned land use area.

We trust that the information provided herein is sufficient for allowing consideration and approval of a proposed non-conforming zone change from Rural Residential (R-E) to Light Manufacturing (M-1). Should you have any questions, or need any additional information, please do not hesitate to call me at 702-683-5172 or email me at [bap@civilworksonline.com](mailto:bap@civilworksonline.com). Thank you for your consideration.

Respectfully,

  
Brandon A Potts  
Principal Engineer  
[bap@civilworksonline.com](mailto:bap@civilworksonline.com)  
702-534-1816

**CivilWorksInc**  
Engineering with "sensible" solutions tailored to your "specific" needs.

4945 W. Patrick Lane, Las Vegas, NV 89118  
Office: 702.676.3474 Fax: 702.676.1323



**EASEMENTS  
(TITLE 30)**

DEAN MARTIN DR/IRVIN AVE

**PUBLIC HEARING**

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

**VS-19-0858-GREEN LEAF VOLARE LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Polaris Avenue and Dean Martin Drive, and between Irvin Avenue and Conn Avenue (alignment) within Enterprise (description on file). JJ/tk/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

177-32-101-024

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon the northern 33 feet wide patent easement and the western 3 feet wide portion of a patent easement. The applicant states this property is already built out and developed, and these patent easements are no longer necessary.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0774-15	Accessory commercial use (Sundries shop) within the clubhouse of an approved apartment complex	Approved by PC	January 2016
VS-0664-14	Vacated and abandoned drainage easements	Approved by PC	September 2014
VS-0124-13	Vacated patent, roadway, utility, drainage and flood control easements	Approved by PC	May 2013
WS-0352-12	Setbacks with waiver of conditions clarifying the condition requiring development to be consistent with the Southern Highlands Design Standards, and design review for a multi-family development	Approved by BCC	October 2012
VS-0164-12	Vacated a 5 foot wide patent easement and a 30 foot wide right-of-way of Somerset Hills Avenue	Approved by BCC	May 2012

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0165-12	Multi-family development and waiver of conditions requiring landscape plans with open space per plans	Approved by BCC	May 2012
ZC-0296-11	Reclassified the site to R-3 zoning with a design review for multi-family development	Approved by BCC	August 2011

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban	R-E	Undeveloped
South	Residential Medium	RUD	Single family residential
East & West	Residential Medium	R-E & R-2	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

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



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

**APPLICANT:** GREAN LEAF VOLARE, LLC  
**CONTACT:** SONIA MACIAS, THOMASON CONSULTING ENGINEERS, 7080 LA  
CIENEGA STREET, #200, LAS VEGAS, NV 89119

**DRAFT**





# VACATION APPLICATION 2A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>10-29-19</u> PLANNER ASSIGNED: <u>JCB</u> ACCEPTED BY: <u>JCB</u> FEE: <u>875</u> CHECK #: <u>10084</u> COMMISSIONER: <u>JT</u> OVERLAY(S)? _____ TRAILS? <input checked="" type="checkbox"/> PENNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0858</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>11/26</u> TIME: <u>6PM</u> PC MEETING DATE: <u>12/17</u> <u>7PM</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>R-3</u> PLANNED LAND USE: <u>ENT RH</u>
---	-------	---	--

PROPERTY OWNER	NAME: <u>Green Leaf Volare LLC</u> ADDRESS: <u>127 Spring Street Suite 200</u> CITY: <u>Pleasanton</u> STATE: <u>CA</u> ZIP: <u>94566</u> TELEPHONE: <u>925-580-7719</u> CELL: _____ E-MAIL: <u>csanchez@glrecap.com</u>
----------------	--

APPLICANT	NAME: <u>Green Leaf Volare LLC</u> ADDRESS: <u>127 Spring Street Suite 200</u> CITY: <u>Pleasanton</u> STATE: <u>CA</u> ZIP: <u>94566</u> TELEPHONE: <u>925-580-7719</u> CELL: _____ E-MAIL: <u>csanchez@glrecap.com</u> REF CONTACT ID #: <u>197403</u>
-----------	--

CORRESPONDENT	NAME: <u>Sonia Macias @ TCE - ID#170761</u> ADDRESS: <u>7080 La Cienega St. #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-932-6125</u> CELL: <u>702-336-4071</u> E-MAIL: <u>smaclastce-lv.com</u> REF CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 177-32-101-024

PROPERTY ADDRESS and/or CROSS STREETS: Dean Martin Rd / Irvin Ave.

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

\_\_\_\_\_  
 Property Owner (Signature)\* Thomas A. Hall

Green Leaf Volare, LLC (see attached)  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_

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



T THOMASON  
C CONSULTING  
E ENGINEERS

October 24, 2019

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

**Reference: Vacation of Patent Easements  
Dean Martin Drive / Cactus Ave.  
APN #177-32-101-024**

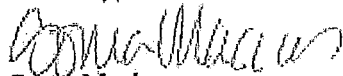
On behalf of Green Leaf Volare LLC, we respectfully request your consideration of the attached vacation of Patent Easements.

**Location:** The parcel is located at 10695 Dean Martin Drive within Section 32, Township 22 South, Range 61 East.

**Request:** We are requesting to vacate the existing 33' <sup>northern</sup> patent easements <sup>and the West 3' patent easement</sup> as they are no longer needed. The parcel has already been approved. The drainage study and improvement plans have been approved and the site has been developed.

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

Sincerely,



Sonia Macias  
Project Coordinator

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



12/17/19 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

JONES BLVD/PYLE AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0857-A M H NV4 DEVELOPMENT, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for alternative residential driveway geometrics for a proposed single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Jones Boulevard and Pyle Avenue within Enterprise. JJ/sd/ja (For possible action)

RELATED INFORMATION:

APN:  
176-26-701-006

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce the separation for a driveway to the back of curb radius for a street intersection to 4.5 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 63% reduction).

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

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

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 30
- Density (du/ac): 6
- Minimum/Maximum Lot Size (square feet): 4,003/4,842
- Project Type: Single family residential

Site Plans

The approved plans depict 30 single family residential lots and 1 common lot on 5 acres located on the northwest corner of Haleh Avenue and Jones Boulevard. The density of the residential subdivision is 6 dwelling units per acre. Detached sidewalks are located along Pyle Avenue and Jones Boulevard and attached sidewalks are located along Haleh Avenue and Sweet Woodruff

Drive. The internal private streets connect from Sweet Woodruff Drive and terminate in a hammerhead design adjacent to Lots 6, 7, 18, and 19.

Six lots (Lots 25, 26, 27, 28, 29 & 30) will have direct access to Haleh Avenue and a proposed reduced separation for a residential driveway to the back of curb radius for a street intersection is proposed for lot 25 of the subdivision, which is adjacent to Sweet Woodruff Drive. The reduction will be to allow for 4.5 feet, where a minimum of 12 feet is required per Uniform Standard Drawing 222.

Landscaping

The plans depict a 15 foot wide street landscape area with a detached sidewalk along Jones Boulevard and Pyle Avenue.

Elevations

The plans show three, 2 story, up to 35 feet high, single family detached residential models. Each model has potential variations including covered porches and building pop-outs. All elevations on plans depict fenestration on windows and doors, and enhanced architectural elements.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the request is appropriate and compatible with the developed parcels in the area and has provided examples. The waiver of development standards for the reduced driveway separation is justified because of the low traffic volume and that many other residential properties have driveways fronting Haleh Avenue with several having driveways less than the 12 feet required at intersection off-set.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-18-500235	30 lot subdivision	Approved by PC	February 2019
NZC-18-0835	Reclassified from R-E to R-2 zoning with a waiver of development standards for street intersection off-set and design review for 30 lot subdivision and hammerhead street design	Approved by BCC	January 2019
VS-18-0839	Vacate and abandon easements	Approved by BCC	January 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Undeveloped



### Surrounding Land Use

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

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

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

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

#### Public Works - Development Review

With the original land use applications in 2018, the applicant was advised that Lot 25, the subject lot for this waiver request, was not large enough to accommodate a driveway while meeting the required separations from the property lines and spandrel. Sufficient time was provided for the applicant to resolve the issue at that time by making the lot wide enough to meet the standards. The applicant was instructed that if changes were not made and the overall plans for the site were approved, that the non-compliant lot would still need to be fixed in the future and that the fact that the subdivision layout was approved was not a basis for a future waiver request because their plan did not comply with County standards at the time. The applicant can still rectify this problem by redesigning some lots to ensure enough width is provided to meet the standards. Staff cannot support this request.

#### Staff Recommendation

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

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

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMH DEVELOPMENT, LLC

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

**DRAFT**



# LAND USE APPLICATION

# 3A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

<b>STAFF</b>	DATE FILED: <u>10/29/19</u>	APP. NUMBER: <u>WS-19-0857</u>
	PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC: <u>Enterprise</u>
	ACCEPTED BY: <u>SWD</u>	TAB/CAC MTG DATE: <u>11/26</u> TIME: <u>6PM</u>
	FEE: <u>\$475.00/00</u>	PC MEETING DATE: <u>12/17/19</u>
<b>PROPERTY OWNER</b>	CHECK #: <u>25877</u>	BCC MEETING DATE: _____
	COMMISSIONER: <u>JJ</u>	ZONE / AE / RNP: <u>R-2</u>
	OVERLAY(S)? _____	PLANNED LAND USE: <u>C-G</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	NOTIFICATION RADIUS: <u>500</u> SIGN? <input type="checkbox"/> Y <input type="checkbox"/> N
<b>APPLICANT</b>	TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	LETTER DUE DATE: _____
	PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	COMMENCE/COMPLETE: _____
	APPROVAL/DENIAL BY: _____	
<b>CORRESPONDENT</b>	NAME: <u>AMH NV4 Development, LLC</u>	
	ADDRESS: <u>30601 Agoura Road, Suite 200</u>	
	CITY: <u>Agoura Hills</u> STATE: <u>CA</u> ZIP: <u>91301</u>	
	TELEPHONE: <u>702-960-1575</u> CELL: <u>702-292-1733</u>	
<b>APPLICANT</b>	E-MAIL: <u>tkolstad@ah4r.com</u>	
	NAME: <u>AMH Development West GC, LLC</u>	
	ADDRESS: <u>280 Pilot Road, Suite 200</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>	
<b>CORRESPONDENT</b>	TELEPHONE: <u>702-960-1575</u> CELL: <u>702-292-1733</u>	
	E-MAIL: <u>tkolstad@ah4r.com</u> REF CONTACT ID #: <u>183178</u>	
	NAME: <u>Taney Engineering Attn: Janna Felipe</u>	
	ADDRESS: <u>6030 South Jones Blvd</u>	
<b>CORRESPONDENT</b>	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>	
	TELEPHONE: <u>702-362-8844</u> CELL: <u>702-362-8844</u>	
	E-MAIL: <u>Jannaf@taneycorp.com</u> REF CONTACT ID #: <u>186713</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-26-701-006

PROPERTY ADDRESS and/or CROSS STREETS: Jones and Pyle

PROJECT DESCRIPTION: Residential Subdivision - Waiver of Development Standards (Driveway)

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

[Signature]  
Property Owner (Signature)\*

Dana Rogers  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/23/19 (DATE)

By Dana Rogers

NOTARY PUBLIC: [Signature]



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



**TANEY ENGINEERING**

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

October 29, 2019

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

Re: **Jones & Pyle – Waiver of Development Standards**  
APN: 176-26-701-006

WS-19-0857

Dear Planner:

On behalf of our client AMH NV4 DEVELOPMENT, LLC, Taney Engineering is respectfully submitting a justification letter for a waiver of development standards for a proposed residential subdivision.

**Waiver of Standards – Driveway distance from BCR**

On behalf of our client, we would like to request waiver of standards for the need of 12' minimum for a driveway from BCR at intersections. Site development standards (30.56.080.p) states residential streets less than 50 feet, from back of curb to back of curb, may be located adjacent to the curb return of an intersecting street that is less than 50 feet, from back of curb to back of curb. We are proposing the driveway to be 4.5' from the BCR.

The street sign is posted to be 25 MPH, which proves that Haleh Ave at this location is treated as a residential road. The 0.5 miles of the Haleh Ave between Jones Blvd and Torrey Pines Dr has 95 houses, out of which 80 houses have their front facing the Haleh Ave. This adds further evidence that the street needs to be treated like a residential street. Another reason that street is treated as a residential street is the existing seven intersections in the street. There are number of existing houses with the driveways less than the required 12'. Among these houses, 6420 W Haleh Ave (2 ft.), & 6286 W Haleh Ave (3 ft.) have driveways at less than what we are proposing from the BCR. 6279 W Haleh Ave has the BCR 2.5 ft. into its driveway too. The pictures of the mentioned houses' driveway are attached with this letter.

Our project site is to the right side of the street and the houses are front facing the street. This would allow the approaching vehicle to see any person or activity going on in the front yard or driveway of the lot by the intersection. This would allow the driver enough time to react accordingly.

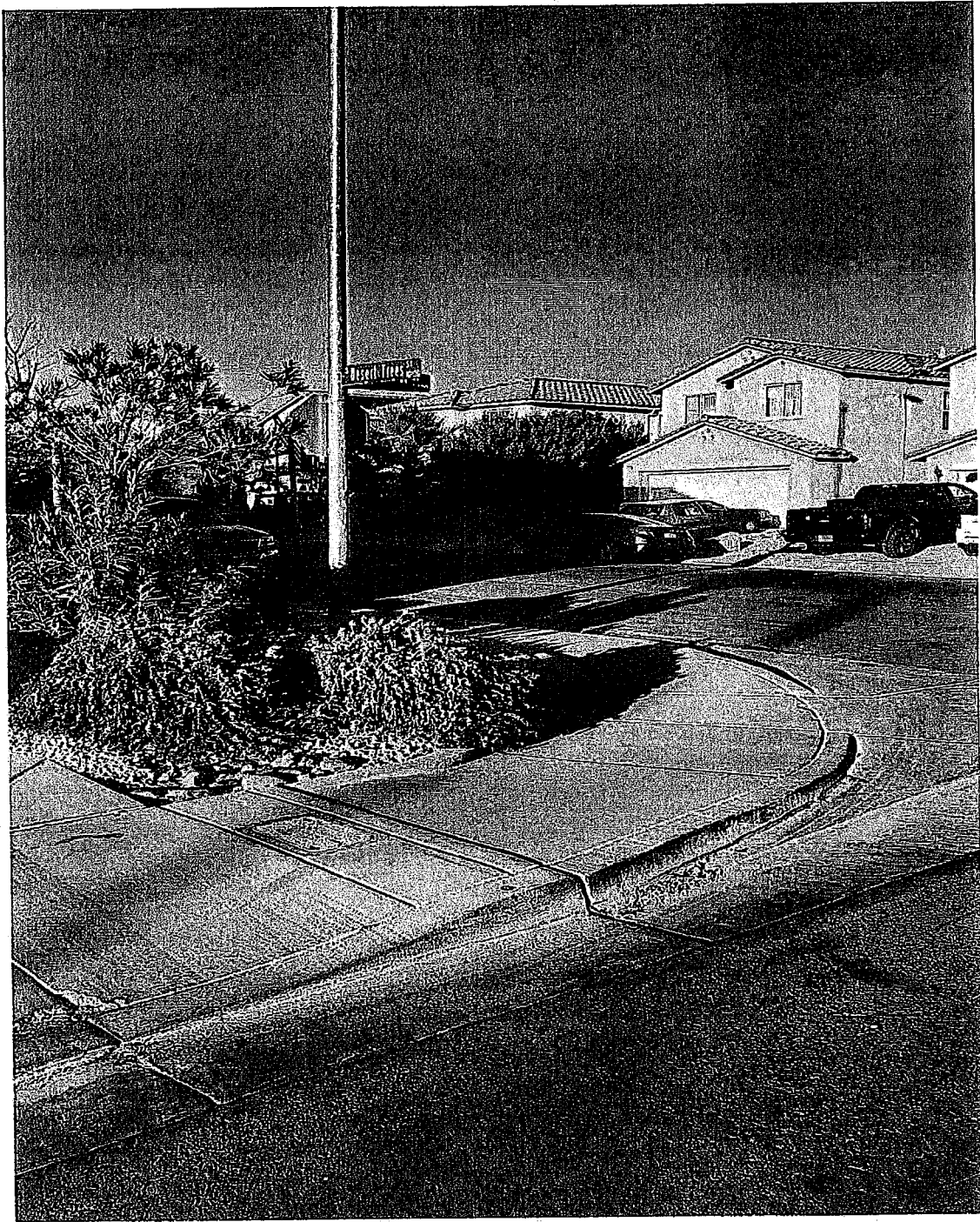
We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844.

