



## ENTERPRISE TOWN ADVISORY BOARD

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

March 29, 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 [chaves70@yahoo.com](mailto:chaves70@yahoo.com)  
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 [TLH@clarkcountynv.gov](mailto:TLH@clarkcountynv.gov)  
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 March 15, 2023. (For possible action)
- IV. Approval of the Agenda for March 29, 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. **ET-23-400016 (UC-0550-08)-USA:**  
**USE PERMIT FOURTH EXTENSION OF TIME** to commence the use of hazardous materials storage in conjunction with a water treatment facility.  
**DESIGN REVIEW** for public facility structures (water treatment facility) on 20.0 acres in a P-F (Public Facility) Zone. Generally located on the north and south sides of Cactus Avenue (alignment) and on the west side of Buffalo Drive within Enterprise. JJ/rk/syp (For possible action) **04/18/23 PC**
  - 2. **PA-23-700006-DEAN MARTIN DR., LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use categories from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 4.1 acres. Generally located on the north side of Robindale Road and the east side of Procyon Street within Enterprise. MN/gtb (For possible action) **04/18/23 PC**
  - 3. **ZC-23-0074-DEAN MARTIN DR., LLC:**  
**ZONE CHANGE** to reclassify 4.1 acres from an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** office/warehouse center on 15.8 acres in an (AE-60 & AE-65) Zone; and **2)** finished grade. Generally located on the north side of Robindale Road and the west side of Dean Martin Drive within Enterprise (description on file). MN/rk/syp (For possible action) **04/18/23 PC**
  - 4. **VS-23-0075-DEAN MARTIN DR., LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Robindale Road and Maulding Avenue (alignment), and between Dean Martin Drive and Procyon Street (alignment); and a portion of a right-of-way being Robindale Road located between Procyon Street (alignment) and Dean Martin Drive; and a portion of a right-of-way being Procyon Street located Robindale Road and Maulding Avenue (alignment) within Enterprise (description on file). MN/rk/syp (For possible action) **04/18/23 PC**

5. **UC-23-0048-MFE, INC:**  
**USE PERMIT** for a proposed food cart not within an enclosed building.  
**DESIGN REVIEW** for a proposed food cart in conjunction with an existing convenience store with gasoline sales on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the south side of Cactus Avenue and the west side of Jones Boulevard within Enterprise. JJ/rk/syp (For possible action) **04/18/23 PC**
  
6. **UC-23-0080-RICHMOND LIMITED PARTNERSHIP:**  
**USE PERMIT** to allow a recreational facility (virtual driving range) with a restaurant (snack bar) and on-premises consumption of alcohol (service bar) on 7.2 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise. MN/lm/syp (For possible action) **04/18/23 PC**
  
7. **UC-23-0083-RAINBOW ROBINDALE PLAZA, LLC:**  
**USE PERMIT** for on-premises consumption of alcohol (service bar) in conjunction with a restaurant with karaoke lounge on a portion of 1.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Robindale Road within Enterprise. MN/lm/syp (For possible action) **04/18/23 PC**
  
8. **VS-23-0063-SOUTH JONES 215, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Lindell Road, and between Warm Springs Road and Arby Avenue within Enterprise (description on file). MN/jgh/syp (For possible action) **04/18/23 PC**
  
9. **ET-23-400018 (VS-20-0514)-DR HORTON INC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of a right-of-way being Pyle Avenue located between Decatur Boulevard and Ullom Drive; a portion of right-of-way being Decatur Boulevard located between Pyle Avenue and Haleh Avenue (alignment); and a portion of right-of-way being Haleh Avenue (alignment) located between Decatur Boulevard and Ullom Drive within Enterprise (description on file). JJ/tpd/syp (For possible action) **04/19/23 BCC**
  
10. **VS-23-0093-CFIC FORE JEFFREYS APT OWNER LV LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jeffreys Street and Eastern Avenue, and between St. Rose Parkway and Ione Road; and a portion of a right-of-way being Jeffreys Street located between St. Rose Parkway and Ione Road within Enterprise (description on file). MN/jud/ja (For possible action) **04/19/23 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: April 12, 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

March 15, 2023

## MINUTES

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Board Members	Justin Maffett, Chair <b>PRESENT</b> David Chestnut <b>PRESENT</b> Kaushal Shah <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>TARDY</b> Chris Caluya <b>EXCUSED</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.

Brady Bernhart, 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 March 1, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as amended for March 1, 2023

Motion **PASSED** (3-0)/ Unanimous.

### IV. Approval of Agenda for March 15, 2023 and Hold, Combine or Delete Any Items (For possible action)

Related applications to be heard together:

2. VS-23-0021-CHURCH SOUTHERN HILLS BAPTIST:
3. UC-23-0020-CHURCH SOUTHERN HILLS BAPTIST:
  
4. NZC-23-0053-WIGWAM-PARVIN LIMITED PARTNERSHIP:
5. VS-23-0054-GKT 4, LLC & BESUDEN, HENRY W. & CHARLOTTE:
  
9. ZC-23-0045-BLUE DIAMOND RESERVE HOLDINGS, LLC & DAMODICE HOLDINGS, LLC:
10. VS-23-0046-BLUE DIAMOND RESERVE HOLDINGS, LLC & DAMODICE HOLDINGS, LLC:

Motion by Justin Maffett

Action: **APPROVE** as amended.

Motion **PASSED** (3-0)/ Unanimous.

V. Informational Items

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

- **LVMPD/EAC BLOOD DRIVE**

Thursday, March 30, 2023

9:00 a.m. - 1:00 p.m.

