



# ENTERPRISE TOWN ADVISORY BOARD

Windmill Library  
7060 W. Windmill Lane  
Las Vegas, NV 89113  
February 1, 2023  
6:00pm

## AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 the Board of County Commissioners' Zoning Commission (BCC) or the 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 a 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, TDD at (702) 385-7486, or Relay Nevada toll-free at (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 or [chaves70@yahoo.com](mailto:chaves70@yahoo.com).
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>.

Board/Council Members	Justin Maffett, Chair David Chestnut Kaushal Shah	Barris Kaiser, Vice Chair Chris Caluya
Secretary:	Carmen Hayes (702) 371-7991 <a href="mailto:chaves70@yahoo.com">chaves70@yahoo.com</a> Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	
County Liaison(s):	Tiffany Hesser (702) 455-7388 <a href="mailto:TLH@clarkcountynv.gov">TLH@clarkcountynv.gov</a> Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155	

- I. Call to Order, Pledge of Allegiance, and Roll Call
  
- 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 (3) 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 Chairperson or the Board/Council by majority vote.

BOARD OF COUNTY COMMISSIONERS  
 JAMES B. GIBSON, Chair -- JUSTIN C. JONES, Vice-Chair  
 MARILYN KIRKPATRICK -- WILLIAM MCCURDY II -- ROSS MILLER -- MICHAEL NAFT -- TICK SEGERBLOM  
 KEVIN SCHILLER, County Manager

- III. Approval of Minutes for January 11, 2023. (For possible action)
- IV. Approval of the Agenda for February 1, 2023 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 only)

VI. Planning and Zoning

- 1. **DR-22-0707-SA-CAC-DM, LLC:**  
**DESIGN REVIEW** for monument sign in conjunction with a previously approved vehicle maintenance facility on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Cactus Avenue, 100 feet east of Polaris Avenue within Enterprise. JJ/sd/syp (For possible action) **02/21/23 PC**
- 2. **WS-22-0695-DOLLAR SELF STORAGE 22, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for signage.  
**DESIGN REVIEW** for proposed signage in conjunction with a previously approved convenience store and gasoline station on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/rk/syp (For possible action) **02/21/23 PC**
- 3. **ET-22-400138 (VS-17-0049)-LV RAINBOW, LLC:**  
**VACATE AND ABANDON SECOND EXTENSION OF TIME** for easements of interest to Clark County located between Raven Avenue and Blue Diamond Road, and between Rainbow Boulevard and Montessori Street (alignment), and a portion of right-of-way being Rosanna Street located between Raven Avenue and Agate Avenue, and a portion of right-of-way being Agate Avenue located between Rosanna Street and Montessori Street (alignment) within Enterprise (description on file). JJ/tpd/syp (For possible action) **02/22/23 BCC**
- 4. **WS-22-0700-AMH NV7 DEVELOPMENT, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) allow non-standard improvements within the right-of-way.  
**DESIGN REVIEW** for finished grade in conjunction with a previously approved detached single family residential development on 3.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise. JJ/hw/syp (For possible action) **02/22/23 BCC**

VII. General Business

- 1. None.

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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 (3) 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 Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: February 15, 2023.
- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Windmill Library – 7060 W. Windmill Lane  
<https://notice.nv.gov>





# Enterprise Town Advisory Board

January 11, 2023

## MINUTES

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Board Members	David Chestnut <b>PRESENT</b> Justin Maffett <b>PRESENT</b> Kaushal Shah <b>PRESENT</b>	Barris Kaiser <b>PRESENT</b> Chris Caluya <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chaves70@yahoo.com">chaves70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <b>PRESENT</b>	

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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.

Judith Rodriguez, 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 Minutes for December 28, 2022 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for December 28, 2022

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

### IV. Approval of Agenda for January 11, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

**General Business:** Item #1 will be heard after the Agenda approval

#### **General Business:**

##### 1. Elect a new Chair and Vice Chair of the Enterprise TAB. (for possible action)

Motion by David Chestnut

Action: **APPROVE** Justin Maffett as Enterprise TAB Chair and Barris Kaiser as Enterprise TAB Vice-Chair.  
Motion **PASSED** (5-0) /Unanimous

V. Informational Items

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

- **DROPICANA:**

Between Jan. 22 and Jan. 30, Tropicana will close in both directions between Dean Martin and the New York-New York.

That work will be followed by a full closure of I-15 in both directions at Tropicana, starting at 10 p.m. Jan. 27 and lasting through 5 a.m. Jan. 30, to bring down the north portion of the Tropicana bridge over the interstate.

Associated ramp closures during this work period include the Russell Road onramp to I-15 northbound; the Flamingo Road onramp to I-15 northbound; the I-15 southbound and northbound ramps to Tropicana east and westbound; I-15 northbound access to Arena Drive; and the Tropicana onramp to I-15 northbound.