Respectfully,

Mohit Khadka  
Designer I  
Taney Engineering

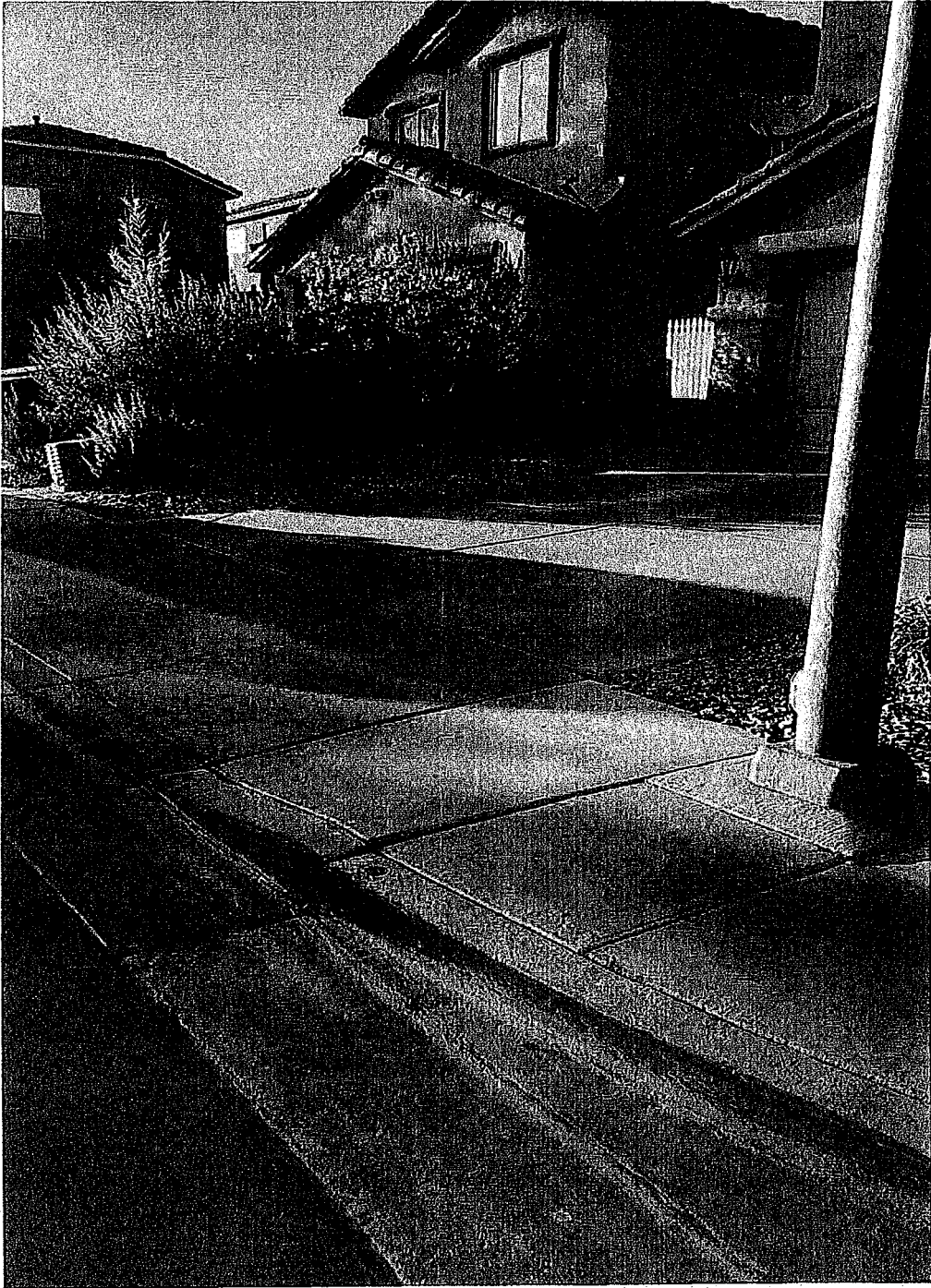
WS-19-0857

6420 W Haleh Ave



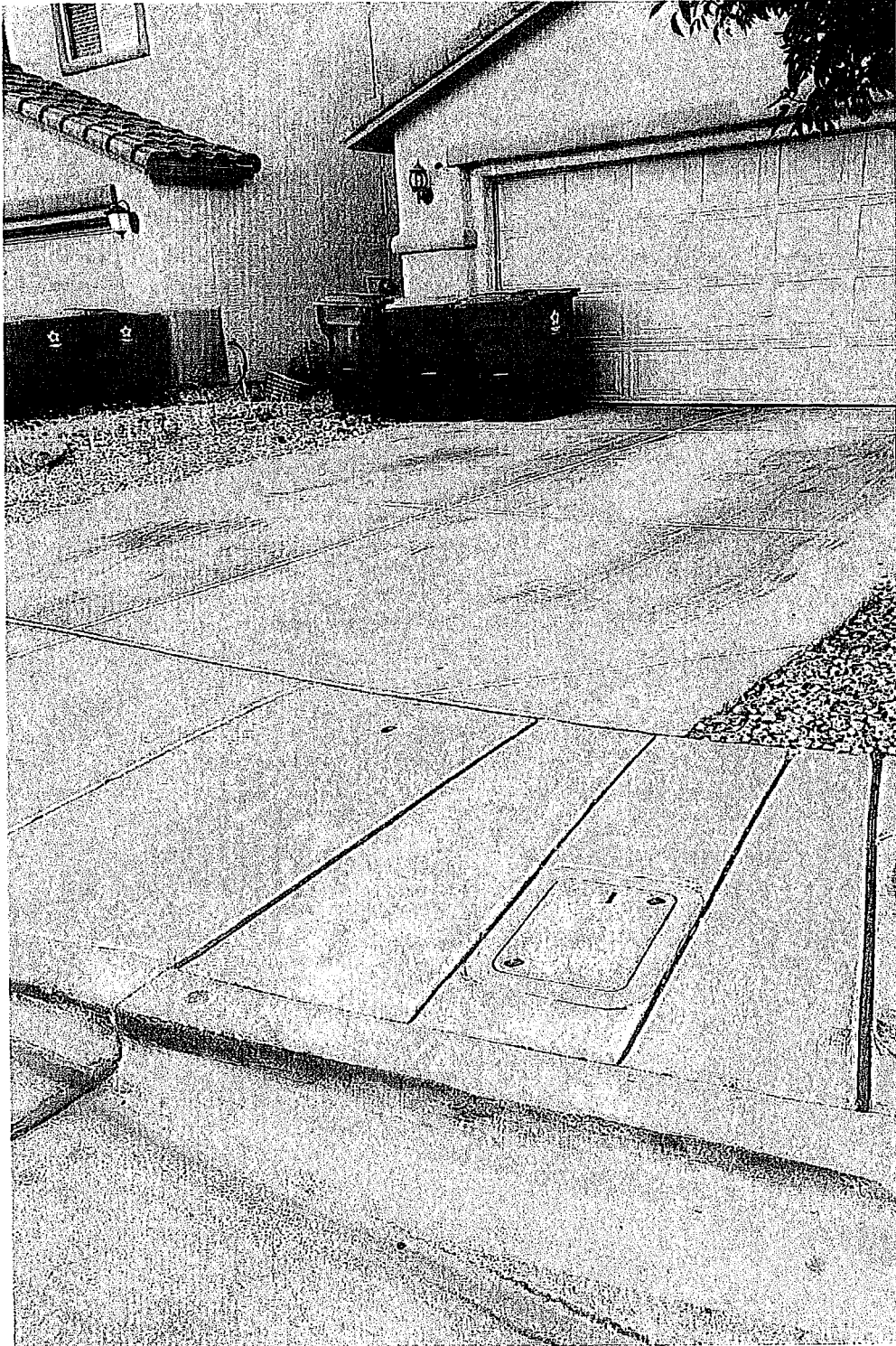
6286 W Haleh Ave

WS-19-0857



WS-19-0857

6279 W Haleh Ave







RIGHT-OF-WAY  
(TITLE 30)

RAINBOW BLVD/CAPOVILLA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-19-400147 (VS-0133-17)-SACKLEY FAMILY TRUST & SACKLEY/STUART TRS:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of right-of-way being Rainbow Boulevard located between Capovilla Avenue and Arby Avenue (alignment) within Enterprise (description on file), MN/bb/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

176-02-401-001

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

The application (VS-0133-17) approved a request to vacate and abandon a portion of right-of-way associated with a commercial development. The application included a request to vacate a 5 foot wide approximately 587 foot long section of Rainbow Boulevard running along the west property line. The applicant stated that the vacation is being requested to accommodate a detached sidewalk in association with a proposed commercial development.

**Previous Conditions of Approval**

Listed below are the approved conditions for VS-0133-17:

**Current Planning**

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

**Public Works – Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Arby Avenue, 30 feet for Capovilla Avenue with a portion of a cul-de-sac at the propose east end 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 sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Applicant's Justification**

Several contract amendments and staff changes have taken place since the original approval of the right-of-way vacation. The funding to complete this construction became available recently and the applicant is requesting to extend the previous approval for an additional year.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-19-0490	Vacated and abandoned easements	Approved by PC	August 2019
WS-19-0185	Waived alternative landscaping adjacent to a drive-thru lane, modified street standards, and design review to modify an approved shopping center	Approved by BCC	May 2019
ADET-19-900237 (ZC-0132-17)	Administrative extension of time for the zone change from R-E to C-2 zoning	Approved by ZA	May 2019
ZC-0132-17	Reclassified 4.2 acres from R-E to C-2 zoning for a retail center with a waiver for increased wall height and design review for a retail center with a grocery store and restaurant and increased finished grade	Approved by BCC	April 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Retail complex, office/warehouse building & undeveloped
South	Commercial General	C-2	Undeveloped
East	Commercial General	C-2	Office/warehouse complex
West	Business and Design/Research Park	C-2	Office building, apartment complex, & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws

or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; re-approval from affected government and public utility entities may be required; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 1 year of the approval date or the application will expire.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

TAB/CAC  
APPROVALS:  
PROTEST:

**APPLICANT: SACKLEY FAMILY TRUST**

**CONTACT: JOHN MARTINEZ, COLLINS ENGINEERS, COLLINS ENGINEERING, 3130 S. DURANGO DRIVE, #404, LAS VEGAS, NV 89117**





# VACATION APPLICATION 4A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS17-0133</u>	STAFF	DATE FILED: <u>10/30/19</u> PLANNER ASSIGNED: <u>MM</u> ACCEPTED BY: <u>JOK</u> FEE: <u>\$700</u> CHECK #: <u>1005</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CNA</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>ETNS-19-40047</u> TAB/CAC <u>ENTERPRISE</u> TAB/CAC DATE: <u>11/26</u> TIME: <u>6pm</u> PC MEETING DATE: <u>12/17/19</u> BCC MTG DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>CG</u>
--	-------	---	--

PROPERTY OWNER	NAME: <u>Sackley Family Trust &amp; Sackley Stuart Trust</u> ADDRESS: <u>4108 The Strand</u> CITY: <u>Manhattan Beach</u> STATE: <u>CA</u> ZIP: <u>90266</u> TELEPHONE: <u>323-963-4040</u> CELL: _____ E-MAIL: <u>psdevelopment@msn.com</u>
----------------	--

APPLICANT	NAME: <u>Sackley Family Trust &amp; Sackley Stuart Trust</u> ADDRESS: <u>4108 The Strand</u> CITY: <u>Manhattan Beach</u> STATE: <u>CA</u> ZIP: <u>9066</u> TELEPHONE: <u>323-963-4040</u> CELL: _____ E-MAIL: <u>psdevelopment@msn.com</u> REF CONTACT ID #: _____
-----------	---

CORRESPONDENT	NAME: <u>Kent Barry / CIVIL 360 - Jennifer Escobedo</u> ADDRESS: <u>6490 W. Desert Inn Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-899-6068</u> CELL: <u>702-768-0453</u> E-MAIL: <u>jescobedo@civil360lv.com</u> REF CONTACT ID #: <u>128414</u>
---------------	---

ASSESSOR'S PARCEL NUMBER(S): NEC or Rainbow Blvd and Capovilla Ave  
176-02-401-001

PROPERTY ADDRESS and/or CROSS STREETS: NEC or Rainbow Blvd and Capovilla Ave

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

R. Kent Barry  
 Property Owner (Signature)\*

R. Kent Barry  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 10/30/2019 (DATE)  
 By ROBERT KENNY BARRY

NOTARY PUBLIC: [Signature]



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



**CIVIL 360**  
Planning & Engineering

October 29, 2019

ET-19-400147

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

RE: Justification Letter for Right-of-Way for APN 176-02-499-008 in Conjunction with the Rainbow & Arby Retail Center project at APNs 176-02-401-001 & 002

To Whom It May Concern:

Please be advised that CIVIL 360 Planning & Engineering is representing the Applicant, Sackley Family Trust, on this Right-of-Way Vacation application in association with application WS-19-0185 previously submitted and approved.

The proposed Rainbow and Arby Retail Center project is located at the southeast corner of Rainbow Boulevard and Arby Avenue. This proposed retail center will consist of two (2) fast food restaurants with drive thru, two (2) high turnover sit-down restaurants, a grocery store, and two (2) in-line multi-tenant retail buildings.

We are requesting to vacate 5-feet of right-of-way along Rainbow Boulevard, fronting the project site, in order to provide detached sidewalk improvements. The proposed right-of-way will stop at the proposed back of curb making the ultimate half-street right-of-way 55-feet. Please refer to the attached Exhibit 1 depicting the existing right-of-way to be vacated.

On behalf of the Applicant, we respectfully request your favorable review and approval of this application; we look forward to your feedback and recommendation for approval.

Please feel free to contact me at 702-899-6068 should you have any questions or concerns regarding this application.

Respectfully Submitted,

Jennifer L. Escobedo, P.E.  
Principal  
CIVIL 360

CACTUS AVE & TORREY PINES DR  
(TITLE 30)

CACTUS AVE/TORREY PINES DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500229-USA:

TENTATIVE MAP for a residential subdivision consisting of 73 lots and common lots on 10.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Cactus Avenue and the west side of Torrey Pines Drive within Enterprise. JJ/pb/jd (For possible action)

RELATED INFORMATION:

**APN:**

176-35-101-012

**LAND USE PLAN:**

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

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 10.2
- Number of Lots/Units: 73
- Density (du/ac): 7.2
- Minimum/Maximum Lot Size (square feet): 3,304/5,338 (gross and net are the same)
- Project Type: Single family residential

The plans depict a residential development totaling 73 single family lots and 9 common area lots on 10.2 acres. The density of the residential subdivision is 7.2 dwelling units per acre. The lots range in size from a minimum of 3,304 square feet to a maximum of 5,338 square feet. This will be a gated community with access to Torrey Pines Drive to the east via a 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street. The main interior street goes from north to south parallel to Torrey Pines Drive terminating in a hammerhead design on the southern portion of the site with 5 stub streets on the west side of the street. The gate is setback 64 feet from the cross gutter. The reduced street intersection off-sets are required near the access point on Torrey Pines Drive. The first is 116 feet between Torrey Pines Drive and Street B, the second is 39 feet between Streets A and E, and the third is 108 feet between Streets A and D. There are 10 common element lots for landscape areas, open space, and drainage easements.