Bloodmobile

6975 W. Windmill Lane (Enterprise Command Station)

Las Vegas, NV 89113

To make an appointment to save lives please log into [www.donors.vitalant.org](http://www.donors.vitalant.org)

Use Blood Drive Code: L1J66

Planning & Zoning

VI. Planning & Zoning

1. **DR-23-0039-ZMZS FAMILY TRUST & MALIK, UMER Z. TRS:**  
**AMENDED DESIGN REVIEW** for a freestanding sign (previously notified as a monument sign) in conjunction with an approved retail center on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise. JJ/sd/syp (For possible action) **03/21/23 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0)/Unanimous

2. **VS-23-0021-CHURCH SOUTHERN HILLS BAPTIST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Blue Diamond Road, and between Torrey Pines Drive and El Camino Road, and a portion of right-of-way being Pebble Road located between Torrey Pines Drive and El Camino Road, and a portion of right-of-way being Torrey Pines Drive located between Pebble Road and Blue Diamond Road within Enterprise (description on file). JJ/lm/syp (For possible action) **03/22/23 BCC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

3. **UC-23-0020-CHURCH SOUTHERN HILLS BAPTIST:**  
**USE PERMITS** for the following: **1)** expansion of a place of worship; and **2)** reduce front setback.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** alternative street landscaping; **2)** reduce parking; and **3)** modified commercial driveway standards.  
**DESIGN REVIEWS** for the following: **1)** proposed building and expansion to parking area; **2)** alternative parking lot landscaping; and **3)** finished grade on 5.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Pebble Road and the east side of Torrey Pines Drive within Enterprise. JJ/lm/syp (For possible action) **03/22/23 BCC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

4. **NZC-23-0053-WIGWAM-PARVIN LIMITED PARTNERSHIP:**  
**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.  
**USE PERMIT** for a senior housing project.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; and **2)** modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** senior housing project with associated structures and uses; and **2)** finished grade in the CMA Design Overlay District. Generally located on the north side of Arby Avenue and the west side of Torrey Pines Drive within Enterprise (description on file). MN/rk/syp (For possible action) **04/04/23 PC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

5. **VS-23-0054-GKT 4, LLC & BESUDEN, HENRY W. & CHARLOTTE:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Arby Avenue and Badura Avenue, and between Torrey Pines Drive and Redwood Street within Enterprise (description on file). MN/rk/syp (For possible action) **04/04/23 PC**

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

6. **UC-23-0056-BALAJI TRUST & MIRCHANDANI, ASHOK & SUPRIYA TRS:**  
**USE PERMITS** for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** hookah lounge in conjunction with a restaurant on a portion of 4.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/sd/syp (For possible action) **04/04/23 PC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

7. **WS-23-0025-WHETSTONE, LARRY & BEVERLY:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for accessory structures in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Ford Avenue, 150 feet east of Haven Street within Enterprise. MN/sd/syp (For possible action) **04/04/23 PC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

8. **ET-23-400015 (NZC-19-0881)-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 2.0 acres from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.  
**USE PERMIT** to reduce the separation from a vehicle maintenance facility to a residential use.  
**DESIGN REVIEWS** for the following: **1)** restaurant buildings with drive-thru lanes; **2)** retail building; and **3)** vehicle maintenance facility. Generally located on the south side of Silverado Ranch Boulevard, 320 feet west of Arville Street within Enterprise (description on file). JJ/jud/syp (For possible action) **04/05/23 BCC**

Motion by Justin Maffett  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous



9. **ZC-23-0045-BLUE DIAMOND RESERVE HOLDINGS, LLC & DAMODICE HOLDINGS, LLC:**

**ZONE CHANGE** to reclassify 19.9 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.

**USE PERMIT** to allow loading spaces to not be screened from a public street.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall/fence height; 2) permit alternative street landscaping; and 3) reduced driveway throat depth.

**DESIGN REVIEWS** for the following: 1) a distribution center; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the northeast corner of Rainbow Boulevard and Richmar Avenue within Enterprise (description on file). JJ/al/syp (For possible action) 04/05/23 BCC

Motion by Barris Kaiser

Action: **APPROVE:**

- Zone Change
- Waivers of Development Standards
- Design Reviews

**DENY:** Use Permit

**ADD Current Planning Condition:** Design Review as a Public Hearing for lighting and signage

Per staff if approved conditions

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

10. **VS-23-0046-BLUE DIAMOND RESERVE HOLDINGS, LLC & DAMODICE HOLDINGS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Serene Avenue and Richmar Avenue, and between Rainbow Boulevard and Redwood Street; and portions of rights-of-way being a portion of Rainbow Boulevard located between Serene Avenue and Richmar Avenue and a portion of Richmar Avenue located between Rainbow Boulevard and Redwood Street within Enterprise (description on file). JJ/al/syp (For possible action) 04/05/23 BCC

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions

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

11. **UC-23-0048-MFE, INC:**

**USE PERMIT** for a proposed food cart not within an enclosed building.

**DESIGN REVIEW** for a proposed food cart in conjunction with an existing convenience store with gasoline sales on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the south side of Cactus Avenue and the west side of Jones Boulevard within Enterprise. JJ/rk/syp (For possible action) 04/18/23 PC

Motion by Justin Maffett

Action: **HOLD** to the Enterprise TAB meeting on March 29, 2023 due to applicant no show.

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

VII. General Business:

1. None

VIII. Public Comment:

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

- None

IX. Next Meeting Date

The next regular meeting will be March 29, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:21 p.m.

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

04/18/23 PC AGENDA SHEET

WATER TREATMENT PLANT/  
HAZARDOUS MATERIALS  
(TITLE 30)

CACTUS AVE/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-23-400016 (UC-0550-08)-USA:**

**USE PERMIT FOURTH EXTENSION OF TIME** to commence the use of hazardous materials storage in conjunction with a water treatment facility.

**DESIGN REVIEW** for public facility structures (water treatment facility) on 20.0 acres in a P-F (Public Facility) Zone.