VI. Planning & Zoning

1. **UC-22-0469-DOSE, EDWARD ALLEN & REBECCA NOEL:**  
**HOLDOVER USE PERMIT** to allow an existing carport not architecturally compatible with the principal structure.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce building separation; and 2) reduce setback in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Hinson Street and the north side of Warm Springs Road within Enterprise. MN/jgh/syp (For possible action) **02/07/23 PC**

Motion by Barris Kaiser  
Action: **APPROVE** per if approved staff conditions  
Motion **PASSED** (4-1) NAY - Caluya

2. **UC-22-0681-RIVIERA SHOPPING CENTER, LTD:**  
**USE PERMIT** for sporting goods with firearms in conjunction with a pawn shop within an existing shopping center on 2.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Cimarron Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action) **02/07/23 PC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

3. **ET-22-400134 (WS-20-0096)-NEVADA POWER COMPANY:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) street landscaping; and 2) reduce parking lot landscaping.  
**DESIGN REVIEWS** for the following: 1) alternative parking lot landscaping; and 2) expansion of parking lot including solar PV shade covers for a public utility distribution warehouse facility on 37.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road and the west side of Lindell Road within Enterprise. MN/dd/ja (For possible action) **02/08/23 BCC**

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

4. **WS-22-0686-JONES 215 LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a freestanding sign.  
**DESIGN REVIEW** for a freestanding sign in conjunction with a vehicle sales facility on a portion of 14.0 acres in a C-2 (General Commercial) Zone, an M-D (Designed Manufacturing) Zone, and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Roy Horn Way, 300 feet east of Torrey Pines Drive within Enterprise. MN/lm/syp (For possible action) **02/08/23 BCC**

Motion by Chris Caluya  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (5-0) /Unanimous

VII. General Business:

2. Review and approve the 2023 meeting calendar. (for possible action)  
Motion by  
Action: **APPROVE** 2023 meeting calendar as published.  
Motion **PASSED** (5-0) / Unanimous.

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.

- One TAB member requested a Transform Clark County briefing for the Enterprise TAB.
- One TAB member noted dirt is being moved for the future Silverado Ranch Community Center. Liaison mentioned invites have been sent for the groundbreaking event in February.

IX. Next Meeting Date

The next regular meeting will be February 1, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 6:46 p.m.

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



SIGNS  
(TITLE 30)

CACTUS AVE/POLARIS AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-22-0707-SA-CAC-DM, LLC:**

**DESIGN REVIEW** for monument sign in conjunction with a previously approved vehicle maintenance facility on 0.9 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Cactus Avenue, 100 feet east of Polaris Avenue within Enterprise. JJ/sd/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
177-29-410-004

**LAND USE PLAN:**  
ENTERPRISE - CORRIDOR MIXED-USE

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

- Site Address: 3340 W. Cactus Avenue
- Site Acreage: 0.9
- Project Type: Signs
- Square Feet: 40
- Height: 8

**History & Site Plans**

The plans show an approved vehicle maintenance facility with parking located on the north and east sides of the site. The site has access from Cactus Avenue. The prior application, ZC-18-0930, was conditioned with a design review as a public hearing for lighting and signage. The subject application is for signage, specifically a monument sign.

**Landscaping**

Landscaping is not a part of this request.

**Signage Elevations**

The plan shows a proposed monument sign located along Cactus Avenue for a commercial facility. The proposed monument sign is 8 feet high and 40 square feet in total size. Tenant panel cabinet is attached to the sign on top of a base, with a cap on top. The colors of the base

and cap are painted to match the colors of the buildings and the cabinet is internally lit. The sign is located on the western portion of the ingress/egress driveway to the site, set back 2 feet from the street as allowed per Code.

**Applicant's Justification**

The applicant indicates that the design review is a condition of approval for ZC-18-0930. The proposed monument sign does not require any waivers of development standards. The applicant indicates that the proposed signage is consistent with the surrounding area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-20-0126	Vacated and abandoned patent easements	Approved by ZA	April 2020
TM-20-500037	Commercial subdivision	Approved by ZA	April 2020
WS-19-0611	Commercial development	Approved by PC	October 2019
ZC-18-0930	Reclassified from R-E to C-2 zoning for an auto maintenance and tavern with waivers for access by requirements	Approved by BCC	February 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Residential subdivision
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Single family residential
East	Corridor Mixed-Use	C-2	Restaurant & retail sales
West	Corridor Mixed-Use	C-1	Convenience store with gasoline station

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Staff does not object to the applicants proposed design for a monument sign in conjunction with the commercial retail building and facility. The submitted plans reflect the sign is harmonious to the overall development, are architecturally compatible to the building, and in compliance with the requirements of Title 30; therefore, staff recommends approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that a design review as a public hearing for lighting is required per ZC-18-0930; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: SA-CAC-DM, LLC**