A 15 foot wide landscape area with a detached sidewalk is located along Cactus Avenue and Torrey Pines Drive and a 6 foot wide landscape area adjacent to an attached sidewalk along the southern boundary adjacent to Levi Avenue.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Facilities	R-E	Undeveloped
South	Public Facilities	P-F	High School
East	Residential High (from 8 du/ac to 18 du/ac) & Residential Suburban (up to 8 du/ac)	RUD, R-2, & R-E	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-19-0870	A zone change to reclassify the subject parcel from R-E to R-2 zoning with waivers for wall height and street intersection off-sets and a design review for a single family residential development is a companion item on this agenda.
VS-19-0871	A vacation of 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. Approval of this request is contingent upon approval of the companion items ZC-19-0870 and VS-19-0871. Since staff cannot support the design review portion of ZC-19-0870, staff cannot support this request.

**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 35 to 40 feet to back of curb for Torrey Pines Drive, 45 feet to back of curb for Cactus Avenue, 30 feet for Levi Avenue, and associated spandrels.
- 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 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;
- Street A is an extension of Carmel River Ave and shall maintain the same name;
- Streets C, D, E, F & G shall have the suffix of Court.

**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; fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and to show on-site fire lane, turning radius, and 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 #0512-2019 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:** KELLIE HALPIN, WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120





# TENTATIVE MAP APPLICATION 5A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>10/31/19</u> PLANNER ASSIGNED: <u>RHH</u> ACCEPTED BY: <u>RHH</u> FEE: <u>\$750.00</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>NA</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>TM-19-500229</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>11/26</u> TIME: <u>10:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18/19</u> ZONE / AE / RNP: <u>RE/MR</u> PLANNED LAND USE: <u>BS/RT</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>USA - BLM</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____
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APPLICANT	NAME: <u>WLB Group</u> ADDRESS: <u>3663 E Sunset Road - Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: <u>702-379-2658</u> E-MAIL: <u>khalpin@wlbgroup.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>KB Home</u> ADDRESS: <u>5795 W. Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-266-8451</u> CELL: <u>702-496-5426</u> E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-35-101-012

PROPERTY ADDRESS and/or CROSS STREETS: Cactus and Torrey Pines

TENTATIVE MAP NAME: Torrey Pines and Levi - Cactus and Torrey Pines

NUMBER OF LOTS: 73      GROSS/NET ACREAGE 10.2      GROSS/NET DENSITY 7.15

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

 Property Owner (Signature)*	<u>Brian Kueec</u> Property Owner (Print)
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>October 15, 2019</u> (DATE) By <u>Brian Kueec</u> NOTARY PUBLIC: <u>C. Bilbrey</u>	

**C. BILBREY**  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 02-29-2020  
 Certificate No: 99-56809-1

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

October 09, 2019

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

TM-19-500229

**RE: Request to Hold Letter  
for BLM Lot 59 – Cactus and Torrey Pines**

Clark County Planning Staff,

On behalf of KB Home, The WLB Group respectfully submits the attached Tentative Map for Cactus and Torrey Pines (APN 176-35-101-012) with the request that it be held in conjunction with the Design Review, Non-Conforming Zone Change, Vacation, and Waiver of Development Standards also submitted for this project.

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

Respectfully,



Kellie Halpin  
Project Coordinator  
3663 E Sunset Road – Suite 204  
Las Vegas, NV 89120  
702-379-2658  
khalpin@wlbgroup.com

12/18/19 BCC AGENDA SHEET

PLYE HAVEN  
(TITLE 30)

HAVEN ST/PLYE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500231-SDIPS W3, LLC:**

**TENTATIVE MAP** single family residential consisting of 95 lots and common lots on 17.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Haven Street and the north and south sides of Pyle Avenue within Enterprise. MN/pb/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-28-201-014; 177-28-201-023 through 177-28-201-025; 177-28-302-002; 177-28-302-016 through 177-28-302-017

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 10045 Rancho Destino Road & 10190 Haven Street
- Site Acreage: 17.1
- Number of Lots/Units: 95
- Density (du/ac): 5.6
- Minimum/Maximum Lot Size (square feet): 3,300/15,076 (gross and net are the same except for lot 25 which is 13,357 gross/13,029 net)
- Project Type: Single family residential

The plans depict a residential development totaling 95 single family lots and 7 common area lots on 17.1 acres. The density of the residential subdivision is 5.6 dwelling units per acre. The lots range in size from a minimum of 3,300 square feet to a maximum of 15,076 square feet. The lots adjacent to Rancho Destino Road are over 10,000 square feet. There are 7 lots on the eastern portion of the site north of Pyle Avenue which will front on and access Rancho Destino Road while the remaining lots will access Pyle Avenue to the north and south via 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the streets. Pyle Avenue will be developed with full off-site improvements while Haven Street will be developed to rural standards and Rancho Destino Road will be developed with full width paving, curb and gutter. There are 7 common element lots for landscape areas, open space, and drainage easements. A 15 foot wide landscape area with a detached sidewalk is located along both sides of Pyle Avenue, a 6 foot wide landscape area along the western boundary adjacent to Haven Street north of Pyle Avenue and a portion of the eastern boundary adjacent to Rancho Destino Road, south of Pyle

Avenue. There is a 10 foot wide landscape area along the western boundary adjacent to Haven Street south of Pyle Avenue.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0864	Reclassified the subject site from R-E and R-E (RNP-I) to R-2 zoning for a proposed single family residential development	Approved by BCC	December 2018
ZC-1026-05	Reclassified a portion of the project site from R-E to R-E (RNP-I)	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) & Residential Low (up to 3.5 du/ac)	R-E	Undeveloped
South	Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Single family residential development
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Single family residential development & undeveloped
West	Commercial Tourist	R-E & H-1	Undeveloped, single family residential development & multiple family development

**Related Applications**

Application Number	Request
ZC-19-0875	A zone change to reclassify an adjacent parcel from R-E to R-2 zoning with waivers for wall height and off-site improvement standards and a design review for a single family residential development is a companion item on this agenda.
VS-19-0876	A vacation of patent easements and right-of-way is a companion item on this agenda.
WC-19-400150 (ZC-18-0864)	A waiver of conditions for 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**

This request meets the tentative map requirements as outlined in Title 30. Approval of this request is contingent upon approval of the companion items listed above.

**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 on Pyle Avenue;
- Off-site improvements on Rancho Destino Road shall, at a minimum, consist of full width paving, curb, and gutter;
- Right-of-way dedication to include 70 feet to back of curb for Pyle Avenue, 30 feet for Haven Street, 30 feet for Rancho Destino Road and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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 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;
- The street names Pumpkin and Sleepy Hollow have been previously recorded on other alignments and shall have approved names.

**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.

**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

#0615-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** RICHMOND AMERICAN HOMES NV, INC.  
**CONTACT:** CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE ST. SUITE 216, LAS VEGAS, NV 89118

**DRAFT**





# TENTATIVE MAP APPLICATION 6A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	<b>STAFF</b>	DATE FILED: <u>11/11/19</u> PLANNER ASSIGNED: <u>PW</u> ACCEPTED BY: <u>PW</u> FEE: <u>\$750.00</u> CHECK #: _____ COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NA</u> TRAILS? Y/N <u>Y</u>	APP. NUMBER: <u>TM-19500231</u> TAB/CAC: <u>Enticopyse</u> TAB/CAC MTG DATE: <u>7/11/19</u> TIME: <u>7:00pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18/19</u> ZONE / AE / RNP: <u>AE002/NA</u> PLANNED LAND USE: <u>RS</u> NOTES: _____
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<b>PROPERTY OWNER</b>	NAME: <u>SDIP SW3, LLC</u> ADDRESS: <u>9345 W. Sunset Road, Suite 101</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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<b>APPLICANT</b>	NAME: <u>Richmond American Homes of Nevada, Inc.</u> ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-617-8464</u> CELL: _____ E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____
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<b>CORRESPONDENT</b>	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S. Arville St., Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u>
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 177-28-201-023 & 024

PROPERTY ADDRESS and/or CROSS STREETS: Pyle/Haven

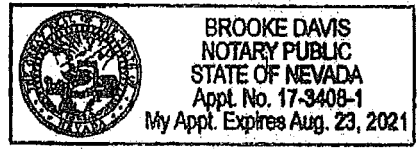
TENTATIVE MAP NAME: Pyle Haven

NUMBER OF LOTS: 99 GROSS/NET ACREAGE 17.02 GROSS/NET DENSITY 5.82

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

BA \_\_\_\_\_ Property Owner (Signature)\*  
Bruce Lemark \_\_\_\_\_ Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON October 8th, 2019 (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: Brooke Davis



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

Page 1 of 1



# TENTATIVE MAP APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>	<b>STAFF</b>	DATE FILED: _____	APP. NUMBER: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC: _____
		ACCEPTED BY: _____	TAB/CAC MTG DATE: _____ TIME: _____
		FEE: _____	PC MEETING DATE: _____
		CHECK #: _____	BCC MEETING DATE: _____
		COMMISSIONER: _____	ZONE / AE / RNP: _____
		OVERLAY(S)? _____	PLANNED LAND USE: _____
		TRAILS? Y / N _____	PFNA? Y / N _____
		NOTES: _____	

<b>PROPERTY OWNER</b>	NAME: <u>FR &amp; RR, LLC</u>
	ADDRESS: <u>9500 Hillwood Drive, Suite 201</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>Richmond American Homes of Nevada, Inc.</u>
	ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89136</u>
	TELEPHONE: <u>702-617-8464</u> CELL: _____
	E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Slater Hanifan Group a Westwood Team</u>
	ADDRESS: <u>5740 S. Arville St., Suite 216</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u>

ASSESSOR'S PARCEL NUMBER(S): 177-28-201-023 & 024

PROPERTY ADDRESS and/or CROSS STREETS: Pyle/Haven

TENTATIVE MAP NAME: Pyle Haven

NUMBER OF LOTS: 99 GROSS/NET ACREAGE 17.02 GROSS/NET DENSITY 5.82

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

<p><u>[Signature]</u> Property Owner (Signature)*</p> <p>STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>10-8-19</u> (DATE) By <u>Farhang Rohani, Manager</u> NOTARY PUBLIC: <u>Dorothy Grace Shoemaker</u></p>	<p><u>Farhang Rohani - Manager</u> Property Owner (Print)</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p><b>DOROTHY GRACE SHOEN</b> Notary Public, State of Nevada Appointment No. 96-5387-1 My Appt. Expires Dec 2, 2020</p> </div>
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\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity. Page 2 of 4

**EASEMENTS  
(TITLE 30)**

CACTUS AVE/TORREY PINES DR

**PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-19-0871-USA:**

**VACATE AND ABANDON** easements of interest to Clark County between Cactus Avenue and Levi Avenue and between Torrey Pines Drive and Verona Wood Street within Enterprise (description on file). JJ/pb/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-35-101-012

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

**BACKGROUND:**

**Project Description**

The plans show the vacation of a portions of BLM right-of-way grants for Cactus Avenue located on the northern boundary of the site and for Torrey Pines Drive located on the eastern boundary of the site. The applicant indicates that the right-of-way easements being vacated are related to the detached sidewalks required along these streets and the remaining rights-of-way will be dedicated during the mapping process. Approval of this application will allow development of the parcels.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
South	Public Facilities	P-F	High School
East	Residential High (from 8 du/ac to 18 du/ac) & Residential Suburban (up to 8 du/ac)	RUD, R-2, & R-E	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

### Related Applications

Application Number	Request
ZC-19-0870	A zone change to reclassify the subject parcel from R-E to R-2 with waivers for wall height and street intersection off-set and a design review for a single family residential development is a companion item on this agenda.
TM-19-500229	A map consisting of 73 single family residential lots is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

Staff has no objection to the vacation of 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 35 feet to 40 feet to back of curb for Torrey Pines Drive, 45 feet to back of curb for Cactus Avenue, 30 feet for Levi Avenue, and associated spandrels;
- 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:** KB HOME  
**CONTACT:** KELLIE HALPIN, WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

**DRAFT**





# VACATION APPLICATION 7A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>	<b>STAFF</b>	DATE FILED: <u>10/31/19</u>	APP. NUMBER: <u>V15-19-0871</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>AMS</u> ACCEPTED BY: _____ FEE: <u>\$8750</u> CHECK #: _____ COMMISSIONER: <u>OO</u> OVERLAY(S)? <u>NA</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	TABICAC <u>Enterprise</u> TABICAC DATE: <u>11/26</u> TIME: <u>6:00g</u> PC MEETING DATE: _____ BCC MTG DATE: <u>12/18/19</u> ZONE / AE / RNP: <u>RE/MU</u> PLANNED LAND USE: <u>B5/R10</u>

<b>PROPERTY OWNER</b>	NAME: <u>USA - BLM</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____
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<b>APPLICANT</b>	NAME: <u>WLB Group</u> ADDRESS: <u>3663 E Sunset Road - Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: <u>702-379-2658</u> E-MAIL: <u>khalpin@wlbgroup.com</u> REF CONTACT ID #: _____
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<b>CORRESPONDENT</b>	NAME: <u>KB Home</u> ADDRESS: <u>5795 W. Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 266-8451</u> CELL: <u>702-496-5426</u> E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-35-101-012

PROPERTY ADDRESS and/or CROSS STREETS: Cactus and Torrey Pines

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

[Signature]

Property Owner (Signature)\*

Brian Kurec

Property Owner (Print)

STATE OF NEVADA  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 15, 2019 (DATE)

By Brian Kurec

NOTARY PUBLIC: C. Bilbrey



**C. BILBREY**  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 02-29-2020  
Certificate No: 99-56809-1

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

October 21, 2019

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

***RE: Justification Letter for Vacation  
for Cactus and Torrey Pines – Adobe Ranch***

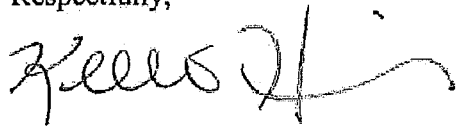
Clark County Planning Staff,

**Vacation**

We are requesting to vacate Clark County Right of Way easements. The vacation is requested for the standard detached sidewalk requirement, per Clark County Standards. We will be dedicating public right of way on the Final Map for the detached sidewalk.

We are hopeful that the information as provided meets with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at 702-458-2551 or via email at [khalpin@wlbgroup.com](mailto:khalpin@wlbgroup.com). Thank you for your consideration.