Generally located on the north and south sides of Cactus Avenue (alignment) and on the west side of Buffalo Drive within Enterprise. JJ/rk/syp (For possible action)

RELATED INFORMATION:

**APN:**  
176-28-801-001; 176-28-801-003; 176-33-601-001 ptn

**LAND USE PLAN:**  
ENTERPRISE - OPEN LANDS

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: 7912 W. Cactus Avenue
- Site Acreage: 20
- Project Type: Water treatment plant

**History & Plans**

This request is for an extension of time on a previously approved use permit to allow storage of hazardous materials in conjunction with a water treatment plant. The use permit was required due to the pumping station including indoor storage for 2,000 gallons of Sodium Hypochlorite for disinfection of the public water supply. Also within the building are mechanical pumps with electrical storage and maintenance rooms. The quantity of chemicals stored at the site exceeds the exempt limits listed under the Fire Code; and therefore, requires a hazardous occupancy designation.

The plans show the entire site will be enclosed by a 10 foot high decorative screen wall along with appropriate street landscape buffers, with a gated entrance shown on Cactus Avenue. The facility is approximately 20 acres in size and consists of a pump building, mechanical yard, and 2 underground reservoir basins. Also shown on the plans is a 5 acre site that will be used for

temporary construction activities during the project's construction phase. The 5 acre site is just south of the water treatment plant, which is being leased by the Las Vegas Valley Water District from the Bureau of Land Management.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0550-08 (ET-0168-18):

Current Planning

- Until July 6, 2022 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0550-08 (ET-0086-14):

Current Planning

- Until July 6, 2018 to commence;
- 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

- Compliance with previous conditions.

Building/Fire Prevention

- Applicant is advised that fire emergency access must comply with the Fire Code as amended; and that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Listed below are the approved conditions for UC-0550-08 (ET-0082-10):

Current Planning

- Until July 6, 2014 to commence, and allow the same time limit for the temporary construction staging area;
- All applicable standard conditions for this application type.
- 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

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0550-08:

**Major Projects - Planning**

- Allow 3 years for temporary construction staging area;
- Provide dust control measures required by the Clark County Air Quality Division;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

**Major Projects - Engineering**

- Right-of-way dedication to include 55 feet for Cactus Avenue and 55 feet for Buffalo Drive with additional right-of-way for right turn lane per USD-201.1;
- Drainage study and compliance;
- Have a queuing analysis approved by Clark County Civil Engineering prior to approval of improvement plans;
- 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;
- 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;
- Compliance with Fire Department requirements;
- Administrative waiver to address finish floor elevations.

**Applicant's Justification**

The applicant indicates that due to economic conditions and budget concerns, this project has been kept on hold over the years. Based on inquiries from the development community and growth in the area, the facility could be constructed in the near future. The facility consists of specialized components (pumps, surge tank, electrical equipment, fabricated piping, etc.) that require custom fabrication and subsequently require a long construction period. Therefore, the applicant is requesting a 4 year extension of time.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0550-08 (ET-0168-18)	Third extension of time to allow hazardous materials storage for a public water treatment facility	Approved by PC	September 2018
UC-0550-08 (ET-0086-14)	Second extension of time to allow hazardous materials storage for a public water treatment facility	Approved by PC	September 2014
UC-0550-08 (ET-0082-10)	First extension of time to allow hazardous materials storage for a public water treatment facility	Approved by PC	July 2010

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0550-08	Original application to allow hazardous materials storage for a public water treatment facility	Approved by PC	July 2008
ZC-1313-02	Reclassified the water treatment facility site to P-F zoning	Approved by BCC	December 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Open Land	P-F	Undeveloped
South	Open Land	R-2, R-E, & R-4	Undeveloped
East	Mid-Intensity Suburban (up to 8 du/ac)	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**

**Comprehensive 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. The applicant indicates the project has been delayed from the original schedule due to the economic conditions and budget concerns. The applicant intends to complete the project once the service area requires this facility to be constructed. Staff can support granting a fourth extension of time on this application and can support a 4 year extension. However, this is the last extension of time staff will support due to the significant amount of time that has passed.

**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:**

**Comprehensive Planning**

- Until July 6, 2026 to commence.

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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; 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**

- 30 days to coordinate with Public Works - Construction Management Division for the Cactus Avenue improvement project;
- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** LAS VEGAS VALLEY WATER DISTRICT/SOUTHERN NEVADA WATER AUTHORITY

**CONTACT:** LAS VEGAS VALLEY WATER DISTRICT/SOUTHERN NEVADA WATER AUTHORITY, 1001 S. VALLEY VIEW BLVD., LAS VEGAS, NV 89153







# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

# 1A

<input type="checkbox"/> TEXT AMENDMENT (TA)  <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)  <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)  <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>UC-0550-08</u> (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	DATE FILED: <u>2-15-23</u> PLANNER ASSIGNED: <u>RLK</u> ACCEPTED BY: _____ FEE: <u>-waived-</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>(Y) / N</u> TRAILS? <u>Y / (N)</u> PFNA? <u>Y / (N)</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ET-23-400016</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>3/29/23</u> TIME: <u>6:00pm</u> PC MEETING DATE: <u>4/18/23</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>PF</u> PLANNED LAND USE: <u>Public Facility</u> NOTIFICATION RADIUS: <u>500 ft</u> SIGN? <u>Y / (N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>Las Vegas Valley Water District</u> ADDRESS: <u>1001 South Valley View Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89153</u> TELEPHONE: <u>702.822.8681</u> CELL: _____ E-MAIL: _____	
	<b>APPLICANT</b>	NAME: <u>John J. Entsminger, General Manager</u> ADDRESS: <u>1001 South Valley View Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89153</u> TELEPHONE: <u>702-875-7080</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>Dianja White</u> ADDRESS: <u>1001 South Valley View Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89153</u> TELEPHONE: <u>702-822-8681</u> CELL: <u>702-274-9752</u> E-MAIL: <u>dianja.white@lvvwd.com</u> REF CONTACT ID #: _____	

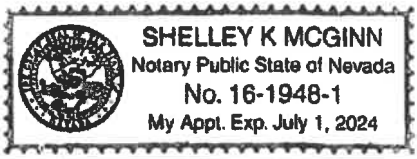
ASSESSOR'S PARCEL NUMBER(S): 176-28-801-001 & 003

PROPERTY ADDRESS and/or CROSS STREETS: 7912 W. Cactus Avenue

PROJECT DESCRIPTION: Construct a 30-million gallon below ground water reservoir, pump station and perimeter fence.