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





# LAND USE APPLICATION 1A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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>	APP. NUMBER: <u>WS-22-0707</u> DATE FILED: <u>10/27/22</u> PLANNER ASSIGNED: <u>JWN</u> TAB/CAC: <u>Enter Price</u> TAB/CAC DATE: <u>7/1/23</u> PC MEETING DATE: <u>2/21/23</u> BCC MEETING DATE: _____ FEE: <u>\$1,150.00</u>
	<b>PROPERTY OWNER</b>	NAME: <u>SA-CAC-DM LLC</u> ADDRESS: <u>6725 S EASTERN STE. #2</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89</u> TELEPHONE: <u>(702) 868-7870</u> CELL: <u>(702) 612-5500</u> E-MAIL: <u>ASIF@activecommercially.com</u>
	<b>APPLICANT</b>	NAME: <u>same as above</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>	NAME: <u>Mark Whitehouse</u> ADDRESS: <u>820 S. Wigwam Parkway # 100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-336-3336</u> CELL: <u>702-336-3336</u> E-MAIL: <u>mwhitehouse@highimpact</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 17729410004  
 PROPERTY ADDRESS and/or CROSS STREETS: 3340 W CACTUS AVE LV NV 89141  
 PROJECT DESCRIPTION: SIGN DESIGN REVIEW - NO WAIVERS

(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)\*

ABDUS ASIF  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLAY

SUBSCRIBED AND SWORN BEFORE ME ON 2-17-2022 (DATE)  
 By Abdus ASIF

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.



To: Clark County Comprehensive Planning Dept.  
500 Grand Central Pkwy  
Las Vegas NV  
89155

WS-22-0707

From: Mark Whitehouse  
High Impact Sign and Design  
820 S. Wigwam #100  
Henderson, NV 89014  
(702) 336-3336

October 10th, 2022

RE: *Signage Design Review – Cactus Polaris*

Comprehensive Planning,

We request a Signage Design Review on an already approved retail center located at 3340 West Cactus Avenue in Las Vegas NV.

Enclosed please find the Sign Plan Exhibit, Sign Calculations Table and Justification Letter.

The project will have the following signage which is compliant with Clark County Title 30.72 Sign Code and there are no waivers being requested.

- Sign A – Freestanding sign, this sign is being requested at a height of 8' where 35' is the maximum. The sign will be 24 square feet where 348 square feet is the maximum which is a reduction of 93% of what is allowed freestanding for signage square footage.

In closing, this freestanding sign will be compatible in materials with the building's architecture, colors, and finishes.

The sign will not negatively impact the surrounding neighborhood.

Should you have any questions or require additional information, please feel free to contact our office.

Thank You

Regards,

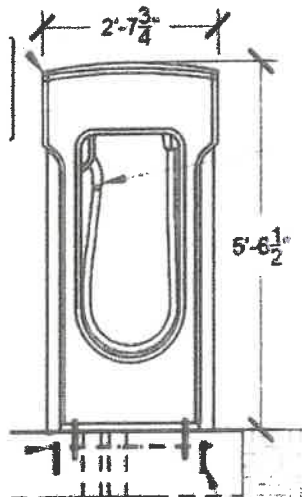
Mark Whitehouse

820 Wigwam Parkway, Ste 100  
Henderson, NV 89014  
(702) 736-7446 office  
(702) 644-0678 fax  
[www.highimpactsign.com](http://www.highimpactsign.com)

TYPICAL 8 BANK EV CHARGING STATION PHOTOGRAPH



TYPICAL EV CHARGING STATION ELEVATION







SIGNAGE  
(TITLE 30)

RAINBOW BLVD/PEBBLE RD

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**WS-22-0695-DOLLAR SELF STORAGE 22, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for signage.

**DESIGN REVIEW** for proposed signage in conjunction with a previously approved convenience store and gasoline station on 0.8 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/rk/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-14-401-055

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow a sign to project above the roofline of an awning (gasoline canopy) where not permitted per Table 30.64-1.

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.8
- Project Type: Comprehensive sign package
- Sign Height (feet): 35
- Square Feet: 240 (freestanding)/288 (wall signs)/36 (awning signs)

**Site Plans**

The subject parcel is located on the northeast corner of Rainbow Boulevard and Pebble Road. The property was recently approved for a convenience store with a gasoline station on a 0.8 acre portion of a 5 acre commercial site. The property shares an access driveway with a newly constructed mini-warehouse project to the north and east of this site. The plans that are being reviewed through this request are for a comprehensive sign plan for the convenience store pad site per a requirement from the original zone change approval. Disclosed within this submittal package is the location, height, square footage, and material being used for each sign type. More

specifically, the sign types within this submittal package consist of 1 freestanding sign, 3 wall signs, and 4 awning signs.

**Freestanding Sign**

The sign is 35 feet in height and 240 square feet. The sign materials consist of a front-lit cabinet paneling with a pole cover base and digital cabinets for gas prices. The freestanding sign is located at the corner of the site, adjacent to the intersection of Rainbow Boulevard and Pebble Road. The freestanding sign is set back 10 feet from the property line.

**Wall Signs**

The plans show that the applicant will install wall signs (front-lit channel letters) on the west and south facing elevations of the convenience store. The overall area of the wall signage is 288 square feet.

**Awning Signs**

The gas canopy logo signs project above the roofline of the awning where not permitted. These signs will require a waiver of development standards to project 1 foot above the awning for a small portion of the sign. The overall area of the awning signage is 36 square feet.