Respectfully,



Kellie Halpin  
Project Coordinator  
3663 E Sunset Road  
Las Vegas, NV 89120  
702-379-2658  
[khalpin@wlbgroup.com](mailto:khalpin@wlbgroup.com)



EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

HAVEN ST/PYLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0876-SDIPS W3, LLC:

**VACATE AND ABANDON** easements of interest to Clark County located between Haven Street and Rancho Destino Road, and between Jo Rae Avenue (alignment) and Frais Avenue (alignment) and portions of a right-of-way being Rancho Destino Road located between Jo Rae Avenue and Pyle Avenue and being Pyle Avenue between Haven Street and Rancho Destino Road within Enterprise (description on file). MN/pb/jd (For possible action)

RELATED INFORMATION:

**APN:**

177-28-201-014; 177-28-201-023 through 177-28-201-025; 177-28-302-002; 177-28-302-016 through 177-28-302-017

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans show the vacation of 33 foot wide government patent easements along the northern, southern, and eastern boundaries and a 3 foot wide portion of the government patent easement along the western boundary of the southwestern parcel (177-28-302-002); 33 foot wide government patent easements along the northern, southern, and western boundary and a 3 foot wide portion of the government patent easement along the eastern boundary of the northeastern parcel (177-28-201-014); and a 30 foot wide government patent easement along the northern boundary of the northwestern parcel (177-28-201-023). The plans also show the vacation of a portion of Rancho Destino Road located on the northeastern boundary of the site and the vacation of 5 foot wide portions of Pyle Avenue on both the north and south sides. 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.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0864	Reclassified the subject site from R-E and R-E (RNP-I) to R-2 zoning for a proposed single family residential development	Approved by BCC	December 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified a portion of the project site from R-E to R-E (RNP-I)	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) & Residential Low (up to 3.5 du/ac)	R-E	Undeveloped
South	Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Single family residential development
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Single family residential development & undeveloped
West	Commercial Tourist	R-E & H-1	Undeveloped, single family residential development & multiple family development

**Related Applications**

Application Number	Request
ZC-19-0875	A zone change to reclassify an adjacent parcel from R-E to R-2 zoning with waivers for wall height and off-site improvement standards and a design review for a single family residential development is a companion item on this agenda.
WC-19-400150 (ZC-18-0864)	A waiver of conditions for a zone change is a companion item on this agenda.
TM-19-500231	A map consisting of 95 single family residential lots is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 70 feet to back of curb for Pyle Avenue, 30 feet for Haven Street, 30 feet for Ranch Destino Road, 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**

- 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.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROJECTS:**

**APPLICANT:** RICHMOND AMERICAN HOMES NV, INC.

**CONTACT:** CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE ST. SUITE 210, LAS VEGAS, NV 89118





# VACATION APPLICATION 8A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>11/11/19</u> PLANNER ASSIGNED: <u>[Signature]</u> ACCEPTED BY: _____ FEE: <u>1875.00</u> CHECK #: _____ COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NA</u> TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	APP. NUMBER: <u>VS-19-0876</u> TAB/CAC <u>Enterprise</u> TAB/CAC DATE: <u>11/21</u> TIME: <u>4:00</u> PC MEETING DATE: _____ BCC MTG DATE: <u>12/18/19</u> ZONE / AE / RNP: <u>AEOR 2 WA</u> PLANNED LAND USE: <u>RS</u>
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PROPERTY OWNER	NAME: <u>Roohani Khusrow Family Trust</u> ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
----------------	--

APPLICANT	NAME: <u>Richmond American Homes of Nevada, Inc.</u> ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-617-8464</u> CELL: _____ E-MAIL: <u>angela.pinley@mdch.com</u> ACA CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S. Arville St., Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> ACA CONTACT ID #: _____
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 177-28-302-002; 177-28-302-017; 177-28-302-016; 177-28-201-014

PROPERTY ADDRESS and/or CROSS STREETS: Pyle/Haven

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

<p><u>[Signature]</u>          Property Owner (Signature)*</p> <p>STATE OF NEVADA      CLARK          COUNTY OF</p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>10-8-19</u> (DATE)          By <u>Khusrow Roohani, Trustee</u>          NOTARY PUBLIC: <u>Dorothy Grace Shoem</u></p>	<p style="text-align: center;"><u>KHUSROW ROOHANI,</u>          Property Owner (Print)      <u>TRUSTEE</u></p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>DOROTHY GRACE SHOEN              Notary Public, State of Nevada              Appointment No. 56-5337-1              My Appt. Expires Dec 2, 2020</p> </div>
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\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Page 1 of 4



# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: _____ PLANNER ASSIGNED: _____ ACCEPTED BY: _____ FEE: _____ CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ TRAILS? Y/N _____ PFNA? Y/N _____	APP. NUMBER: _____ TAB/CAC _____ TAB/CAC DATE: _____ TIME: _____ PC MEETING DATE: _____ BCC MTG DATE: _____ ZONE / AE / RNP: _____ PLANNED LAND USE: _____
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PROPERTY OWNER	NAME: <u>SDIP SW3, LLC</u> ADDRESS: <u>9345 W. Sunset Road, Suite 101</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
----------------	--

APPLICANT	NAME: <u>Richmond American Homes of Nevada, Inc.</u> ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-617-8464</u> CELL: _____ E-MAIL: <u>angela.pinley@mdch.com</u> ACA CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S. Arville St., Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> ACA CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-28-201-023 & 024

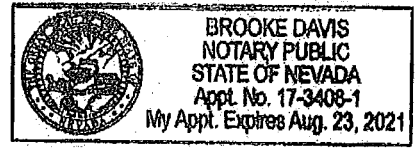
PROPERTY ADDRESS and/or CROSS STREETS: Pyle/Haven

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

[Signature]  
 Property Owner (Signature)\*

[Print Name]  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON October 8th, 2019 (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: [Signature]



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

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

RAINBOW BLVD/COUGAR AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-19-400146 (ZC-0598-15)-PN II, INC:**

**WAIVERS OF CONDITIONS** of a zone change requiring 1) no more than 16 percent of homes to be 3 story; and 2) no more than 3, three story homes along the eastern property boundary.

Generally located on the east side of Rainbow Boulevard and the south side of Cougar Avenue within Enterprise. JJ/tk/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-14-314-001 through 176-14-314-027; 176-14-314-031 through 176-14-314-034; 176-14-316-001 through 176-14-316-003

**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: 55
- Density (du/ac): 5.5
- Minimum/Maximum Lot Size (square feet): 4,001/10,233 (gross)/4,001/8,719 (net)
- Project Type: Single family residential
- Number of Stories: 1, 2, and 3
- Building Height (feet): Up to 37 feet, 6 inches
- Square Feet: 1,552 to 5,487

**Site Plans**

The approved plans depict a single family residential subdivision consisting of 55 residential lots on 10 acres at a density of 5.5 dwelling units per acre (du/ac). Lots range from a minimum of 4,001 square feet to a maximum of 8,719 square feet (net) and 4,001 square feet to 10,233 square feet (gross). The landscape areas, which also include NV Energy easements, along Rainbow Boulevard, Cougar Avenue, and Ford Avenue are portions of the adjacent lots; therefore, the net lot areas are smaller for those lots adjacent to the rights-of-way. The net areas for these lots are a

minimum of 4,352 square feet which exceeds the standard for an R-2 zone. The lots will be served by 47 foot wide public streets with 5 foot wide sidewalks on both sides of the streets. The plans show an R-Type residential curb and gutter on the 47 foot wide interior streets where Standard Drawing 217.S2 requires 48 foot wide streets (waiver of development standards #4). Access to the project is from Cougar Avenue and Ford Avenue. The plans show Ford Avenue terminating in a stub street providing access to 3 lots with the remaining portion being vacated with a companion item (VS-0599-15).

#### Landscaping

The approved plans depict a 29 foot wide landscape area with a detached sidewalk along Rainbow Boulevard, a 15 foot wide landscape area adjacent to an attached sidewalk along Cougar Avenue, and a 6 foot wide landscape area adjacent to an attached sidewalk along Ford Avenue. The landscape material includes trees, shrubs, and groundcover.

#### Elevations

The approved plans depict 13 models with heights up to 37 feet 6 inches, consisting of 1, 2, and 3 stories with 3 separate elevations per plan. The additional height requested by waiver of development standards #1 will allow American West Development to provide a 9 foot ceiling height in all levels of the 3 story product. Waiver of development standards #2 is required because the plans depict several models that have architectural enclosures (pop-outs) which extend out a maximum of 1 foot 10 inches from the living room and kitchen. The pop-outs will consist of, but are not limited to, fireplaces, media niches, and/or bay windows. Building materials consist of stucco, stone veneer, wrought iron, and tile roofing. Decorative trim and other architectural elements are shown on all elevations.

#### Floor Plans

The plans depict homes ranging in size from 1,552 square feet to 5,487 square feet with 2 and 3 car garages, multiple bedrooms, and baths.

#### Previous Conditions of Approval

Listed below are the approved conditions for ZC-0598-15:

#### Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Lot at southeast corner of property abutting the RNP to be a minimum of 10,000 square feet;
- No more than 16% of homes to be 3 story;
- No more than three, 3 story homes along the eastern property boundary;
- Street A shall be aligned with the proposed street on the parcel to the south;
- 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.

#### Public Works – Development Review

- Drainage study and compliance;



- Drainage study must demonstrate that the proposed grade elevation differences are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to back of curb for Rainbow Boulevard and 30 feet for Cougar Avenue;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, which may require a vacation of excess right-of-way or execute a license and maintenance agreement for non-standard improvements in the right-of-way;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building/Fire Prevention**

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

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

- Applicant is advised that at the time of construction CCWRD will require estimated wastewater flow rates from all phases of the proposed project at build-out and submittal of civil improvement plans before sewer point-of-connection can be approved; and that all on-site sewers shall be public sewers for detached single family residential and shall meet all the requirements of CCWRD design and construction standards.

**Applicant's Justification**

The applicant is requesting to remove the condition of having no more than 16 percent of the homes within the subdivision to be 3 story, and no more than 3 three story homes along the eastern property boundary. The applicant states they purchased this development from another developer and wasted the opportunity to build the 3 story residential homes.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-17-0630	Allowed an increase to wall height with a design review for increased finished grade on a previously approved single family residential development	Approved by BCC	October 2017
NZC-0577-13 (ET-0029-17)	First extension of time to reclassify 7.4 acres from R-E to R-2 zoning with a design review for a single family residential development	Approved by BCC	April 2017
TM-0167-15	55 lot single family residential subdivision on 10 acres	Approved by BCC	October 2015

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0598-15	Reclassified 2.5 acres from R-E to R-2 zoning with waivers for building height and architectural enclosures; design review for single family residential development & increased finished grade	Approved by BCC	October 2015
TM-0208-14	24 lot single family residential subdivision	Approved by PC	January 2015
NZC-0578-13	Reclassified 5.6 acres from R-E to R-2 zoning with a design review for a single family residential development	Approved by BCC	May 2014
NZC-0577-13	Reclassified 7.4 acres from R-E to R-2 zoning with a design review for a single family residential development	Approved by BCC	March 2014

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-3 & R-E (under ROI to R-2)	Single family residential
South	Office Professional & Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (under ROI to R-2)	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

These conditions were imposed by the Board, due to concerns brought forward at the Board meeting. Staff finds that nothing associated with this site has changed to warrant approval; therefore, staff cannot support this request.

**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:** PN II, INC

**CONTACT:** KATHERINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,  
LAS VEGAS, NV 89120

**DRAFT**





# LAND USE APPLICATION 9A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - ZC-0598-15  
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - \_\_\_\_\_  
(ORIGINAL APPLICATION #)

<b>STAFF</b>	DATE FILED: <u>10-30-19</u> PLANNER ASSIGNED: _____ ACCEPTED BY: <u>TW</u> FEE: <u>800</u> CHECK #: <u>60714094</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> / N TRAILS? Y/ <input checked="" type="checkbox"/> PFNA? Y/ <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WC-19-400146</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC MTG DATE: <u>12/26</u> TIME: <u>6PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18 9AM</u> ZONE / AE / RNP: <u>R22</u> PLANNED LAND USE: <u>ENT RS</u> NOTIFICATION RADIUS: <u>1500</u> SIGN? Y / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>P N II, Inc. dba Pulte Homes of Nevada</u> ADDRESS: <u>7255 South Tenaya Way #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
<b>APPLICANT</b>	NAME: <u>P N II, Inc. dba Pulte Homes of Nevada</u> ADDRESS: <u>7255 South Tenaya Way #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>Actus Contact: Kathrine Logan</u> ADDRESS: <u>3283 East Warm Springs Road Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296 x127</u> CELL: <u>702-409-2834</u> E-MAIL: <u>kathrine.logan@actus-nv.com</u> REF CONTACT ID #: <u>197146</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-14-314-001 through 027 & 031-034, 176-14-316-001 through 003  
 PROPERTY ADDRESS and/or CROSS STREETS: SE corner of South Rainbow Blvd & West Cougar Ave  
 PROJECT DESCRIPTION: Single family residential subdivision

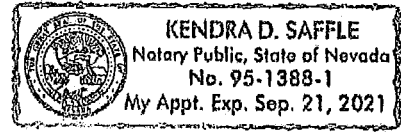
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature] \_\_\_\_\_ Brenin Anderson \_\_\_\_\_  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 24, 2019 (DATE)  
 By Brenin Anderson

NOTARY PUBLIC: [Signature]



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

October 24, 2019



3283 East Warm Springs Road  
Suite 300  
Las Vegas, NV 89120  
(702) 586-9296

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

RE: Rainbow Cougar Unit 1 (north)  
Explanation Letter for Waiver of Conditions for ZC-0598-15  
Parcel Numbers: 176-14-314-001 through 027 & 031-034, 176-14-316-001 through 003

Dear Staff,

ACTUS, on behalf of our client, Pulte Homes of Nevada, is respectfully submitting an explanation letter for a waiver of conditions within a residential subdivision for a previously approved application.

**Waiver of Conditions for Three-Story Homes**

The zone change for the northern portion of the overall project site, ZC-0598-15, allowed for no more than 16% of homes to be 3-story and no more than three 3-story homes along the eastern property boundary. We are asking to remove this requirement and allow 3-story homes without a cap or limit.

We hope the above explanation clearly describes the proposed development and request. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

David Logsdon II  
Principal

12/18/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

RAINBOW BLVD/TORINO AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
WC-19-400149 (ZC-0578-13)-PN II INC:

WAIVER OF CONDITION of a zone change requiring no 3 story homes.

Generally located on the east side of Rainbow Boulevard and the north side of Torino Avenue within Enterprise. JJ/lk/jd (For possible action)

RELATED INFORMATION:

APN:

176-14-410-001 through 176-14-410-011; 176-14-410-014 through 176-14-410-024

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

**Project Description**

General Summary

- Site Acreage: 5.6
- Number of Lots: 28
- Density: 5 du/ac
- Minimum/Maximum Lot Size: 3,801 square feet/6,137 square feet
- Project Type: Single family residential
- Number of Stories: 1 and 2 story
- Building Height (feet): Up to 35
- Square Feet: 2,000 to 3,000

Site Plans

The approved plans depict a single family residential subdivision consisting of 28 lots on 5.6 acres at a density of 5 du/ac. The average lot size is 4,250 square feet, and the lots meet all setback requirements. The lots have access to Torino Avenue to the north and Ford Avenue to the south via 47 foot wide public streets with 5 foot wide attached sidewalks on both sides of the street.

Landscaping

The approved plans depict a 15 foot wide landscape area with a detached sidewalk adjacent to Rainbow Boulevard and a 6 foot wide landscape area adjacent to attached sidewalks along Torino Avenue and Ford Avenue.

### Elevations

The approved plans show 1 and 2 story homes with a maximum height of 35 feet. The homes have pitched tile roofs and stucco exteriors. The plans depict different options for the building elevations such as pop-outs, shutters, window trim, wrought iron railing, and stone/brick veneer for all building elevations. The applicant indicates the enhancement will be provided on all elevations as required by Code.

### Floor Plans

The plans depict 1 and 2 story homes with 2 car garages and various options.

### Previous Conditions of Approval

Listed below are the approved conditions for NZC-0578-13:

#### Current Planning

- A resolution of intent to complete construction in 3 years;
- Per plans submitted at the 05/07/14 Board of County Commissioners' meeting;
- A 10,000 square foot lot located on the southeast corner of the parcel;
- No 3 story homes;
- Perimeter walls to be decorative;
- Fully shielded lights within the development and along Ford Avenue;
- No access to Torino Avenue;
- Design review as a public hearing on 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 any change in circumstances or regulations may be justification for the denial of an extension of time.