(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.

John J. Entsminger \_\_\_\_\_  
 Property Owner (Signature)\* Nevada Property Owner (Print)  
 STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON July 5, 2022 (DATE)  
 By John J. Entsminger  
 NOTARY PUBLIC: Shelley K. McGinn



\*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.



**LAS VEGAS VALLEY  
WATER DISTRICT**

1001 South Valley View Boulevard  
Las Vegas, NV 89153  
(702) 870-2011 • [lvwd.com](http://lvwd.com)

*ET 23-400016*

June 28, 2022

Clark County  
Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89155

Attention: Current Planning

**SUBJECT: CONTRACT NO. C1244 – FRIAS 2635 ZONE RESERVOIR AND 2745 ZONE PUMPING STATION, EXTENSION OF TIME REQUEST FOR DESIGN REVIEW AND USE PERMIT UC-0550-08 (JUSTIFICATION)**

On July 1, 2008, the Clark County Planning Commission approved the above-referenced Design Review and Use Permit submitted by the Las Vegas Valley Water District (District) for the construction of a water reservoir and pumping station, located at the intersection of Cactus Avenue and Buffalo Drive. The approval also included a three-year allowance for a temporary construction staging area. The District proceeded to design the facility but placed the project on hold. As of this date, the design is approximately 95 percent complete.

The District respectfully requests a four-year extension of time for the proposed improvements associated with previously approved UC-0550-08, along with a four-year extension for the temporary construction staging area. The following points are offered as justification:

- Due to the economic conditions and budget concerns, this project was placed on hold.
- Based on inquiries from the development community, the facilities could be required to be constructed in the near future.
- The facility consists of specialized components (pumps, surge tank, electrical equipment, fabricated piping, etc.) that require custom fabrication and, subsequently, require a long construction period.

If you have any questions, or require additional information, you may contact Ryan Pearson, P.E., Engineering Design Manager, at (702) 875-7064.

Sincerely,

*Ryan Pearson*

Ryan Pearson, P.E.  
Engineering Division Manager

04/18/23 PC AGENDA SHEET

OFFICE/WAREHOUSE CENTER  
(TITLE 30)

ROBINDALE RD/PROCYON ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**PA-23-700006-DEAN MARTIN DR., LLC:**

**PLAN AMENDMENT** to redesignate the existing land use categories from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 4.1 acres.

Generally located on the north side of Robindale Road and the east side of Procyon Street within Enterprise. MN/gtb (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-08-206-001

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

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 4.1
- Project Type: Office/warehouse center (portion)

**Applicant's Justification**

The applicant states the following:

- The proposed amendment is consistent with the overall intent of the Master Plan because the proposed Master Plan will allow a project with less intensity as a transitional use and buffer for the area.
- The proposed amendment is compatible and appropriate for the area and will create a low density, intensity, transition buffer between the lower density residential and the existing uses along Dean Martin Drive and buffer the uses to the north, south and west.
- The proposed amendment to the Master Plan will not cause a detriment to the public health, safety, and general welfare of the people of Clark County.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-21-0101	Reclassified 12.6 acres east of this application to M-D zoning for an office/warehouse complex consisting of 9 buildings	Approved BCC	June 2021
VS-21-0102	Vacated and abandoned easements and rights-of-way on the 12.6 acres east of this application	Approved BCC	June 2021
TM-21-500026	1 lot commercial subdivision on the 12.6 acres east of this application	Approved BCC	June 2021

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Neighborhood Commercial	C-P & M-D	Proposed office park & office/warehouse complex

**Related Applications**

Application Number	Request
ZC-23-0074	A zone change to reclassify 4.1 acres from R-E (RNP-I) to M-D zoning along with waivers of development standards and design reviews for this site and the 11.7 acres to the east is a companion item on this agenda.
VS-23-0075	A request to vacate easements and rights-of-way is a companion item on this agenda.

**STANDARDS FOR ADOPTION:**

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

**Analysis**

**Comprehensive Planning**

Business Employment is identified in the Master Plan with the following characteristics:

**Primary Land Uses**

- Office, distribution centers, warehouse/flex space, technology, and light industry.

**Supporting Land Uses**

- Small scale commercial services, such as restaurants, athletic clubs, service commercial, and other similar uses.

**Intensity**

- Varies by use; building heights typically range from 1 to 5 stories.

### Characteristics

- Provides for concentrated areas of employment and ancillary commercial uses.
- Includes opportunities for stand-alone office parks or single user campus facilities.
- Concentrated near airports, major transportation corridors, and railroads.
- Loading docks and other more intensive uses should be sited to minimize impacts on adjacent residential neighborhoods and rights-of-way.
- Pedestrian, bicycle, and transit access varies based on uses and location.

### Plan Amendment

The current uses in the surrounding area immediately to the west, north, and south are existing residences within an RNP-I Residential Neighborhood Preservation Overlay. Policy 1.4.5 of the Master Plan aims to standardize requirements for buffers and development transitions to mitigate the impacts of higher intensity uses proposed next to existing residential neighborhoods. The site abuts an existing RNP-I residential neighborhood on 3 sides. Increasing the intensity of the land use designation from Ranch Estate Neighborhood to Business Employment would most likely negatively impact buffers for impacts from the business employment uses or light industrial uses as an intrusion on the residential neighborhood. ZC-21-0101 was approved for M-D zoning, leaving this site to buffer the residential uses to the east, north, and south. This buffer was not previously included in that application with possible intent to not intrude directly to the edge of rights-of-way abutting these existing residential properties. Policy 1.5.2 of the Master Plan aims to protect the established character and lifestyles associated with RNP areas and to minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. The proposed Business Employment land use designation is not appropriate for this site as it would allow higher intensity development immediately adjacent to the RNP which may result in future conflicts. Staff is concerned about the potential precedent for similar situations in the area that would be created by reclassifying the planned land use to allow more intense industrial uses for this parcel. Therefore, staff does not support this request.