**Applicant's Justification**

The applicant states the freestanding sign, wall signs, and Conoco logos will be compatible in materials with the building's architecture, colors, and finishes. Furthermore, these signs are necessary for tenant identification and the signs are consistent with existing signs along Rainbow Boulevard.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-22-0500	Lighting in conjunction with previously approved mini-warehouse facility	Approved by BCC	October 2022
DR-22-0185	Signs in conjunction with previously approved mini-warehouse facility	Approved by BCC	May 2022
ET-21-400188 (UC-19-0794)	First extension of time for a convenience store and gasoline station with a waiver for a setback reduction, allowed an attached sidewalk, alternative driveway geometrics, and a design review for the site	Approved by BCC	February 2022
ET-21-400050 (NZC-18-0006)	First extension of time to reclassify 5 acres to C-1 zoning for a mini-warehouse with alternative driveway geometrics on Rainbow Boulevard	Approved by BCC	May 2021
VS-20-0401	Vacated and abandoned easements	Approved by PC	November 2020
UC-19-0794	Allowed a convenience store with a gasoline station, with waivers to reduce the separation from a residential use, allowed an attached sidewalk, and alternative driveway geometrics	Approved by BCC	January 2020

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-18-0006	Reclassified the site to C-1 zoning for a mini-warehouse with alternative driveway geometrics on Rainbow Boulevard	Approved by BCC	May 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	C-P & R-E	The Goddard School & single family residential
South	Corridor Mixed-Use	C-2 & R-2	Undeveloped & single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Undeveloped
West	Corridor Mixed-Use	C-2	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**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.

The waiver request is to allow the logos to exceed the awning height by 12 inches. According to the applicant the Conoco brand image requires the signage to go above the canopy. Especially since the request is only for the logo, staff finds the waiver request is minor in nature and does not anticipate any adverse impacts to the surrounding area.

Design Review

The signage is cohesive and unified and will be constructed of material consistent with the project's overall design. The location of signage is also compatible with the character and scale of the overall commercial project. Therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPLICANT: DOLLAR SELF STORAGE 22, LLC  
CONTACT: MARK WHITEHOUSE, HIGH IMPACT SIGN AND DESIGN, 820 S.  
WIGWAM PARKWAY #100, HENDERSON, NV 89014**



# LAND USE APPLICATION 2A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="margin-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="margin-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="margin-left: 20px;"><input type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p><u>(ORIGINAL APPLICATION #)</u></p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p><u>(ORIGINAL APPLICATION #)</u></p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p><u>(ORIGINAL APPLICATION #)</u></p>	<b>STAFF</b>	<p>APP. NUMBER: <u>WS-22-0695</u>      DATE FILED: <u>12-19-22</u></p> <p>PLANNER ASSIGNED: <u>RK</u></p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DATE: <u>2-1-23</u></p> <p>PC MEETING DATE: <u>2-21-23</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$675.00 + 475.00 \$1150.00</u>      C-1 Neighborhood Commercial JJ</p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Dollar Self Storage 22 LLC</u></p> <p>ADDRESS: <u>17671 Cowan Ave</u></p> <p>CITY: <u>Irvine</u>      STATE: <u>CA</u>      ZIP: <u>92614</u></p> <p>TELEPHONE: <u>949-783-5377</u>      CELL: _____</p> <p>E-MAIL: <u>jackt@dollarselfstorage.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Active Commercial c/o ACRE-R&amp;P, LLC</u></p> <p>ADDRESS: <u>6725 S Eastern Ave Unit 2</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702-868-7870</u>      CELL: <u>702-612-5500</u></p> <p>E-MAIL: <u>alyn@activecre.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Mark Whitehouse</u></p> <p>ADDRESS: <u>820 S. Wigwam Parkway # 100</u></p> <p>CITY: <u>Henderson</u>      STATE: <u>NV</u>      ZIP: <u>89014</u></p> <p>TELEPHONE: <u>702-336-3336</u>      CELL: <u>702-336-3336</u></p> <p>E-MAIL: <u>mwhitehouse@highimpact</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-14-401-055

PROPERTY ADDRESS and/or CROSS STREETS: NEC Rainbow Blvd and W Pebble Rd

PROJECT DESCRIPTION: C Store and gas station

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)      John C Thomson
  
 Property Owner (Print)

STATE OF \_\_\_\_\_ 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.

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**



- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

6 \_\_\_\_\_

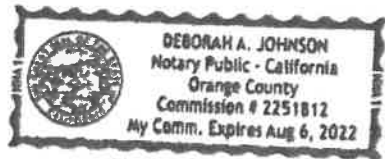
Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
 County of Orange

Subscribed and sworn to (or affirmed) before me  
 on this 2 day of August, 2020  
 by Date Month Year  
 (1) John C. Thaugon  
 (and (2) N/A),  
 Name(s) of Signer(s)



Place Notary Seal and/or Stamp Above

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.  
 Signature [Signature]  
 Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Land Use Application / N.

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_





To: Clark County Comprehensive Planning Dept.  
500 Grand Central Pkwy  
Las Vegas NV  
89155

From: Mark Whitehouse  
High Impact Sign and Design  
820 S. Wigwam #100  
Henderson, NV 89014  
(702) 336-3336

August 18, 2022

RE: *Signage Design Review with waiver for Public Hearing – Rainbow & Pebble C-Mart*

Comprehensive Planning,

We request a Signage Design Review with a waiver for new convenient mart with gas station location at the northwest corner of Rainbow Blvd. and Pebble Rd. in Las Vegas NV.