#### Public Works - Development Review

- Rural street standards along Torino Avenue;
- Drainage study and compliance;
- Traffic study and compliance, project may qualify for an exception to the traffic analysis with Public Works Development Review Division approval;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to back of curb for Rainbow Boulevard, 30 feet for Ford Avenue, 30 feet for Torino Avenue, and associated spandrels;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, which may require a vacation of excess right-of-way or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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

- Applicant is advised that zoning changes affect sewer capacities, this requires the submittal of civil improvement plans for full engineering review and evaluation



(including estimated wastewater flow rates at project build-out); and that CCWRD has no objection to the zoning change as submitted.

**Applicant's Justification**

The applicant is requesting to remove this condition that was placed on the original application by the Board and would like to incorporate 3 story homes. Also, with the recent approval of another application in the area, there were no restrictions placed by the board. The applicant states, this would also provide the opportunity for the future home owner additional square footage in the single family home and also will not increase the density of the project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0630-17	Allowed an increase in wall height and a design review for finished grade in conjunction with a previously approved single family residential development	Approved by BCC	October 2017
NZC-0577-13 (ET-0029-17)	First extension of time to reclassify 7.4 acres from R-E to R-2 zoning with a design review for a single family residential development	Approved by BCC	April 2017
TM-0167-15	55 lot single family residential subdivision on 10 acres	Approved by BCC	October 2015
ZC-0598-15	Reclassified 2.5 acres from R-E to R-2 zoning with waivers for building height and architectural enclosures; design review for single family residential development & increased finished grade	Approved by BCC	October 2015
TM-0208-14	24 lot single family residential subdivision	Approved by PC	January 2015
NZC-0578-13	Reclassified 5.6 acres from R-E to R-2 zoning with a design review for a single family residential development	Approved by BCC	May 2014
NZC-0577-13	Reclassified 7.4 acres from R-E to R-2 zoning with a design review for a single family residential development	Approved by BCC	March 2014

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Residential High (8 du/ac to 18 du/ac)	R-2 & R-3	Single family residential development
South	Office Professional & Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped & single family residential development

**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) & Rural Neighborhood Preservation (up to 2 du/ac)	R-E & 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**

This condition was imposed by the Board, due to concerns brought forward at the Board meeting. Staff finds that nothing associated with this site has changed to warrant approval; therefore, staff cannot support this request.

**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: KENDRA SAFFLE**

**CONTACT: KATHERINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120**



# LAND USE APPLICATION 10A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - NZC-0578-13  
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - (ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>10-30-19</u>	APP. NUMBER: <u>WC 19-400149</u>
	PLANNER ASSIGNED: _____	TAB/CAC: <u>ENTERPRISE</u>
	ACCEPTED BY: <u>TLK</u>	TAB/CAC MTG DATE: <u>11/26</u> TIME: <u>6PM</u>
	FEE: <u>800</u>	PC MEETING DATE: _____
	CHECK #: <u>60714095</u>	BCC MEETING DATE: <u>12/18 9AM</u>
	COMMISSIONER: <u>JJ</u>	ZONE / AE / RNP: <u>R2</u>
	OVERLAY(S)? _____	PLANNED LAND USE: <u>RNT 8P</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N	NOTIFICATION RADIUS: <u>150</u> SIGN? Y / <input type="checkbox"/> N
TRAILS? Y / <input checked="" type="checkbox"/> N	PFNA? Y / <input checked="" type="checkbox"/> N	LETTER DUE DATE: _____
APPROVAL/DENIAL BY: _____	COMMENCE/COMPLETE: _____	

PROPERTY OWNER	NAME: <u>P N II, Inc. dba Pulte Homes of Nevada</u>
	ADDRESS: <u>7255 South Tenaya Way #200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>P N II, Inc. dba Pulte Homes of Nevada</u>
	ADDRESS: <u>7255 South Tenaya Way #200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: <u>136721</u>

CORRESPONDENT	NAME: <u>Actus Contact: Kathrine Logan</u>
	ADDRESS: <u>3283 East Warm Springs Road Suite 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-586-9296 x127</u> CELL: <u>702-409-2834</u>
	E-MAIL: <u>kathrine.logan@actus-nv.com</u> REF CONTACT ID #: <u>197146</u>

ASSESSOR'S PARCEL NUMBER(S): 176-14-410-001 through 011 and 014 through 024

PROPERTY ADDRESS and/or CROSS STREETS: NE corner of South Rainbow Blvd & West Torino Ave

PROJECT DESCRIPTION: Single family residential subdivision

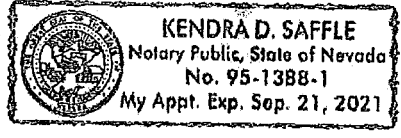
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Brenin Anderson  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 24, 2019 (DATE)  
 By Brenin Anderson

NOTARY PUBLIC: [Signature]



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

October 24, 2019



3283 East Warm Springs Road  
Suite 300  
Las Vegas, NV 89120  
(702) 586-9296

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

RE: Rainbow Cougar Unit 1 (south)  
Explanation Letter for Waiver of Conditions for NZC-0578-13  
Parcel Numbers: 176-14-410-001 through 011 and 014 through 024

WC-19-400149

Dear Staff,

ACTUS, on behalf of our client, Pulte Homes of Nevada, is respectfully submitting an explanation letter for a waiver of conditions within a residential subdivision for a previously approved application.

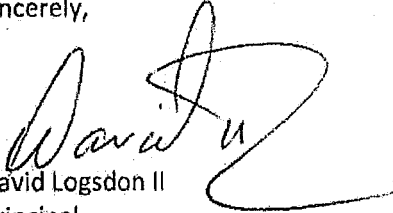
**Waiver of Conditions for Three-Story Homes**

The zone change for the southern portion of the overall project site, NZC-0578-13, allowed for no 3-story homes. We are asking to remove this requirement and allow 3-story homes without a cap or limit.

Please note that Lots 12 and 13 have been omitted from this request in order to buffer the three-story homes from the RNP zoning to the south of the project.

We hope the above explanation clearly describes the proposed development and request. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

  
David Logsdon II  
Principal

12/18/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

HAVEN ST/PYLE AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-19-400150 (ZC-18-0864)-SDIPS W3, LLC:**

**WAIVERS OF CONDITIONS** for a zone change requiring the following: 1) relocate entrance at the south of Pyle Avenue to Haven Street; 2) full off-site improvements; and 3) Rancho Destino Road to be built to rural street standards in conjunction with a previously approved single family residential development on 14.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Haven Street and the north and south sides of Pyle Avenue within Enterprise. MN/pb/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-28-201-023 through 177-28-201-025; 177-28-302-002; 177-28-302-016 through 177-28-302-017

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 10190 Haven Street (APN 177-28-302-002)
- Site Acreage: 14.8
- Number of Lots: 89
- Density (du/ac): 6.1
- Minimum/Maximum Lot Size (square feet): 4,000/5,236
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 35
- Square Feet: 1,800 to 2,300

**Site Plans**

The plans submitted with the original application depict a proposed residential development consisting of 89 lots on 14.8 acres at a density of 6.1 dwelling units per gross acre. The minimum and maximum lot sizes are 4,000 square feet and 5,236 square feet, respectively. The

primary ingress and egress to the north half of the proposed development is via private streets A and C that connect to Haven Street. The primary ingress and egress to the south half of the proposed development is via private street D that connects to Rancho Destino Road. The internal private streets servicing the subdivision measure 42 feet in width, consisting of stub streets and cul-de-sacs. Four foot wide sidewalks are depicted along 1 side of the private streets. A detached, 5 foot wide sidewalk is provided along Pyle Avenue and attached, 5 foot wide sidewalks are provided along Haven Street and Rancho Destino Road.

Waivers of development standards for street intersection off-sets are requested at 3 locations. The first location is along private street D from Rancho Destino Road to private street F where a distance of 117 feet is provided and 125 feet is required (a 6.4% reduction). The second location is along Rancho Destino Road from Pyle Avenue to private street D where a distance of 119 feet is provided where 125 feet is required (a 5.8% reduction). The third location is along Haven Street from Pyle Avenue to private street C where a distance of 115 feet is provided where 125 feet is required (an 8% reduction).

The applicant is now revising the plans to add approximately 2.5 acres to the northeast portion of the site with a redesign of the layout including access to the subdivision from Pyle Avenue. Pyle Avenue is proposed to be developed with full off-site improvements, Haven Street is proposed to be developed with rural street standards, and Rancho Destino Road is proposed with full width pavement, curb and gutter.

#### Landscaping

A 15 foot wide landscape area, including a 5 foot wide detached sidewalk is depicted along Pyle Avenue. Six foot wide landscape areas are located behind attached 5 foot wide sidewalks located along Haven Street and Rancho Destino Road.

#### Elevations

The plans submitted with the original application depict 2 story model homes with 3 different elevations. The proposed models consist of a stucco exterior including a concrete tile roof with a minimum 4:12 roof pitch. The plans depict different options on the elevations such as varying rooflines and accents such as decorative iron, stone veneer, and window trims.

#### Floor Plans

The floor plans submitted with the original application depict 2 story model homes ranging in size from 1,800 square feet to 2,300 square feet depending on the options selected by the home buyer. The model homes have options for multiple bedrooms, family room, and a great room, and includes 2 car garages.

#### Previous Conditions of Approval

Listed below are the approved conditions for ZC-18-0864:

#### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Relocate entrance at the south of Pyle Avenue to Haven Street;

- Single story homes and an intense landscape buffer adjacent to APN 177-28-302-003 with minimum 5,000 square foot lots;
- Minimum 10,000 square foot lots abutting Rancho Destino Road;
- Design Review as a public hearing for final plans and substantial changes to plans.
- 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 it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Rancho Destino Road to be built to rural street standards.
- Right-of-way dedication to include 35 feet to the back of curb for Pyle Avenue, 30 feet for Haven Street, 30 feet for Rancho Destino Road, and associated spandrels.
- 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 vacations of easements and/or rights-of-way may be necessary.

**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 #0636-2018 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**

The applicant indicates the entrance needs to be relocated to Pyle Avenue because there are significant drainage flows in both Haven Street and Rancho Destino Road and the condition requiring the entrance be relocated needs to be waived to address this issue. The applicant also indicates allowing curb and gutter along the west side of Rancho Destino Road will aid in conveying run-off during storm events. No sidewalks or streetlights are proposed which is consistent with similar rural roads in the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0864	Reclassified the subject site from R-E and R-E (RNP-I) to R-2 zoning for a proposed single family residential development	Approved by BCC	December 2018
ZC-1026-05	Reclassified a portion of the project site from R-E to R-E (RNP-I)	Approved by BCC	October 2005

**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	Undeveloped
South	Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Single family residential development
East	Residential Low (up to 3.5 du/ac) and Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Single family residential development & undeveloped
West	Commercial Tourist	R-E & H-1	Undeveloped, single family residential development & multiple family development

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-19-0875	A zone change to reclassify an adjacent parcel from R-E to R-2 zoning with waivers for wall height and off-site improvement standards and a design review for a single family residential development is a companion item on this agenda.
VS-19-0876	A vacation of patent easements and right-of-way is a companion item on this agenda.
TM-19-500231	A map consisting of 95 single family residential lots is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

The intent of the condition to relocate the entrance to the southern portion of the site to Haven Street was to reduce the traffic on Rancho Destino Road that would negatively impact the existing R-E and R-E (RNP-I) development to the east. The companion items on this agenda depict the final plans for this development which includes access to the site on Pyle Avenue (a collector street) instead of either Rancho Destino Road or Haven Street which are local streets. Staff finds that the proposed access on to Pyle Avenue will meet this intent and can support this portion of the request.

**Public Works - Development Review**

Waiver of Conditions #2

Staff finds the request for non-urban standards on Haven Street to be an inappropriate request as the applicant is attempting to put the burden of the off-site improvements, with the required ultimate drainage improvements, on the County and the Regional Flood Control District. The



applicant should install drainage and off-site improvements in compliance with adopted plans and standards as these are standard requirements for the development of land in Clark County.

Waiver of Conditions #3

Although the request to install full width paving and curb and gutter on Rancho Destino Road will provide better improvements for the area than the approved non-urban standards, staff cannot support anything less than full off-site improvements.

**Staff Recommendation**

Approval of waiver of conditions #1; denial of waivers of conditions #2 and #3.

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:

- Full off-site improvements on Pyle Avenue;
- Off-site improvements on Rancho Destino Road shall, at a minimum, consist of full width paving, curb, and gutter;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** RICHMOND AMERICAN HOMES NV, INC.

**CONTACT:** CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE ST, SUITE 216, LAS VEGAS, NV 89118





# LAND USE APPLICATION 11A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - ZC-18-08604  
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - \_\_\_\_\_  
(ORIGINAL APPLICATION #)

<b>STAFF</b>	DATE FILED: <u>11/11/19</u> PLANNER ASSIGNED: <u>PHB</u> ACCEPTED BY: _____ FEE: <u><del>\$2,850.00</del></u> CHECK #: <u>\$650.00</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <u>Y</u> / <u>N</u> TRAILS? <u>Y</u> / <u>N</u> PFNA? <u>Y</u> / <u>N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>11C-19-400150</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>11/26</u> TIME: <u>6:00p</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18/19</u> ZONE / AE / RNP: <u>RETRO INA</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <u>Y</u> / <u>N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
<b>PROPERTY OWNER</b>	NAME: <u>Roohani Khusrow Family Trust</u> ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____	
<b>APPLICANT</b>	NAME: <u>Richmond American Homes of Nevada, Inc.</u> ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-617-8464</u> CELL: _____ E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____	
<b>CORRESPONDENT</b>	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S. Arville St., Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-28-302-002; 177-28-302-017; 177-28-302-016; 177-28-201-014

PROPERTY ADDRESS and/or CROSS STREETS: Pyle/Haven

PROJECT DESCRIPTION: Residential Subdivision

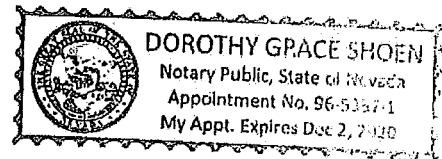
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature]  
Property Owner (Signature)\*

KHUSROW ROOHANI, TRUSTEE  
Property Owner (Print)

STATE OF CLARK  
COUNTY OF NEVADA

SUBSCRIBED AND SWORN BEFORE ME ON 10-8-19 (DATE)  
By KHUSROW ROOHANI, TRUSTEE  
NOTARY PUBLIC: Dorothy Grace Shoen



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



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>ZC-18-0804</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: _____ PLANNER ASSIGNED: _____ ACCEPTED BY: _____ FEE: _____ CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ PUBLIC HEARING? Y / N TRAILS? Y / N      PFNA? Y / N APPROVAL/DENIAL BY: _____	APP. NUMBER: _____ TAB/CAC: _____ TAB/CAC MTG DATE: _____ TIME: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ ZONE / AE / RNP: _____ PLANNED LAND USE: _____ NOTIFICATION RADIUS: _____ SIGN? Y / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>SDIP SW3, LLC</u> ADDRESS: <u>9345 W. Sunset Road, Suite 101</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____	
	<b>APPLICANT</b>	NAME: <u>Richmond American Homes of Nevada, Inc.</u> ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-617-8464</u> CELL: _____ E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Slater Hanfan Group a Westwood Team</u> ADDRESS: <u>5740 S. Arville St., Suite 218</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-28-201-023 & 024

PROPERTY ADDRESS and/or CROSS STREETS: Pyle/Haven

PROJECT DESCRIPTION: Residential Subdivision

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

\_\_\_\_\_  
 Property Owner (Signature)\*

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October, 3th, 2019 (DATE)

By \_\_\_\_\_

NOTARY PUBLIC: Brooke Davis

**BROOKE DAVIS**  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 Appt. No. 17-3408-1  
 My Appt. Expires Aug. 23, 2021

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



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>2C-18-0804</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: _____ PLANNER ASSIGNED: _____ ACCEPTED BY: _____ FEE: _____ CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ PUBLIC HEARING? Y / N TRAILS? Y / N      PFNA? Y / N APPROVAL/DENIAL BY: _____	APP. NUMBER: _____ TAB/CAC: _____ TAB/CAC MTG DATE: _____ TIME: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ ZONE / AE / RNP: _____ PLANNED LAND USE: _____ NOTIFICATION RADIUS: _____ SIGN? Y / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>F R &amp; R R, LLC</u> ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____	
	<b>APPLICANT</b>	NAME: <u>Richmond American Homes of Nevada, Inc.</u> ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-617-8464</u> CELL: _____ E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S. Arville St., Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-28-201-025

PROPERTY ADDRESS and/or CROSS STREETS: Pyle/Haven

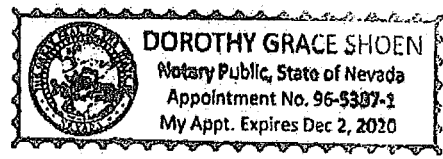
PROJECT DESCRIPTION: Residential Subdivision

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

[Signature] \_\_\_\_\_      Farhang Rokhani - Manager  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10-8-19 (DATE)  
 By Farhang Rokhani - Manager  
 NOTARY PUBLIC: Dorothy Grace Shoem



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



RAH1718

October 31<sup>st</sup>, 2019

Phillip Blount  
Clark County Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

**RE: Justification Letter for a Tentative Map, Zone Change, Waiver of Standards, Waiver of Conditions and Design Review for Richmond American Homes Pyle Haven Project**  
**(APNs: 177-28-302-002, -016, -017; 177-28-201-024, -025, -023, -014)**

Slater Hanifan Group, a Westwood Team, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map (TMP), Zone Change (ZC), Waiver of Standards (WS), Waiver of Conditions (WC) & Design Review (DR) for the subject development.