### **Staff Recommendation**

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 17, 2023 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

### **STAFF ADVISORIES:**

#### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

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

**TAB/CAC:**

**APPROVALS:**

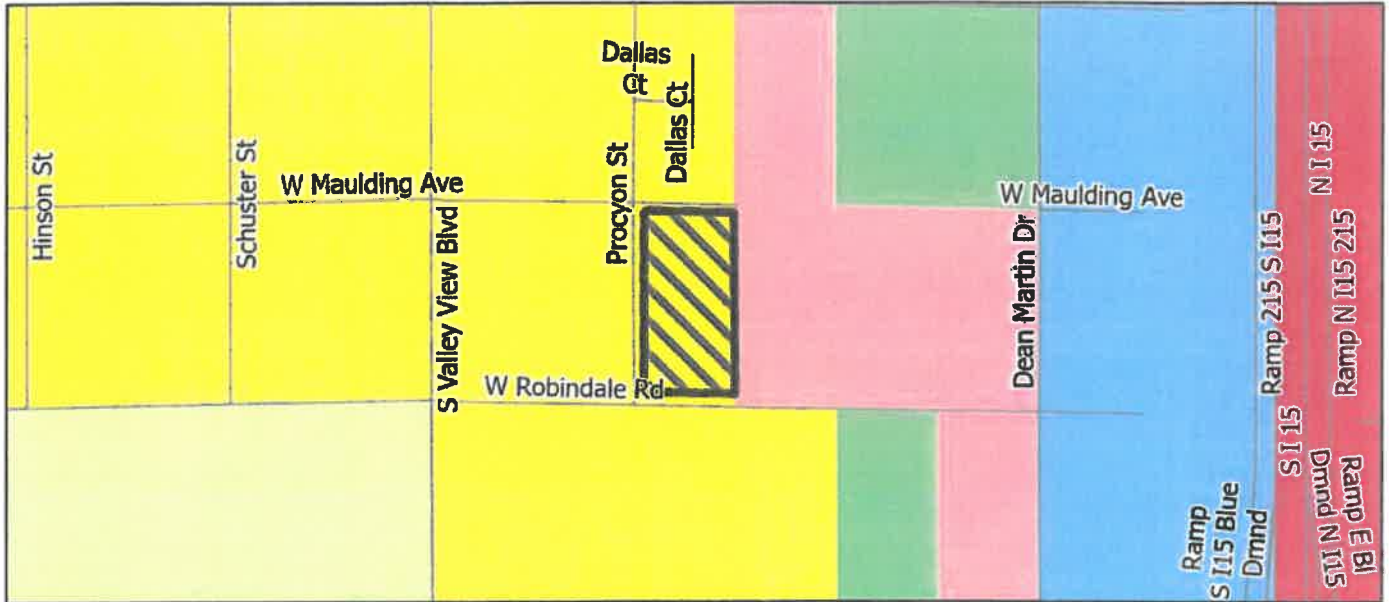
**PROTEST:**

**APPLICANT:** DEAN MARTIN DRIVE, LLC

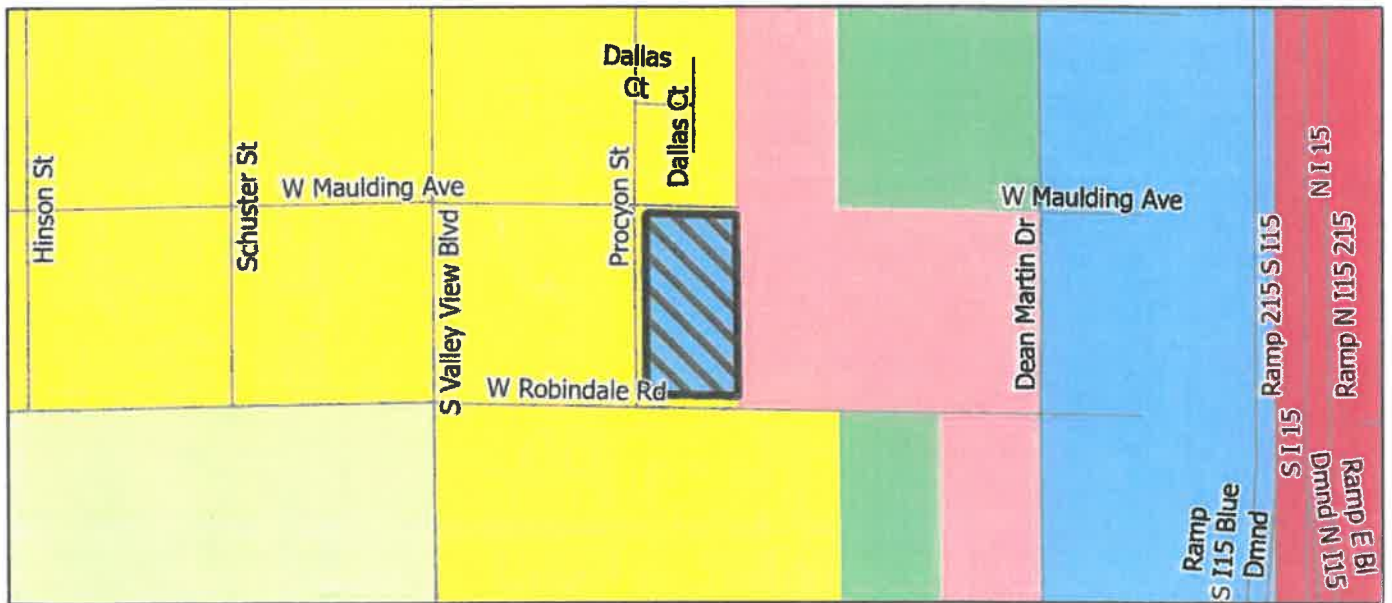
**CONTACT:** JENNIFER KIMURA, VTN NEVADA, 3933 S. KELLY AVENUE,  
PORTLAND, OR 97239