Enclosed please find the Sign Plan Exhibit, Sign Calculations Table and Justification Letter.

The project will have the following signage:

- Sign A – One (1) Freestanding sign, this sign is being requested at a height of 35' where 35' is the maximum. The sign will be 240 square feet where 279 square feet is the maximum.
- Sign B – One (1) Wall Sign, this sign is a standard illuminated pan channel letter sign logo flush mounted to the wall on the west elevation. The sign is 92 square feet. The total allowable signage for this elevation is 352 square feet.
- Sign C1/C2 – Two (2) Wall Signs, these signs are standard illuminated cabinet signs flush mounted to the wall. The signs are 98 square feet each. One (1) will be installed on the west elevation which has an allowable square footage for signage of 352 square feet. Both signs B and C1 will be installed on the building's west elevation which has the allowable square footage to support both signs. Sign C2 will be installed on the building's south elevation.
- Sign D – Four (4) Awning Signs, these signs are standard illuminated custom cabinet logos. The signs are 9 square feet each. Each elevation of the gasoline canopy has the allowable square footage to support the logos.

820 Wigwam Parkway, Ste 100  
Henderson, NV 89014  
(702) 736-7446 office  
(702) 644-0678 fax  
[www.highimpactsign.com](http://www.highimpactsign.com)



To: Clark County Comprehensive Planning Dept.  
500 Grand Central Pkwy  
Las Vegas NV  
89155

From: Mark Whitehouse  
High Impact Sign and Design  
820 S. Wigwam #100  
Henderson, NV 89014  
(702) 336-3336

August 18, 2022

RE: *Signage Design Review with waiver for Public Hearing – Rainbow & Pebble US Market C-Mart*

(Continued)

The reason we are requesting the Waiver #1 is that the newly constructed Storage facility has a 12' high freestanding sign. Due to the required cross access this convenience store will be considered one commercial complex. The frontage on Rainbow Blvd. will not support two freestanding signs which the code requirement of 1000' linear feet of frontage for this commercial complex, therefore we will require a waiver.

The Storage facility's sign is very close in size to a Pad Monument. Their sign is 12' high x 10' wide with 3'6" base where the maximum for a Pad Monument is 10' high x 10' wide with a 3' base. We would not need to file a waiver if the Storage facility's sign was a Pad Monument. Considering this, we feel that the signage that is allowable on this site is only being slightly increased and will be unnoticeable in comparing to other compliant complexes. Additionally, this sign design is the standard brand ID/Gas Price Sign for US Market. Branding is very important, and US Market would like to maintain their image with the other sites.

Regarding Waiver #2, this request is to allow the logos are to exceed the awning height by 12", the code does state that this is allowed only in certain circumstances and this condition does not apply to that section of code. The Conoco APEX brand image requires the signage to go above the canopy. The APEX sites off more amenities and unique branding standards. It is our hope that we are allowed to maintain brand standard for the Conoco APEX image.

In closing, both the freestanding sign and Conoco APEX logos will be compatible in materials with the building's architecture, colors, and finishes. We appreciate your consideration of this request. Should you have any questions or require additional information, please feel reach out to me.

Thank you,

Regards,  
Mark Whitehouse

820 Wigwam Parkway, Ste 100  
Henderson, NV 89014  
(702) 736-7446 office  
(702) 644-0678 fax  
[www.highimpactsign.com](http://www.highimpactsign.com)



02/22/23 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

BLUE DIAMOND RD/RAINBOW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ET-22-400138 (VS-17-0049)-LV RAINBOW, LLC:

VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Raven Avenue and Blue Diamond Road, and between Rainbow Boulevard and Montessouri Street (alignment), and a portion of right-of-way being Rosanna Street located between Raven Avenue and Agate Avenue, and a portion of right-of-way being Agate Avenue located between Rosanna Street and Montessouri Street (alignment) within Enterprise (description on file). JJ/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

176-22-501-012; 176-22-501-013; 176-22-501-016 through 176-22-501-017; 176-22-601-035

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

**Project Description**

The approved plans depict the vacation and abandonment of easements along most property lines of the project development site which is comprised of 5 parcels. The easements proposed to be vacated range in width from 3 feet to 33 feet. The 3 foot wide easements occur along the public rights-of-way (Rosanna Street and Agate Avenue) where a 30 foot wide half street is proposed to be vacated, and along Raven Avenue.