### Project Description

The subject development is comprised of 17± gross acres and is located at the northeast and southeast corner of the Pyle Ave and Haven St intersection. The proposed community will be a single family residential subdivision with 95 lots.

### Design Review

#### Site Plan

The proposed development contains ninety-five (95) residential lots. All lots are proposed to be Medium Density Residential (R-2) and the proposed density is under 8du/ac which conforms to the adopted zoning. Parcel 177-28-201-014 will require a zone change to R-2 from the current zoning of R-E, which conforms to the planned land use of RS (Residential Suburban). The site design is in full compliance with the conditions of ZC-18-0864. The minimum lot area is 3,330 square feet which exceeds the minimum of 3,300 square feet required per Clark County Development Code for R-2 Zoning.

The subdivision contains interior private residential streets that are 43-ft wide with a single 4-ft attached sidewalk. There are two non-gated entrances to the community. The entrances are aligned on the north and south sides of Pyle Ave. The interior streets that terminate in stub streets are less than 150ft long and serve a maximum of 6 dwelling units. Additionally, there are houses fronting the perimeter 60-ft public roadway of Rancho Destino Rd. Pyle Ave is proposed with full offsite improvements including curb, gutter, detached sidewalk and streetlights. Rancho Destino Rd was condition per ZC-18-0864 to be built to rural street standards, however a waiver of conditions to construct curb and gutter was submitted. Haven St is proposed with this design review to have rural standards and a supporting waiver of development standards was included.

#### Architecture

The proposed application includes 3 single story plans to be used on the 50' wide lots and 6 two story plans to be used on the 35' wide lots. The two story homes range in size of livable area from 1,478 to over 1,913 square feet and the single story homes range in size of livable area from 1,741 to over 2,161 square feet. The homes range in height from ~16ft to ~27ft. Each



house will have a two car garage and a 20-ft driveway. The proposed floor plans and elevations are included with the submittal package.

#### Grade Difference

A maximum grade difference of 6ft is being requested where 18 inches is allowed per Section 30.32.040.a.9 of Title 30 due to existing contours, drainage patterns and sewer service issues. The site will be elevated to the point to work with civil engineering constraints; the site will not be artificially increased to enhance views.

#### Setbacks & Density

The setbacks for the proposed project are as follows:

Front: 20-ft; (10-ft reduction allowed for the full building width)

Rear: 15-ft; 5-ft for accessory structures

Side: 5-ft

Corner Side: 10-ft

The proposed development will consist of 95 single family residential lots over 17± gross acres which results in a density of 5.6du/ac, which is less than the 8 du/ac required for R-2 zoning.

#### Tentative Map

The associated Tentative Map (TMP) will establish the layout of the 95-residential lots, 7 common lots and interior street network. The TMP also includes street sections for the interior private streets and perimeter public roads, cross sections showing preliminary grading across the site from north to south and east to west, width and location of drainage easements,

#### Zone Change

The subject development consists of seven parcels, of which one parcel has a proposed zone change. Parcel 177-28-201-014 will require a zone change to R-2 from the current zoning of R-E, which is in conformance with the planned land use of RS (Residential Suburban). The requested zone change coincides with the previous zone change resolution for the surrounding parcels, ZC-18-0864.

The remaining 6 parcels are proposed to remain R-2 zoning. This proposed community has been designed to complement the surrounding neighborhood in terms of density, lot orientation and traffic access.

#### Waiver of Development Standards

A waiver of development standards application is being submitted to request the following:

**1. Title 30 Section 30.64.050.4 – Site Landscape and Screening Standards**

Standard: Retaining walls shall not exceed a maximum height of 3 feet

Requested Waiver: Increase perimeter retaining walls to 6ft where needed.

Justification: The waiver is being requested due to site development constraints requiring an increase in perimeter retaining wall height from the allowable 3ft to a maximum of 6ft. The increased heights will fluctuate from a screen wall with no retaining wall to a screen wall



with 6ft of retaining wall around the perimeter of the site as needed. The increased retaining wall heights allow sewer service to the northwestern lots while still meeting minimum interior street slopes and maintaining drainage patterns. A decorative screen wall will be provided per Title 30 requirements.

**2. Title 30 Section 30.52.040 – Off-site Development Standards – Improvement Requirements**

- Standard:** Grading, curbs, gutters, berms, and paving of streets, highways, and other rights-of-way within, bordering, or necessary to provide access to and serve the development. Sidewalks on all streets as required. Street lighting.
- Requested Waiver:** Waive the requirement for curb, gutter, sidewalk, streetlights and full width pavement on Haven Ave adjacent to the project boundary.
- Justification:** This waiver is being requested for the Haven Street alignment to the west of the project boundary both north and south of Pyle Ave. This request will remove the improvements required per the standard listed above. An interim drainage channel is needed to convey existing flows along the east side of Haven Street until the CIP project for the Haven regional facility is constructed (planned start date 1<sup>st</sup> Quarter 2021). The west side of Haven has a similar drainage channel already in use.

**3. CCAUSD Standard Drawing No. 228**

- Standard:** The standard drawing No. 228 is designed to work with "L" Type curb.
- Requested Waiver:** The cross gutter will be constructed to allow for a transition of flowlines from 30in modified roll curb per CCAUSD No. 217.1 into the valley gutter without a 10ft "L" curb transition.
- Justification:** This waiver is requested to alleviate driveway conflicts for corner lots where a 10ft curb transition would otherwise be required. This waiver is only applicable to the onsite private streets within the subdivision. All offsite public streets will still be constructed per CCAUSD No. 228.

**Waiver of Conditions**

A waiver of conditions applications is requested for the following two conditions listed on the Zone Change Notice of Final Action (ZN-18-0864), approved at the Board of County Commissioners meeting on December 19, 2018.

**Current Planning – Item 2 – Relocate entrance at the south of Pyle Ave to Haven St**

The entrance is to be relocated to Pyle Ave approximately 225ft west of Rancho Destino. There are significant drainage flows in both Rancho Destino Rd and Haven St. Locating the entrances





on Pyle Ave eliminates the need to artificially elevate entrances on Rancho Destino or Haven, which would be needed to protect from runoff during storm events. Aligning the entrances on Pyle additionally will help reduce traffic on both Rancho Destino and Haven.

Public Works – Item 4 – Rancho Destino Road to be built to rural street standards

Curb and gutter are being proposed on the west side of Rancho Destino Road both north and south of Pyle Ave. Sidewalk and streetlights are not being proposed which is consistent with similar rural roads in the area. The curb and gutter will aid in conveying runoff during storm events. The curb and gutter will provide a benefit to the surrounding neighborhood as it will reduce erosion that occurs with the standard rural roadway section during storm events.

Thank you for considering these application requests. Please contact me at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,

**Slater Hanifan Group, a Westwood Team**

Kevin Bross, PE  
Project Manager II

CC:  
Angela Pinley, Richmond American Homes  
Chelsea Jensen, Slater Hanifan Group



SHOPPING CENTER  
(TITLE 30)

FORT APACHE RD/GOMER RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-19-0845-KULAR, GURDEV SINGH:**

**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) site lighting; and 2) changes and additions to a previously approved shopping center on 3.9 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Gomer Road and Fort Apache Road within Enterprise. JJ/rk/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

176-20-419-001

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Allow a minimum 5 foot commercial driveway throat depth along a public street (Gomer Road) where a 25 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (an 80% reduction).
- b. Allow a minimum 9 foot commercial driveway throat depth along a public street (Fort Apache Road) where a 25 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (a 64% reduction).

**DESIGN REVIEWS:**

1. For a site lighting plan.
2. For a shopping center with a proposed fast food restaurant and day care facility.

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9670 S. Fort Apache Road
- Site Acreage: 3.9 acres
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): Up to 25

- Square Feet: 26,400 (overall shopping center)
- Parking Required/Provided: 132/137

### History/Site Plan

This site has had previous approvals for a convenience store with an attached vehicle wash, gasoline station, smog check, tavern, and retail building. The southern portion of the parcel is zoned C-2, while the northern portion is zoned C-1. The previous approvals have always shown the north portion of the development as a future development. This application will address this area of the development and also introduce a new day care use on the property and fast food restaurant.

The convenience store, gasoline pumps, and vehicle wash are located on the southern portion of the site. The tavern is located near the west center of the site along Fort Apache Road, and the proposed day care building with a retail lease space is proposed on the east side of the property. A 6,700 square foot play area is adjoining the building on the south side of the day care facility. Also, shown on plans is a retail lease space on the north end of the day care building. The pad site locations of the convenience store and tavern building are being slightly revised with this application. These buildings are essentially in the same approved locations within the shopping center; however, the building for the tavern use is being reduced in size and the convenience store with an attached drive-thru vehicle wash is being shifted slightly to the south closer to one of the access points. The newly proposed fast food restaurant with drive-thru is located on the northern portion of the property. The drive-thru wraps around the west on the south sides of the building. The speaker box is located on the west side of the building facing Fort Apache Road. The nearest residential uses are located directly to the north and east sides of the development. A total of 137 parking spaces are provided where 132 parking spaces are required. This request also includes a waiver of development standards to reduce driveway throat depth along Gomer Road and Fort Apache Road. The largest reduction occurs on Gomer Road and is 5 feet. The other 2 driveways will have a throat depth of 9 feet 2 inches, and 22 feet, 6 inches.

### Landscaping

The landscape plans show a 15 foot to 19 foot wide landscape area with a detached sidewalk along Fort Apache Road and Gomer Road. A landscape area 10 foot wide with intense landscaping per Figure 30.64-12, is located along a majority of the north and east property lines and adjacent to the commercial buildings. A 10 foot wide landscape area consisting of a single row of 24 inch box trees approximately 20 feet on center is located along the remaining east property line near the outside play area. Interior parking lot trees are distributed throughout the site. Landscape materials include trees, shrubs, and groundcover.

### Elevations

The newly proposed buildings are 1 story, up to 25 feet high, and similar in design. Building materials consist of stucco finish, stone veneer accents, reveal bands, aluminum storefront windows, and tile roof elements. The fuel canopy is 21 feet high and will have similar colors and building material.

**Floor Plans**

The 26,400 square foot shopping center consists of a 3,000 square foot fast food restaurant with drive-thru, a 2,400 square foot retail lease space that adjoins a 10,300 square foot day care, a 5,500 square foot tavern, and a 5,200 convenience store with gas pumps, and car wash.

**Signage**

Signage is not a part of this request.

**Lighting**

The submitted plans depict the type of lighting and a photometric plan that indicates either minimal or no light spillage onto adjacent properties or rights-of-way. The plans depict 3 different types of lighting fixtures with the following: 1) parking lot light poles; and 2) building mounted lights. All exterior site lighting fixtures are similar in terms of design, materials, finish, color, and color of light. Parking lot light fixtures will be provided to facilitate the use of the parking area during night time activities. All lighting will be down-lit and incorporate fully shielded cut-off luminaries.

**Applicant's Justification**

The applicant indicates that the general design and layout has not changed significantly from the prior approvals and the applicant believes this development will provide additional commercial amenities to the area. The proposed buildings will be architecturally compatible and share access with the approved commercial buildings located on the southern portion of the site. Furthermore, the residential uses to the north and east will have an intense landscape buffer provided along a majority of the perimeter of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-18-0059	Tavern and retail building on a portion of the site	Approved by PC	March 2018
UC-0790-16	Convenience store, gasoline pumps, smog check, vehicle wash, and retail space on a portion of the site	Approved by BCC	January 2017
NZC-0339-04 (WC-0042-06)	Waived conditions of the previous zone change requiring buildings along the east property line to be single story and 21 feet maximum height	Approved by BCC	March 2006
NZC-0339-04	Reclassified the site to C-1 and C-2 zoning for a shopping center/office complex	Approved by BCC	July 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Residential Medium (3 to 14 du/ac)	RUD	Single family subdivision
East	Residential Medium (3 to 14 du/ac) & Commercial Neighborhood	R-1 & R-E	Single family subdivision & single family residence

## Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial Neighborhood	R-2	Partially developed, single family subdivision

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

##### 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 #1

All lighting will be down-lit and incorporate fully shielded cut-off luminaires to protect light shed on adjacent properties. The listed illumination values for all other lighting will not be obtrusive to adjacent properties; therefore, staff can support this portion of the request.

##### Design Review #2

Staff finds the proposed site and building design comply with Title 30 requirements and are compatible with the surrounding properties in the area. The proposed buildings are constructed with decorative materials and have parapet walls at varying heights to break-up the horizontal roofline. The buildings will have architectural enhancements such as cornice moldings, stone veneer accents, reveal bands, aluminum storefront windows, and tile roof elements to enhance the visual appearance of the buildings. The request complies with Urban Land Use Policy 78 of the Comprehensive Master Plan which encourages architectural treatments on all building sides to eliminate blank elevations along public rights-of-way and areas visible to the general public to improve visual quality. However, since staff is not supporting the waivers for driveway throat depth, staff cannot support the design review.

#### Public Works - Development Review

##### Waiver of Development Standards

The commercial driveway along Gomer Road will ingress into direct conflict with the queuing for the proposed car wash entrance, therefore staff is cannot support the reduced throat depth. The reduction in the throat depth for the commercial driveways are self-imposed hardship that could be eliminated with a site redesign.