DRAFT

# Planned Land Use Amendment PA-23-700006



**Current**



**Requested**

**Neighborhoods**

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

**Employment**

- Business Employment (BE)
- Industrial Employment (IE)

**Commercial and Mixed Use**

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

**Other**

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas

Requested Area To Change

## Enterprise Clark County, Nevada

DRAFT

*Note: Categories denoted in the legend may not apply to the presented area.*







# MASTER PLAN AMENDMENT APPLICATION 2A

## DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

<b>APPLICATION TYPE</b>	<b>STAFF</b>	APP. NUMBER: <u>PA-23-700006</u>	DATE FILED: <u>2-23-23</u>
<input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA)		PLANNER ASSIGNED: <u>GTB</u>	
<input checked="" type="checkbox"/> MAP		TAB/CAC: <u>Enterprise</u>	TAB/CAC MTG DATE: <u>3-29-23</u>
<input type="checkbox"/> TEXT		PC MEETING DATE: <u>4-18-23</u>	
		BCC MEETING DATE: <u>5-17-23</u>	
		TRAILS? Yes <input type="checkbox"/> No <input type="checkbox"/>	
		FEE: <u>\$2,700</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Dean Martin Drive, LLC</u>
	ADDRESS: <u>1121 SW Salmon Drive #500</u> CITY: <u>Portland</u> STATE: <u>OR</u> ZIP: <u>97205</u>
	TELEPHONE: <u>503.973.0202</u> CELL: _____
	E-MAIL: <u>roberts@schnitzerproperties.com</u> REF CONTACT ID #: _____

<b>APPLICANT</b>	NAME: <u>Dean Martin Drive, LLC</u>
	ADDRESS: <u>1121 SW Salmon Drive #500</u> CITY: <u>Portland</u> STATE: <u>OR</u> ZIP: <u>97205</u>
	TELEPHONE: <u>503.973.0202</u> CELL: _____
	E-MAIL: <u>roberts@schnitzerproperties.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>VLMK Engineering + Design - Jennifer Kimura</u>
	ADDRESS: <u>3933 S Kelly Ave</u> CITY: <u>Portland</u> STATE: <u>OR</u> ZIP: <u>97239</u>
	TELEPHONE: <u>971.254.8300</u> CELL: _____
	E-MAIL: <u>jenniferk@vlmk.com</u> REF CONTACT ID #: <u>jenniferk@vlmk.com</u>

ASSESSOR'S PARCEL NUMBER(S): 177-08-206-001/002/003, 177-08-207-001/003, 177-08-299-005

CURRENT LAND USE PLAN DESIGNATION: RE Proposed construction of (6) spec bldgs and site work. Non-conforming zone change request for APN 177-08-206-001 from RE to MD and request for Waiver of DS for no standards improvements in the ROW

REQUESTED LAND USE PLAN DESIGNATION: \_\_\_\_\_

PROPERTY ADDRESS and/or CROSS STREETS: Dean Martin Drive and Robinson Road

(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.

By: [Signature] Dean Martin Drive, LLC  
 Property Owner (Signature)\* Jeffrey F. Nudelman Property Owner (Print)  
 Vice President, Secretary

STATE OF Oregon  
 COUNTY OF Multnomah

SUBSCRIBED AND SWORN BEFORE ME ON October 6, 2022 (DATE)  
 By Jeffrey F. Nudelman, Vice President, Secretary

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.

December 15, 2022

Clark County Comprehensive Planning  
Current Planning Division  
500 Grand Central Parkway  
Las Vegas Nevada 89155

**RE: Justification Letter: Dean Martin Drive and Robindale Commerce  
Request: Amendment to the Master Plan from Ranch Estate Residential (RN); Rural  
Neighborhood Preservation (RNP-1) to Business Employment (BE)  
Reclassification/Zone Change from Rural Estates Residential (R-E) to Designed  
Manufacturing (M-D) for a proposed office warehouse development  
Assessor's Parcel Number: - 177-08-206-001  
Design Review for an office warehouse development (see attached for the justification letter  
for the overall project)  
Assessor's Parcel Numbers: - 177-08-206-001, 002, & 003; 177-08-207-001 & 003; and 177-08-  
299-005**

To Whom It May Concern:

**Master Plan Amendment:**

**Master Amendment: from Ranch Estate Residential (RN); Rural Neighborhood Preservation  
(RNP-1) to Business Employment (BE)  
Reclassification/Zone Change from Rural Estates Residential (R-E) to Designed  
Manufacturing (M-D) for a proposed office warehouse development**

The proposed project is located on the west side of Dean Martin Drive and the north side of Robindale Road on six (6) parcels with a total of 15.8 acres. However, the amendment request is for one (1) parcel which is the westernmost parcel of the site as indicated above. The remaining five (5) parcels are currently zoned Office Professional (C-P) and under resolution of intent (ROI) to M-D zoning by action of ZC-21-0101 and designated in as Neighborhood commercial (NC) in the Master Plan. The design of the site depicts that a total 2.7 acre portion of the site (larger portion of the westernmost parcel) as an open space and green belt between the existing residential uses to the north, south and west and the proposed office warehouse project. This open space and a greenbelt area will be owned, and maintained by the Developer and the landowner.

Immediately north of the proposed development are existing C-P zoned office buildings; north of which (north of the Maulding Avenue alignment) are undeveloped R-E and C-P zoned parcels designated as NC in the Master Plan; and a developed Fire Station zoned and designated as P-U. To the south across Robindale Road are developed R-E and C-P zoned parcels designated NC in the Master Plan. Also, south are undeveloped parcels zoned and designated as P-F for public facilities. Farther south at the intersection of Valley View Boulevard and Dean Martin Drive are undeveloped M-D zoned parcels. East across Dean Martin Drive on both sides of the intersection with Robindale Road are developed M-D zoned office/warehouse complexes (Safari Business Park). The business park is adjacent to Interstate 15 along its east property line.