The original application also included a request to vacate and abandon a 30 foot wide half street section with associated spandrel of Rosanna Street located south of Raven Avenue, and a 30 foot wide half street section with associated spandrel of Agate Avenue east of the Montessouri Street alignment. The applicant indicates that the easements and rights-of-way are no longer needed due to the proposed development of the site.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400094 (VS-17-0049):

Current Planning

- Until December 5, 2022 to record.
- 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 re-approval by utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

Listed below are the approved conditions for VS-17-0049:

**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.
- Rededicate 25 feet to the back of curb for Montessori Street from Raven Avenue south to Agate Avenue, together with the associated spandrel at the intersection of Montessori Street and Raven Avenue, and a radius at the intersection of Montessori Street and Agate Avenue.
- Vacation to be recordable prior to building permit issuance or applicable map submittal.
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way for Raven Avenue, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-0049-17; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/right-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-22-0528	Use permits, waiver of development standards & design reviews for a mixed use development	Approved by BCC	November 2022
VS-22-0529	Vacated and abandoned a portion of patent easement & right-of-way on Raven Avenue	Approved by BCC	November 2022

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-22-500179	Mixed-use project consisting of 2 commercial lots and 1 residential lot	Approved by BCC	November 2022
ET-20-400094 (VS-17-0049)	Vacation and abandonment first extension of time for easements & a portion of right of way	Approved by BCC	October 2020
ZC-18-0853	Reclassified to C-2 zoning for a mixed-use project	Approved by BCC	December 2018
VS-17-0049	Vacated and abandoned easements and a portion of right-of-way on Agate Avenue & Rosanna Street	Approved by BCC	December 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Corridor Mixed-Use	C-2	Retail store (Walmart)
East	Corridor Mixed-Use	C-2 & P-F	Undeveloped & convenience store with gasoline station
West	Public Use & Neighborhood Commercial	R-2, C-1 & H-2	Single family residential & 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until December 5, 2024 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 re-approval by the utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPLICANT: LY RAINBOW, LLC  
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, SUITE 650, LAS VEGAS, NV 89135**



# VACATION APPLICATION 3A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> VACATION &amp; ABANDONMENT (vs)</p> <p><input type="checkbox"/> EASEMENT(S)</p> <p><input type="checkbox"/> RIGHT(S)-OF-WAY</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):</p> <p>VS-17-0049</p>	DEPARTMENT USE	<p>APP. NUMBER: <u>22-400138</u>      DATE FILED: <u>12/27/22</u></p> <p>PLANNER ASSIGNED: <u>Tyler</u></p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DATE: <u>2/1/23</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>2/22/23</u></p> <p>FEE: <u>\$300</u></p>
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PROPERTY OWNER	<p>NAME: <u>LV Rainbow, LLC</u></p> <p>ADDRESS: <u>6655 S. Eastern Avenue, Suite 200</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89119</u></p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____</p>
----------------	---

APPLICANT	<p>NAME: <u>Nevada West Partners V, LLC</u></p> <p>ADDRESS: <u>6655 S. Eastern Avenue, Suite 250</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89119</u></p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____      REF CONTACT ID #: _____</p>
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CORRESPONDENT	<p>NAME: <u>Chris Kaempfer - Kaempfer Crowell</u></p> <p>ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u>      CELL: _____</p> <p>E-MAIL: <u>ckaempfer@kcnvlaw.com</u>      REF CONTACT ID #: _____</p>
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ASSESSOR'S PARCEL NUMBER(S): 176-22-501-012, 013, 016, & 017 and 176-22-601-035

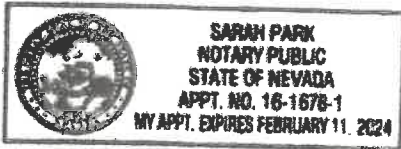
PROPERTY ADDRESS and/or CROSS STREETS: Rainbow/Blue Diamond

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.

Martin Eglert  
 Property Owner (Signature)\*

Martin Eglert  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN TO BEFORE ME ON 9/20/2022 (DATE)  
 by Martin Eglert  
 NOTARY PUBLIC: Sarah Park



\*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.

22-400138



ATTORNEYS AT LAW

LAS VEGAS OFFICE

LINDSAY KAEMPFER  
[lkaempfer@kcnvlaw.com](mailto:lkaempfer@kcnvlaw.com)  
702.792.7043

December 27, 2022

LAS VEGAS OFFICE  
1980 Festival Plaza Drive  
Suite 650  
Las Vegas, NV 89135  
Tel: 702 792 7000  
Fax: 702 796 7181

RENO OFFICE  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel: 775 852 3900  
Fax: 775 327 2011

CARSON CITY OFFICE  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775 884.8300  
Fax: 775 882 0257

VIA HAND DELIVERY:

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

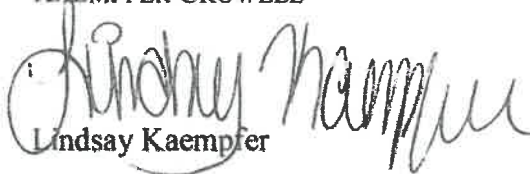
**Re: APR-22-101419 Formal Submittal  
Nevada West Development – Rainbow/Blue Diamond (VS-17-0059)**

Dear Tyler:

Please Find enclosed the documents for the formal filing for the extension of time for the vacation for VS-17-0059 for APR-22-101419 located at Rainbow Boulevard and Blue Diamond Road. Please let us know if you have any questions or need anything further.

Sincerely,

KAEMPFER CROWELL

  
Lindsay Kaempfer

/lak

02/22/23 BCC AGENDA SHEET

RETAINING WALL HEIGHT/  
INCREASE FINISHED GRADE  
(TITLE 30)

BUFFALO DR/HALEH AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-22-0700-AMH NV7 DEVELOPMENT, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) allow non-standard improvements within the right-of-way.