#### Staff Recommendation

Approval of design review #1; denial of waiver of development standards, and design review #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 a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

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

**Building Department - Fire Prevention**

- Applicant is advised that operational permits will be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0633-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:  
APPROVALS:  
PROTESTS:

APPLICANT: GURDEV, SINGH KULAR

CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074







# LAND USE APPLICATION 12A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>10.23.19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$1,825.00</u> CHECK #: <u>10</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0845</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>11/20/19</u> TIME: <u>6:00p</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18/19 9:00AM</u> ZONE / AE / RNP: <u>C-1/C-2</u> PLANNED LAND USE: <u>Fast CN</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Gurdev Singh Kular</u> ADDRESS: <u>955 Temple View Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>(702) 306-7872</u> CELL: _____ E-MAIL: <u>kularg91@gmail.com</u>	
	<b>APPLICANT</b>	NAME: <u>Gurdev Singh Kular</u> ADDRESS: <u>955 Temple View Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89110</u> TELEPHONE: <u>(702) 306-7872</u> CELL: _____ E-MAIL: <u>kularg91@gmail.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>John Vornsand, AICP</u> ADDRESS: <u>62 Swan Circle</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 896-2932</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>165449</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-20-419-001

PROPERTY ADDRESS and/or CROSS STREETS: NEC Fort Apache/Gomer

PROJECT DESCRIPTION: Child Day Care facility, Fast Food Restaurant, Shopping Center

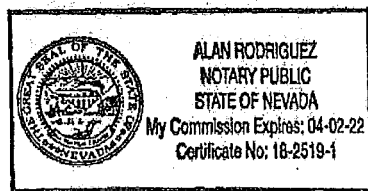
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature)\*
 

Gurdev Kular  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/21/19 (DATE)  
 By Alan Rodriguez  
 NOTARY PUBLIC:



JOHN VORNSAND, AICP

Planning & Zoning Entitlements

62 SWAN CIRCLE

HENDERSON, NEVADA 89074

Phone (702) 896-2932

Email: landuseplanning@embarqmail.com

UC-19.0845

CIVIL  
ENGINEERING

**REVISED**  
November 15, 2019

RE: Revised Justification Letter - APN 176-20-419-001 - NEC Fort Apache/Gomer Roads

The developer is requesting a Design Review for a shopping center consisting of a 10,300 square foot child day care facility, a 3,000 square foot fast food restaurant with drive-thru, a 2,400 square foot retail building and a 5,500 square foot on-premise consumption of alcohol establishment (tavern). Also, a Design Review for a revision of plans for a previously approved convenience market with gas pumps, smog check kiosk and vehicle wash on 4 acres in a C-1 and C-2 Zone.

The child day care facility is proposed on the East side of the property with an 8,600 square foot play area adjoining the building on the South side. A 2,400 square foot retail building adjoins the day care facility on the North side. The proposed building is single-story at an overall height of 24 feet to the top of the parapet. A 3,000 square foot restaurant with a drive-thru window is proposed on the North side of the retail center. The order speaker box is located on the West side of the restaurant adjacent to Fort Apache Road. The proposed 5,500 square foot tavern is located in the C-2 zoned portion of the site adjacent to Fort Apache Road. The tavern was previously approved at 6,500 square feet at the same location on the site (DR-18-0059) and is being reduced in size. The tavern is buffered from the residential to the East. by the day care facility building.

The convenience market, gasoline station and vehicle wash were previously approved by UC-0790-16. That approval included a Waiver of Development Standards that reduced the required separation from the convenience market and gasoline station to the residential to the East to 77 feet, the vehicle wash to 60 feet and the smog check kiosk to 42 feet. The convenience market has increased in size from 3,200 square feet to 5,200 square feet. The convenience market and gasoline station are proposed with a separation of 83'7" from the East property line where previously approved at 77 feet; the vehicle wash is proposed at 60 feet from the East property line as approved by UC-0790-16; the smog check kiosk was previously located to the South of the convenience market on Gomer Road and is now proposed to the West of the gasoline station and is setback 20'5" from the Fort Apache Road property line.

The applicant is also requesting a Waiver of Development Standards to reduce the throat depths of the driveway on Gomer Road to 5'8" and the driveway on Fort Apache Road to 15'10" where a minimum of 100 feet is required. Similar throat depths for the driveways were shown on the final site plan approved with UC-0790-16 but were not addressed in a Waiver of Development Standards. The driveway separation on Gomer Road from the intersection of Fort Apache and

Gomer Road is proposed at 48'2" where 35 feet was previously approved and on Fort Apache Road from the intersection of Gomer Road and Fort Apache is proposed at 89'3" where 73 feet was previously approved, thus both driveway separations exceed the separations previously approved by UC-0790-16.

Landscaping is in compliance with Title 30 requirements with detached, meandering sidewalks on both Fort Apache and Gomer Roads. An intense landscape buffer is proposed on the East property line adjacent to residential ranging in depth from 10 feet to 25 feet. A 20 foot intense landscape buffer is proposed along the North property line adjacent to existing residential uses.

A Design Review for site and building lighting is also a part of this request. The lighting will be low level and in compliance with Title 30 requirements. Signage will be filed as a separate Design Review by the sign company in the near future.

SINCERELY



John Vornsand, AICP



12/18/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

CACTUS AVE/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0870-USA:

**ZONE CHANGE** to reclassify 10.2 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) reduce the street intersection off-set; and 3) modified standards for a security gate.

**DESIGN REVIEWS** for the following: 1) a single family residential development, 2) hammerhead street design; and 3) increased finished grade

Generally located on the south side of Cactus Avenue and the west side of Torrey Pines Drive within Enterprise (description on file). JJ/pb/jd (For possible action)

RELATED INFORMATION:

APN:

176-35-101-012

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase block wall height to 12 feet (up to 6 foot retaining with a 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with a 6 foot screen wall) is permitted per Section 30.64.050 (a 33.3% increase).
2. Reduce a street intersection off-set to 39 feet where a minimum of 125 feet is required per Chapter 30.52 (a 68.8% reduction).
3. Reduce the setback for the call box for a security gate to 64 feet where 100 feet is required per Uniform Standard Drawing 222.1.

**DESIGN REVIEWS:**

- A single family residential development.
2. Allow streets terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawings is preferred per Section 30.56.080.
  3. Increase the finished grade for a single family residential development to 72 inches where 18 inches is the standard per Section 30.32.040 (a 300% increase).

**LAND USE PLAN:**

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

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 10.2
- Number of Lots/Units: 73
- Density (du/ac): 7.2
- Minimum/Maximum Lot Size (square feet): 3,304/5,338 (gross and net are the same)
- Project Type: Single family residential
- Number of Stories: 1 & 2
- Building Height (feet): 28
- Square Feet: 1,157 to 2,469

#### Site Plans

The plans depict a residential development totaling 73 single family lots and 9 common area lots on 10.2 acres. The density of the residential subdivision is 7.2 dwelling units per acre. The lots range in size from a minimum of 3,304 square feet to a maximum of 5,338 square feet. This will be a gated community with access to Torrey Pines Drive to the east via a 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street. The main interior street goes from north to south parallel to Torrey Pines Drive terminating in a hammerhead design on the southern portion of the site with 5 stub streets on the west side of the street. The call box is set back 64.5 feet from the cross gutter. The reduced street intersection off-sets are required near the access point on Torrey Pines Drive. The first is 116 feet between Torrey Pines Drive and Street B, the second is 39 feet between Streets A and E, and the third is 108 feet between Streets A and D, within the subdivision. There are 9 common element lots for landscape areas and drainage easements.

#### Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along Cactus Avenue and Torrey Pines Drive and a 6 foot wide landscape area adjacent to an attached sidewalk is located along the southern boundary adjacent to Levi Avenue.

#### Elevations

The plans depict 3, single story model homes and three, 2 story model homes with 3 different elevations. The proposed models consist of a stucco exterior including a concrete tile roof with a pitched roof. The plans depict different options on the elevations such as varying rooflines and accents such as decorative iron, stone veneer, and window trims.

#### Floor Plans

The floor plans depict single story model homes ranging in size from 1,157 square feet to 1,453 square feet and 2 story model homes ranging in size from 1,769 square feet to 2,469 square feet depending on the options selected by the home buyer. The model homes have options for multiple bedrooms, family room, and a great room, and includes 2 car garages.

#### Signage

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates the zoning request conforms to the Enterprise Land Use Plan and the design of the site complies with Title 30.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Facilities	R-E	Undeveloped
South	Public Facilities	P-F	High School
East	Residential High (from 8 du/ac to 18 du/ac) & Residential Suburban (up to 8 du/ac)	RUD, R-2, & R-E	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-19-500229	A map consisting of 73 single family residential lots is a companion item on this agenda.
VS-19-0871	A vacation of 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**

The request to R-2 zoning conforms to the Enterprise Land Use Plan which designates the parcel as Residential Suburban at a density up to 8 dwelling units per acre. Staff finds that the proposed zoning classification is consistent and compatible with the existing and approved land uses in the area. Therefore, staff recommends approval of this request.

**Waivers of Development Standards**

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

**Waiver of Development Standards #1**

Staff finds that the difference in grade between the eastern and western portions of the proposed single family residential development necessitates the installation of the requested retaining walls. Additionally, the proposed walls are decorative and in conformance with Urban Specific

Policy 16 of the Comprehensive Master Plan which states, in part, that all new perimeter walls and fences should be decorative.

#### Design Review #1

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that include varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. The design of the lot and street layouts are contingent upon approval of waivers of development standards #2 and #3 and design review #2 for the hammerhead street design.

#### Design Review #2

There has been a recent revision to Title 30 to restrict the use of the hammerhead design for the termination of streets with a radius cul-de-sac as the preferred design. Staff finds that since the development and adjacent lots are of sufficient area, with no known encumbrances or constraints, the County preferred design of a radius cul-de-sac could and should be accommodated. As with previous requests, staff is concerned that once designed with the building placement and driveway locations, the functional circulation will be impacted with cars that may be parked on the street. Staff finds the applicant has not provided a sufficient justification to allow the hammerhead design; and therefore, cannot support the request.

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

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

Staff cannot support the reduced street intersection off-set in that it is a self-imposed hardship and it effects the setback for the security gate. Both of these issues can be addressed with a site redesign in order to comply with the minimum standards.

#### Design Review #3

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

#### **Staff Recommendation**

Approval of the zone change, waiver of development standards #1, and design review #3; denial of waivers of development standards #2 and #3, and designs review #1 and #2.

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



## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers 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;
- 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 35 to 40 feet to back of curb for Torrey Pines Drive, 45 feet to back of curb for Cactus Avenue, 30 feet for Levi Avenue, and associated spandrels.
- 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 approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised 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; fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and to show on-site fire lane, turning radius, and 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 #0512-2019 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:** KELLIE HALPIN, WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

**DRAFT**



# LAND USE APPLICATION 13A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>10/3/19</u> PLANNER ASSIGNED: <u>AM</u> ACCEPTED BY: _____ FEE: <u>\$2200.00</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N      PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>20-19-0870</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>11/26</u> TIME: <u>6:00</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18/19</u> ZONE / AE / RNP: <u>REINA</u> PLANNED LAND USE: <u>RS9RH</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>USA - BLM</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	<b>APPLICANT</b>	NAME: <u>KB Home</u> ADDRESS: <u>5795 W. Badura, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 266-8451</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>WLB Group</u> ADDRESS: <u>3663 E Sunset Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: <u>702-379-2658</u> E-MAIL: <u>khalpin@wlbgroup.com</u> REF CONTACT ID #: <u>191325</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-35-101-012

PROPERTY ADDRESS and/or CROSS STREETS: Cactus & Torrey Pines

PROJECT DESCRIPTION: A 73 lot, Single Family Detached development on 10.2 acres.

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

\_\_\_\_\_  
 Property Owner (Signature)\*      Brian Kunc  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 15, 2019 (DATE)  
 By Brian Kunc  
 NOTARY PUBLIC: C. Bilbrey

**C. BILBREY**  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 02-29-2020  
 Certificate No: 99-56809-1

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



October 22, 2019

20-19-0870

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

***RE: Justification Letter for Conforming Zone Change, Design Review, Waiver of Development Standards, and Parking Analysis for Cactus and Torrey Pines.***

Clark County Planning Staff,

On behalf of KB Home, The WLB Group respectfully submits the attached Design Review, Waiver of Development Standards, Waiver of Conditions, and Parking Analysis for parcel 176-35-101-012 totaling 10.1 acres, located on vacant land at the Southwest Corner of Cactus Avenue and Torrey Pines Drive in Enterprise. Current zoning of the property is Rural Estates Residential (R-E) with the Planned Land Use being RH, on the northerly half of the parcel and we are proposing the Conforming Zone Change to Medium Density Residential (R-2). The proposed development will consist of 73 single family residential units for a density of 7.2 units/acre, conforming to an R-2 zoning. Cactus Avenue, Torrey Pines Drive, Levi Avenue will be developed as Public Streets, while interior streets serving the 73 lots will be constructed as 43-foot private streets.

Five floor plans with three distinct elevation options, two-story and single-story models are proposed for the development. The models range from 1,157 square feet to 2,469 square feet. All Five models will be in conformance with Title 30 Development Requirements for four-sided architecture. In addition, the proposed homes will have a maximum building height of 27 feet 4 inches.

**Design Review**

1. A design review for a proposed single family residential development.
2. To increase finish grade to 72 inches (6 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.040. This request is due to the fact that this single family residential development is an infill project constricted on two sides by existing developments of Single Family Residential on the north and Office Professional on the east.

**Waiver of Development Standards**

1. A request for a waiver of standards to increase wall height to a maximum of 12 feet (6-foot screen wall with a maximum 6 foot retaining wall) where a

maximum wall height of 9 feet (6-foot screen wall with a 3-foot retaining wall) is permitted per Section 30.64.050 (a 33.3% increase).

This waiver is requested due to the existing developments adjacent to the site along the westerly boundary and the adjacent streets on the north, east, and south. In essence, this is an infill development project with all four sides constraining the site. In order to incorporate these constraints in the project design we are confident that this request for a waiver of standards will deliver a quality project with little impact to the adjacent properties.

2. A request for a waiver to Title 30.52.052 where street intersections shall be offset a minimum of one hundred twenty-five feet, unless both streets are less than 50 feet, back of curb to back of curb.

In this waiver we are requesting a 116-foot separation where 125 is required between Torrey Pines Drive and Street "B". This waiver affects Lot 1 through 13 and Lots 54 through 73 located on Street "B". This request impacts 33 lots of the 73 lot development which are both located on a minor traffic private street of 38 feet back of curb to back of curb.

3. A request for a waiver to Title 30.52.052 where street intersections shall be offset a minimum of one hundred twenty-five feet, unless both streets are less than 50 feet, back of curb to back of curb.

In this waiver we are requesting a 39.27 foot separation between Street "A" and Street "E", where 125 foot separation is required. Due to existing driveway entrances off Torrey Pines, we set the entrance to this development to match an existing entrance on the other side of Torrey Pines. We selected the entrance which would require the least waivers and have minimum negative impact on the surrounding area.

4. A request for a waiver to Title 30.52.052 where street intersections shall be offset a minimum of one hundred twenty-five feet, unless both streets are less than 50 feet, back of curb to back of curb.

In this waiver we are requesting a 108.73 foot separation between Street "A" and Street "D", where 125 foot separation is required. Due to existing driveway entrances off Torrey Pines, we set the entrance to this development to match an existing entrance on the other side of Torrey Pines. We selected the entrance which would require the least waivers and have minimum negative impact on the surrounding area.

5. A request for a waiver of standards to reduce the throat depth from a minimum of 100 feet from the call box to cross gutter, per Clark County standards.



The throat depth is about 64.5 feet to the cross gutter. We believe that this throat depth will not negatively impact traffic. A traffic study will be submitted to show the 64.5 feet of throat depth will suffice for this development.

**Parking Analysis**

Per Clark County Title 30 Table 30.60.1, 161 parking spaces are required for the 73 lots. All houses will have 2 car garages and 20 foot deep two car driveways. In summary, not including street parking, 292 parking spaces will be available, which is well in excess the 161 required parking spaces.

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

Sincerely,

A handwritten signature in cursive script that reads "Paul E. Valentine".

Paul E. Valentine, PE  
Director of Nevada Operations

12/18/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

HAVEN ST/PYLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0875-SDIPS W3, LLC:

**ZONE CHANGE** to reclassify 2.3 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and 3) allow non-standard street improvements.