ENGINEERING + DESIGN

3933 SW Kelly Ave Portland, OR 97239 503.222.4453 VLMK.COM

G:\Acad2021\20210617\Permits\01 Design Review\07 Resubmittal - Planning\Dean Martin Robindale 7 Master Plan Amendment Justification letter.docx

**Justification for the Amendment to the Master Plan.**

The proposed project is located within the Enterprise Township and Planning area. This area along Dean Martin Drive and portions of Robindale Road has been in transition over the past ten (10) years to a combination of low intensity commercial and design manufacturing office warehouse land uses. This request to amend the Master Plan is for one parcel to located on the western portion of the site that will be incorporated into the approved office warehouse complex to the east. This request will not impact the area because the parcel will be combined with the parcels to the east, and the design and the vacation of some of the adjacent streets result in the mitigate of environmental issues and buffering of the existing residential uses to the north, south and west. A large area 2.7 acre of the subject parcel is depicted and designed as an open space and green belt to screen and buffer the adjacent residential area. The overall site is located at the intersection of an arterial and collector street which are typically designated as commercial or industrial nodes to serve an area and provide employment opportunities for an area. In this particular area other similar areas in the planning area, large numbers of parcels especially along street frontages and adjacent to RNP designated areas are designated NC in the Enterprise Land Use Plan which creates an overabundance of the designation and zoning that is either not utilized, underutilized is redundant and not viable in an area. This request and its design consisting of a detached sidewalk along the portions of Procyon Street, Maulding Street and Robindale Road, and the existing residential uses which complies with County wide policy Goal and its policies 1.3.4 and 1.3.5 and 1.4.5, to seek opportunities to interconnect neighborhoods and provide access to amenities, and to enhance the health and quality of life of residents by providing sustainability and resilient practices into the built environment; and create viable transitions to mitigate or minimize the impacts of the requested designation from the existing residential uses to the north, south and west. The requested BE designation has been used for time in memorial in the County as a buffer with residential uses from more intense commercial and industrial uses. Portions of the immediate area is already designated BE and approved and partially developed with similar uses.

Therefore, as proposed and designed, this project is an appropriate and compatible use in this area and is a buffer between the low density existing residential uses to the north, south, west, and higher intensity uses to the east considering that the site is located along Dean Martin Drive. Additionally, the proposed BE designation provides one land use designation for the site which is appropriate to buffer the residential uses.

The project complies with the Enterprise Planning area's specific Goals and Policies EN-1.1 to preserve the integrity with the BE designation requested. The BE designation also conforms to EN-5 by creating and adding to the employment area of the planning area and EN-6.5 by encouraging a contiguous development with the amendment to promote the efficient use of public services while minimizing the cost to extend these services in an area.

- 1) The proposed amendment is consistent with the overall intent of the Master Plan because the proposed Master Plan designation (BE) will allow a project with less intensity as a transitional use and buffer for the area.
- 2) The proposed amendment is compatible and appropriate for the area and will create a low density, intensity, transition buffer between the lower density residential uses and the existing uses along Dean Martin and buffer the uses to the north, south and west
- 3) The proposed amendment to the Master Plan will not cause a detriment to the public health, safety, and general welfare of the people of Clark County.

Sincerely,  
VLMK Engineering + Design



Mike Lundervold, P.E.  
Principal

04/18/23 PC AGENDA SHEET

OFFICE/WAREHOUSE CENTER  
(TITLE 30)

ROBINDALE RD/DEAN MARTIN DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-23-0074-DEAN MARTIN DR. LLC:**

**ZONE CHANGE** to reclassify 4.1 acres from an R-E (Rural Estates Residential) (RNP-1) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.

**DESIGN REVIEWS** for the following: 1) office/warehouse center on 15.8 acres in an (AE-60 & AE-65) Zone; and 2) finished grade.

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

**RELATED INFORMATION:**

**APN:**

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

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the throat depth for the western driveway on Robindale Road to 90 feet where 100 feet is the minimum per Uniform Standard Drawing 222.1 (a 10% reduction).

**DESIGN REVIEWS:**

1. Office/warehouse complex.
2. Increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 67% increase).

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL  
ENTERPRISE - PROPOSED BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 15.8 (zone change 4.1 acres)
- Project Type: Office/warehouse center
- Number of Stories: 1
- Building Height (feet): 27
- Square Feet: 154,900

- Parking Required/Provided: 232/508

### Project Overview

The property was previously approved for an office/warehouse center on 12.6 acres in June 2022, per application NZC-21-0101. The current applicant would like to redesign the site and add an additional parcel to the overall project located on the west side of the site along Procyon Street.

### Site Plan

The plan depicts an office/warehouse center consisting of 6 buildings on 15.8 acres. Four buildings are oriented east/west, and 2 buildings located on opposite ends of the site and are oriented north/south. Minimum setbacks for the perimeter buildings include 62 feet to the north property line, 75 feet to the east property line along Dean Martin Drive, 72 feet to the south property line along Robindale Road, and 211 feet to the west property line along Procyon Street. Overhead roll-up doors are shown on both sides of all buildings which will be screened by wide landscape buffers on the perimeter of the development. Parking spaces are located throughout the site, and access is provided by a driveway from Dean Martin Drive and 2 driveways from Robindale Road. A waiver of development standards is necessary to reduce the throat depth for the westerly driveway. Polaris Avenue will terminate in a cul-de-sac on the north side of the site. Additionally, there is no access proposed from Polaris Avenue and Procyon Street to the office/warehouse center.