**DESIGN REVIEW** for finished grade in conjunction with a previously approved detached single family residential development on 3.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise. JJ/hw/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
176-27-301-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of a combination retaining/screen wall to 16.5 feet (10.5 foot retaining wall with 6 foot screen wall) where a maximum height of 9 feet (3 foot retaining wall with 6 foot screen wall) is allowed per Section 30.64.050 (a 83.3% increase).
2. Allow non-standard improvements (irrigation sleeve) within the right-of-way (Street A) where not permitted per Section 30.52.050.

**DESIGN REVIEW:**

Increase finished grade to 96 inches (8 feet) where 36 inches (3 feet) is the standard per Section 30.32.040 (a 166.7% increase).

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.8
- Project Type: Increased retaining wall and finished grade
- Wall Height (feet): 16.5

### History, Site Plans, & Request

The site was originally approved for a 30 lot single family residential detached subdivision and a zone change, to the R-2 (Medium Density Residential) Zone by NZC-22-0249. A waiver of development standards was also approved with the zone change to increase a combined retaining/screen wall height on the eastern property line to 10 feet where 9 feet is permitted, in addition to a design review to increase finished grade to 5.4 feet where 3 feet is the standard. The approved plans depict a single family residential development totaling 30 single family lots and 2 common area lots on 3.8 acres. The density of the overall development is shown at 7.9 dwelling units per acre. The lots range in size from a minimum of 3,325 square feet to a maximum of 5,830 square feet. Access to the development is shown from Haleh Avenue to the south. The lots within the subdivision are shown to be served by 48 foot wide internal public streets, which include an attached sidewalk on both sides of the street.

The applicant is now requesting to increase the finished grade of the site to a maximum of 8 feet. The applicant submitted an east to west cross section which shows the maximum grade increase will occur on the southeastern corner of the site. This is a slight change from the original approval, as the previously approved increase of 5.4 feet occurred in the more south-central portion of the site.

In addition, the site plans provided depict a combination retaining/screen wall that is proposed along the eastern property line of the site. The wall will start at the southeastern corner of the site and extend approximately 421 feet north along the eastern property line. The east to west cross section provided shows the wall will be comprised of a 10.5 foot retaining wall portion with a 6 foot screen wall on top. The sample elevation provided shows that this wall will be a beige painted CMU block wall with accent brick and dark painted CMU block portions. The height for the wall differs from what was originally approved as the combination retaining/screen wall was approved for a 4 foot retaining wall with 6 foot screen wall on top.

Finally, the applicant is also requesting a waiver of development standards to allow non-standard improvements within the right-of-way. They are requesting this waiver to allow an irrigation sleeve to run under the proposed public right-of-way. The site plan depicts a 48 foot long irrigation sleeve, containing 4-6-inch-wide pipes, crossing under the proposed Street "A".

### Landscaping

The approved plans depict street landscaping consisting of a 6 foot wide landscape area shown along the north side of Haleh Avenue, and a 15 foot wide landscape area, which include a detached sidewalk, shown along Buffalo Drive and Mountains Edge Parkway.

### Elevations

The approved plans show 2 story model homes with the maximum height shown at approximately 26 feet. The plans submitted by the applicant depict 3 different models with each model having elevation variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.



**Applicant's Justification**

The applicant states the need for both the increased grade and increased retaining wall height is the result of conversations with Public Works leading to a redesign of the grading of the site. Per Public Works, a redesign of the site is needed to maintain drainage flows along Haleh Avenue leading to more fill. Due to this increase in fill, a change in the location of the fill and retaining wall was needed to the southeast corner. The wall will comply with all regulations. The applicant indicates that the wall should not impact the surrounding area as the wall only backs up to an empty play field used by the adjacent middle school and not any single family development.

Regarding the non-standard right-of-way improvements, the applicant states that the proposed irrigation sleeve will run under the proposed public right-of-way described as Street A. The pipes placed will consist of either two 4inch pipes or one 6 inch pipe. The applicant states that the pipes are needed to irrigate the required landscaping along Haleh Avenue. They also state that the pipes should cause no issues and will be built according to regulations.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-22-0249	Reclassified the site from an R-E to an R-2 zoning with waivers for a wall and design review for increased grade	Approved by BCC	July 2022
VS-22-0250	Vacated and abandoned easements and a portion of right-of-way in conjunction with single family residential development	Approved by BCC	July 2022
TM-22-500085	30 lot single family residential subdivision	Approved by BCC	July 2022

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Open Lands	P-F	Gunderson Middle School
West	Open Lands	P-F	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

**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.

#### Waiver of Development Standards #1

While staff appreciates that the grading design being proposed is due to additional requirements being made regarding drainage and flows on the site, staff finds that the proposed wall is both imposing and excessive. Overall, at a height of nearly 17 feet tall, the wall would tower over the adjacent property and would stand out significantly in the context of the surrounding area. In addition, staff finds that while the area adjacent to the wall is mainly empty due to the play field, there are safety concerns having such a wall adjacent to where children play and where people would congregate. Finally, staff finds that there are design alternatives, such as terracing, that could be implemented to reduce the visual, physical, and safety concerns that the wall currently creates, and is partially a self-imposed burden. For these reasons, staff cannot support this waiver of development standards.