**DESIGN REVIEWS** for the following: 1) a single family residential development; and 2) increased finished grade on 17.1 acres.

Generally located on the east side of Haven Street and the north and south sides of Pyle Avenue within Enterprise (description on file). MN/pb/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

177-28-201-014; 177-28-201-023 through 177-28-201-025; 177-28-302-002; 177-28-302-016 through 177-28-302-017

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase block wall height to 12 feet (up to 6 foot retaining with a 6 foot screen wall) where a maximum of 9 feet (3-foot retaining with a 6 foot screen wall) is permitted per Section 30.64.050. (a 33.3% increase).
2.
  - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Haven Street where required per Chapter 30.52.
  - b. Waive off-site improvements (sidewalk and street lights) along Rancho Destino Road where required per Chapter 30.52.
3. Allow a modified residential curb and gutter where not permitted per Uniform Standard Drawings 228.

**DESIGN REVIEWS:**

1. A 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 30.32.040 (a 300% increase).

**LAND USE PLAN:**

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

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 10045 Rancho Destino Road & 10190 Haven Street
- Site Acreage: 17.1
- Number of Lots/Units: 95
- Density (du/ac): 5.6
- Minimum/Maximum Lot Size (square feet): 3,300/15,076 (gross and net are the same except for lot 25 which is 13,357 gross/13,029 net)
- Project Type: Single family residential
- Number of Stories: 1 & 2
- Building Height (feet): 16 to 27
- Square Feet: 1,478 to 2,161

#### History/Request

R-2 zoning was previously approved for the southern 14.8 acres of this site subject to several conditions of approval. This request is to reclassify the northeastern 2.3 acres from R-E to R-2 zoning and develop it in conjunction with the southern 14.8 acres.

#### Site Plans

The plans depict a residential development totaling 95 single family lots and 7 common area lots on 17.1 acres. The density of the residential subdivision is 5.6 dwelling units per acre. The lots range in size from a minimum of 3,300 square feet to a maximum of 15,076 square feet. The lots adjacent to Rancho Destino Road are over 10,000 square feet. There are 7 lots on the eastern portion of the site north of Pyle Avenue which will front on and access Rancho Destino Road while the remaining lots will access Pyle Avenue to the north and south via 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the streets. Pyle Avenue will be developed with full off-site improvements while Haven Street will be developed to rural standards and Rancho Destino Road will be developed with full width paving, curb and gutter. There are 7 common element lots for landscape areas, open space, and drainage easements. The plans indicate that due to the existing slope of the site and adjacent washes, additional retaining wall height and increased finished grade of the site are necessary for the project.

#### Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along both sides of Pyle Avenue, a 6 foot wide landscape area along the western boundary adjacent to Haven Street north of Pyle Avenue and a portion of the eastern boundary adjacent to Rancho Destino Road, south of Pyle Avenue. There is a 10 foot wide landscape area along the western boundary adjacent to Haven Street south of Pyle Avenue. The increase in wall heights are located primarily along the northern boundary of the site.

#### Elevations

The plans depict 3, single story model homes and 6, two story model homes with 3 different elevations. The proposed models consist of a stucco exterior including a concrete tile roof with a pitched roof. The plans depict different options on the elevations such as varying rooflines and accents such as decorative iron, stone veneer, and window trims.



Floor Plans

The floor plans depict single story model homes ranging in size from 1,741 square feet to 2,161 square feet and 2 story model homes ranging in size from 1,478 square feet to 1,913 square feet depending on the options selected by the home buyer. The model homes have options for multiple bedrooms, family room, and a great room, and includes 2 car garages.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the zoning request conforms to the Enterprise Land Use Plan and the design of the site complies with Title 30 and the previous conditions of approval with the exceptions requested. The requested waivers of conditions and development standards are required to address drainage issues on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0864	Reclassified the subject site from R-E and R-E (RNP-I) to R-2 zoning for a proposed single family residential development	Approved by BCC	December 2018
ZC-1026-05	Reclassified a portion of the project site from R-E to R-E (RNP-I)	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) & Residential Low (up to 3.5 du/ac)	R-E	Undeveloped
South	Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Single family residential development
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Single family residential development & undeveloped
West	Commercial Tourist	R-E & H-1	Undeveloped, single family residential development & multiple family development

Related Applications

Application Number	Request
VS-19-0876	A vacation of patent easements and right-of-way is a companion item on this agenda.
WC-19-400150 (ZC-18-0864)	A waiver of conditions for a zone change is a companion item on this agenda.

## Related Applications

Application Number	Request
TM-19-500231	A map consisting of 95 single family residential lots is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

##### Zone Change

The request to R-2 zoning conforms to the Enterprise Land Use Plan which designates the parcel as Residential Suburban at a density up to 8 dwelling units per acre. Staff finds that the proposed zoning classification is consistent and compatible with the existing and approved land uses in the area. Therefore, staff recommends approval of this request.

##### Waivers of Development Standards

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

##### Waiver of Development Standards #1

Staff finds that the difference in grade between the northern and southern portions of the proposed single family residential development necessitates the installation of the requested retaining walls. Additionally, the proposed walls are decorative and in conformance with Urban Specific Policy 16 of the Comprehensive Master Plan which states, in part, that all new perimeter walls and fences should be decorative. Furthermore, there is landscaping provided where the walls are adjacent to public streets.

##### Design Review #1

The site layout complies with the conditions of approval for ZC-18-0864 by providing an appropriate lot size transition between the surrounding R-E (RNP-I) zoned neighborhood and the proposed single family residential development. The layout is also in conformance with Estate Residential Policy 38 of the Comprehensive Master Plan which encourages new residential developments adjacent to existing estate residential areas to transition at appropriate densities (lot sizes 10,000 square feet or greater) and be of similar height. Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that include varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides.

**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.

Waiver of Development Standards #3

Staff has no objection to the request to allow the modified roll curb continue through the spandrel where a transition to either L or R curb is required.

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 the zone change, waivers of development standards #1 and #3, and the design reviews; denial of waiver of development standards #2. Approval of the design review is contingent upon approval of WC-19-400150 (ZC-18-0864) which is a companion item on this agenda.

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 they 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 on Pyle Avenue;
- Off-site improvements on Rancho Destino Road shall, at a minimum, consist of full width paving, curb, and gutter;
- Right-of-way dedication to include 70 feet to back of curb for Pyle Avenue, 30 feet for Haven Street, 30 feet for Rancho Destino Road and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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 approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building Department - Fire Prevention**

- Applicant is advised 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.

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

- Applicant is advised that there are active septic permits on APNs 177-28-302-002 and 177-28-201-014; to connect to municipal sewer and remove 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.

**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 #0615-2019 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:  
 APPROVALS:  
 PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES NV, INC.

CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE ST. SUITE 216, LAS VEGAS, NV 89118



# LAND USE APPLICATION 14A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>EC-18-08104</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>11/11/19</u> PLANNER ASSIGNED: <u>PHB</u> ACCEPTED BY: _____ FEE: <u>\$2,850.00</u> CHECK #: <u>82,200.00</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>EC-19-0875</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>11/26</u> TIME: <u>1:00p</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18/19</u> ZONE / AE / RNP: <u>AEUR2/NA</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Roohani Khusrow Family Trust</u> ADDRESS: <u>9500 Hillwood Drive, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	<b>APPLICANT</b>	NAME: <u>Richmond American Homes of Nevada, Inc.</u> ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-617-8464</u> CELL: _____ E-MAIL: <u>angela.plinley@mdch.com</u> REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S. Arville St., Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: <u>132024</u>	

ASSESSOR'S PARCEL NUMBER(S): 177-28-302-002; 177-28-302-017; 177-28-302-016; 177-28-201-014

PROPERTY ADDRESS and/or CROSS STREETS: Pyle/Haven

PROJECT DESCRIPTION: Residential Subdivision

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

\_\_\_\_\_  
 Property Owner (Signature)\*

KHUSROW ROOHANI, TRUSTEE  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF CLARK  
 COUNTY OF NEVADA

SUBSCRIBED AND SWORN BEFORE ME ON 10-8-19 (DATE)  
 By KHUSROW ROOHANI, TRUSTEE  
 NOTARY PUBLIC: Dorothy Grace Shoem

DOROTHY GRACE SHOEN  
 Notary Public, State of Nevada  
 Appointment No. 96-01111  
 My Appt. Expires Dec 2, 2021



RAH1718

October 31<sup>st</sup>, 2019

Phillip Blount  
Clark County Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

2019-0875

**RE: Justification Letter for a Tentative Map, Zone Change, Waiver of Standards, Waiver of Conditions and Design Review for Richmond American Homes Pyle Haven Project**

**(APNs: 177-28-302-002, -016, -017; 177-28-201-024, -025, -023, -014)**

Slater Hanifan Group, a Westwood Team, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Tentative Map (TMP), Zone Change (ZC), Waiver of Standards (WS), Waiver of Conditions (WC) & Design Review (DR) for the subject development.

### Project Description

The subject development is comprised of 17± gross acres and is located at the northeast and southeast corner of the Pyle Ave and Haven St intersection. The proposed community will be a single family residential subdivision with 95 lots.

### Design Review

#### Site Plan

The proposed development contains ninety-five (95) residential lots. All lots are proposed to be Medium Density Residential (R-2) and the proposed density is under 8du/ac which conforms to the adopted zoning. Parcel 177-28-201-014 will require a zone change to R-2 from the current zoning of R-E, which conforms to the planned land use of RS (Residential Suburban). The site design is in full compliance with the conditions of ZC-18-0864. The minimum lot area is 3,330 square feet which exceeds the minimum of 3,300 square feet required per Clark County Development Code for R-2 Zoning.

The subdivision contains interior private residential streets that are 43-ft wide with a single 4-ft attached sidewalk. There are two non-gated entrances to the community. The entrances are aligned on the north and south sides of Pyle Ave. The interior streets that terminate in stub streets are less than 150ft long and serve a maximum of 6 dwelling units. Additionally, there are houses fronting the perimeter 60-ft public roadway of Rancho Destino Rd. Pyle Ave is proposed with full offsite improvements including curb, gutter, detached sidewalk and streetlights. Rancho Destino Rd was condition per ZC-18-0864 to be built to rural street standards, however a waiver of conditions to construct curb and gutter was submitted. Haven St is proposed with this design review to have rural standards and a supporting waiver of development standards was included.

#### Architecture

The proposed application includes 3 single story plans to be used on the 50' wide lots and 6 two story plans to be used on the 35' wide lots. The two story homes range in size of livable area from 1,478 to over 1,913 square feet and the single story homes range in size of livable area from 1,741 to over 2,161 square feet. The homes range in height from ~16ft to ~27ft. Each



house will have a two car garage and a 20-ft driveway. The proposed floor plans and elevations are included with the submittal package.

#### Grade Difference

A maximum grade difference of 6ft is being requested where 18 inches is allowed per Section 30.32.040.a.9 of Title 30 due to existing contours, drainage patterns and sewer service issues. The site will be elevated to the point to work with civil engineering constraints; the site will not be artificially increased to enhance views.

#### Setbacks & Density

The setbacks for the proposed project are as follows:

Front: 20-ft; (10-ft reduction allowed for the full building width)

Rear: 15-ft; 5-ft for accessory structures

Side: 5-ft

Corner Side: 10-ft

The proposed development will consist of 95 single family residential lots over 17± gross acres which results in a density of 5.6du/ac, which is less than the 8 du/ac required for R-2 zoning.

#### Tentative Map

The associated Tentative Map (TMP) will establish the layout of the 95-residential lots, 7 common lots and interior street network. The TMP also includes street sections for the interior private streets and perimeter public roads, cross sections showing preliminary grading across the site from north to south and east to west, width and location of drainage easements,

#### Zone Change

The subject development consists of seven parcels, of which one parcel has a proposed zone change. Parcel 177-28-201-014 will require a zone change to R-2 from the current zoning of R-E, which is in conformance with the planned land use of RS (Residential Suburban). The requested zone change coincides with the previous zone change resolution for the surrounding parcels, ZC-18-0864.

The remaining 6 parcels are proposed to remain R-2 zoning. This proposed community has been designed to complement the surrounding neighborhood in terms of density, lot orientation and traffic access.

#### Waiver of Development Standards

A waiver of development standards application is being submitted to request the following:

##### **1. Title 30 Section 30.64.050.4 – Site Landscape and Screening Standards**

Standard:	Retaining walls shall not exceed a maximum height of 3 feet
Requested Waiver:	Increase perimeter retaining walls to 6ft where needed.
Justification:	The waiver is being requested due to site development constraints requiring an increase in perimeter retaining wall height from the allowable 3ft to a maximum of 6ft. The increased heights will fluctuate from a screen wall with no retaining wall to a screen wall



with 6ft of retaining wall around the perimeter of the site as needed. The increased retaining wall heights allow sewer service to the northwestern lots while still meeting minimum interior street slopes and maintaining drainage patterns. A decorative screen wall will be provided per Title 30 requirements.

**2. Title 30 Section 30.52.040 – Off-site Development Standards – Improvement Requirements**

- Standard:** Grading, curbs, gutters, berms, and paving of streets, highways, and other rights-of-way within, bordering, or necessary to provide access to and serve the development. Sidewalks on all streets as required. Street lighting.
- Requested Waiver:** Waive the requirement for curb, gutter, sidewalk, streetlights and full width pavement on Haven Ave adjacent to the project boundary.
- Justification:** This waiver is being requested for the Haven Street alignment to the west of the project boundary both north and south of Pyle Ave. This request will remove the improvements required per the standard listed above. An interim drainage channel is needed to convey existing flows along the east side of Haven Street until the CIP project for the Haven regional facility is constructed (planned start date 1<sup>st</sup> Quarter 2021). The west side of Haven has a similar drainage channel already in use.

**3. CCAUSD Standard Drawing No. 228**

- Standard:** The standard drawing No. 228 is designed to work with "L" Type curb.
- Requested Waiver:** The cross gutter will be constructed to allow for a transition of flowlines from 30in modified roll curb per CCAUSD No. 217.1 into the valley gutter without a 10ft "L" curb transition.
- Justification:** This waiver is requested to alleviate driveway conflicts for corner lots where a 10ft curb transition would otherwise be required. This waiver is only applicable to the onsite private streets within the subdivision. All offsite public streets will still be constructed per CCAUSD No. 228.

**Waiver of Conditions**

A waiver of conditions applications is requested for the following two conditions listed on the Zone Change Notice of Final Action (ZN-18-0864), approved at the Board of County Commissioners meeting on December 19, 2018.

**Current Planning – Item 2 – Relocate entrance at the south of Pyle Ave to Haven St**

The entrance is to be relocated to Pyle Ave approximately 225ft west of Rancho Destino. There are significant drainage flows in both Rancho Destino Rd and Haven St. Locating the entrances





on Pyle Ave eliminates the need to artificially elevate entrances on Rancho Destino or Haven, which would be needed to protect from runoff during storm events. Aligning the entrances on Pyle additionally will help reduce traffic on both Rancho Destino and Haven.

Public Works – Item 4 – Rancho Destino Road to be built to rural street standards

Curb and gutter are being proposed on the west side of Rancho Destino Road both north and south of Pyle Ave. Sidewalk and streetlights are not being proposed which is consistent with similar rural roads in the area. The curb and gutter will aid in conveying runoff during storm events. The curb and gutter will provide a benefit to the surrounding neighborhood as it will reduce erosion that occurs with the standard rural roadway section during storm events.

Thank you for considering these application requests. Please contact me at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,

**Slater Hanifan Group, a Westwood Team**

Kevin Bross, PE  
Project Manager II

CC:  
Angela Pinley, Richmond American Homes  
Chelsea Jensen, Slater Hanifan Group