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

##### Waiver of Development Standards #2

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any irrigation crossings placed in the right-of-way. Staff can support Waiver of Development Standards #2 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way. However, since Planning is recommending denial of this application, staff cannot support this waiver.

##### Design Review

This design review represents the maximum grade difference within 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. However, since Planning is recommending denial of this application, staff cannot support this design review.

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

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

##### **Current Planning**

If approved:

- Retaining wall shall be decorative per plans.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for

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

**Public Works - Development Review**

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

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0292-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: AMH DEVELOPMENT, LLC**

**CONTACT: THE WLB GROUP, 3663 EAST SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120**





# LAND USE APPLICATION

# 4A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-22-0700</u> DATE FILED: <u>12/22/22</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>02/10/23</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>02/22/23</u> FEE: <u>\$1,150</u>
	<b>PROPERTY OWNER</b>  NAME: <u>AMH NV 7 Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: <u>—</u> E-MAIL: <u>rflaxa@ah4r.com</u>
	<b>APPLICANT</b>  NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: <u>—</u> E-MAIL: <u>rflaxa@ah4r.com</u> REF CONTACT ID #: <u>—</u>
<b>CORRESPONDENT</b>  NAME: <u>The WLB Group, Inc.</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: <u>—</u> E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: <u>—</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-27-301-001

PROPERTY ADDRESS and/or CROSS STREETS: S Buffalo Drive & W Haleh Avenue

PROJECT DESCRIPTION: Increased Fill and Increased Retaining Wall Height

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

Property Owner (Signature)\* [Signature]      Property Owner (Print) Jeremy Fritz

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 26, 2022 (DATE)  
 By [Signature]

NOTARY PUBLIC: [Signature]

JANET WILLMANN  
 Notary Public, State of Nevada  
 Appointment No. 14-13904-1  
 My Appt. Expires May 30, 2026

\*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.



# PLANNER COPY

November 3, 2022

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

WS-22-0700

**RE: *Design Review & Waiver of Development Standards  
Justification Letter for Buffalo Mountains Edge – Increased Fill/Retaining  
(APN's: 176-27-301-001)***

Clark County Planning Staff,

On behalf of AMH Development, The WLB Group is respectfully submitting the attached Design Review for increased fill and a waiver of development standards to increase the retaining wall height for the above referenced parcel number at the southeast corner of Buffalo Drive and Mountains Edge Parkway.

### **Project Description**

The proposed overall development consists of a 30-lot detached single-family development being constructed on 4.98 acres. Which was approved under a Non-conforming Zone Change (NZN-22-0249), Vacation (VS-22-0250) and Tentative Map (TM-22-500085). The original submittal was approved with a Design Review to increase the fill for the site up to 65" (5.4 feet) where 36" (3 feet) was allowed, along with a waiver to increase the retaining wall height from 3'-0" to 4'-0". We are now in the final grading of the site and have met with Clark County Public Works to discuss our grading design, during this meeting CCPW requested that we maintain the flows in Haleh Avenue which required an elevation increase at the entry from Haleh Avenue. This new criterion has made significant changes to our grading design, therefore requiring additional fill adjacent to the entry of the site from Haleh Avenue to maintain proper drainage.

### **Design Review – Increased Fill**

To further increase the finished grade for a single-family residential development up to 95 inches (7.9 feet) where 65 (5.4 feet) inches was already approved with NZC-22-0249 and 36 inches (3 feet) is the standard per section 30.32.040.

This additional request is to address comments received from CCPW regarding the grading for the site that is currently going through the technical drainage study review process. The overall site from west to east has about 13 feet of elevation change and about 4 feet of elevation change from south to north. During our initial grading of the site, we were anticipating being able to drop the site 4 feet below Buffalo Drive and then adding a 4-foot retaining wall along the east boundary to make up the difference in grade. Based on our meeting with CCPW as explained above, CCPW requested that we maintain the surface flows in Haleh Avenue which required us to raise the grading in the southeast corner of the site, thus increasing the amount of fill in that corner.

### **Waiver of Development Standards – Increased Retaining Wall height**

To further increase the retaining wall height to 10.5 feet where 4 feet was approved with NZC-22-0249 and 3 feet is the standard per section 30.64.050.

As stated above on the increased fill request the southeast corner of the site is being elevated to allow surface flows to continue along Haleh Avenue pursuant to direction by CCPW. The overall height of the wall will be 16.5 feet, 6 feet of screen wall over 10.5 feet of retaining wall, the wall will be decorative with a combination of rough and smooth brown colored block. This additional wall height is adjacent to an open playground/field that has been fully improved by the adjacent Barry and June Gunderson Middle School and not directly adjacent to a single-family development. This additional retaining wall height will be governed by the CCPW department by approval of the drainage study and civil improvement plans and therefore is not being used to artificially increase the grade of the land by the developer for views.

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

Sincerely,



**Mark Bangan**  
Director of Planning Services