### Landscaping

Street landscaping along Dean Martin Drive and Robindale Road is shown from approximately 25 feet to 96 feet in width with a detached sidewalk. Street landscaping along Procyon Street functions more as a greenbelt and is shown at 173 feet in width. This site will provide standard detached sidewalks along Dean Martin Drive and Procyon Street, as well as a meandering path along Robindale Road to provide additional appeal to the development. Along the north property line, the project will provide a 20 foot wide landscape buffer with off-set trees spaced 10 feet apart near the residential development. Interior to the site, an ample amount of landscaping is distributed throughout the parking lot and around portions of the building footprint.

### Elevations

All the office warehouse buildings are constructed of concrete tilt-up panels. The apparent mass of the buildings is reduced by varying the depth of surface planes to create visual relief and using paint colors and architectural features such as tube steel canopies, concrete panels, architectural cornice, and decorative metal lap accents to add visual interest. Other building elements includes overhead roll-up doors, storefront windows, and doors. The base paint colors will be shades of gray with a white accent color.

### Floor Plan

The 6 buildings range in size from 16,000 square feet to 52,000 square feet. Each building includes an open floor plan with most of the area dedicated to warehouse uses and accessory portions of the buildings dedicated to office. Floor plans will be built-out per future tenant needs.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the project is intended to provide multi-tenant industrial lease space for a variety of warehousing and manufacturing activities. Target tenants include smaller spaces up to mid-sized light industrial-type activities. The project is planned to be upscale as is evidenced by the proposed building elevations (included canopies, architectural cornice, recessed entries, metal panel details) landscaping, and parking accommodations. According to the applicant the developers have a history of long-term ownership and well-managed projects.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-21-0101	Reclassified 12.6 acres of this site to M-D zoning for an office/warehouse complex consisting of 9 buildings	Approved BCC	June 2021
VS-21-0102	Vacated and abandoned easements and rights-of-way on 12.6 acres	Approved BCC	June 2021
TM-21-500026	1 lot commercial subdivision on 12.6 acres	Approved BCC	June 2021
ZC-19-0457	Reclassified the eastern most parcel of this site to C-P zoning for an office building	Approved by BCC	August 2019
ZC-0659-03	Reclassified the western portions of this site to C-P zoning for an office complex	Approved by BCC	August 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use; Neighborhood Commercial; & Ranch Estate Neighborhood (up to 2 du/ac)	P-F, C-P, & R-E (RNP-I)	Fire station, undeveloped, & single family residential
South	Neighborhood Commercial; Public Use; & Ranch Estate Neighborhood (up to 2 du/ac)	R-E, P-F, & R-E (RNP-I)	Single family residential & undeveloped
East	Neighborhood Commercial & Business Employment	C-P & M-D	Office park & office/warehouse complex
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

**Related Applications**

Application Number	Request
PA-23-700006	Master Plan Amendment to re-designate the land use category from (RN) Ranch Estate Neighborhood to (BE) Business Employment is a companion item on this agenda.

## Related Applications

Application Number	Request
VS-23-0075	A request to vacate easements and rights-of-way is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### Zone Change & Design Review #1

There is a concurrent Plan Amendment application to re-designate the land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE). Staff is concerned about the potential precedent that would be created by reclassifying the zoning and planned land use to more intense industrial use for APN 177-08-206-001.

The properties to the north, south, and west of APN 177-08-206-001 are zoned R-E (RNP-I) and fully developed. Staff is concerned with the potential incompatibility between this development and existing land uses immediately adjacent to the zone change request. Approval of this project will allow more intense zoning to intrude into an existing ranch estate neighborhood. Even though staff appreciates that the project will provide a large buffer along Procyon Street that essentially functions as a greenbelt between this project and the existing single family residences surrounding the westerly parcel, the intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. It has always been an adopted and accepted policy that any transitional land use and transitional density occurs on the perimeter, outside of an RNP and not within; therefore, staff cannot support these requests.

##### Waiver of Development Standards

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

#### Public Works - Development Review

##### Waiver of Development Standards

Staff has no objection to the reduction in the throat depth for westernmost commercial driveway on Robindale Road. The applicant provided additional landscape buffers adjacent to the entrance into the site. The buffers improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way. However, since Planning is recommending denial of the application, staff cannot support this waiver.



Design Review #2

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 the application, staff cannot support this design review.

**Department of Aviation**

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

A portion of the property lies within the AE-65 (65-70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 17, 2023 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Street landscaping along Procyon Street per plans on file;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised the installation and use of cooling systems that consumptively use water will be prohibited; 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 the waiver of development standards and design review must commence within 2 years of approval date or they will expire.

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

- Drainage study and compliance;
- 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 feet to the back of curb for Dean Martin Drive, 35 feet to the back of curb for Robindale Road, a portion of a cul-de-sac for Polaris Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Blue Diamond Wash improvement project.
- 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; that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that VS-21-0102 expires in June 2023.

### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after

October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

**Fire Prevention Bureau**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DEAN MARTIN DRIVE, LLC

**CONTACT:** JENNIFER KIMURA, VTN NEVADA, 3933 S. KELLY AVENUE,  
PORTLAND, OR 97239





# LAND USE APPLICATION 3A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	STAFF	STAFF INFORMATION
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (LC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <small>(ORIGINAL APPL. CAT. #)</small> <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <small>(ORIGINAL APPLICATION #)</small> <input type="checkbox"/> APPLICATION REVIEW (AR) <small>(ORIGINAL APPLICATION #)</small>	STAFF	APP. NUMBER: <u>2C-23-0074</u> DATE FILED: <u>2-21-23</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3-29-23</u> PC MEETING DATE: <u>4-18-23</u> RE/RNPI & M-D to M-D BCC MEETING DATE: <u>5-17-23</u> NC and Ranch Estates FEE: <u>\$2200.00</u> AECO + GS      MN      NZC-21-0101
	PROPERTY OWNER	NAME: <u>Dean Martin Drive, LLC</u> ADDRESS: <u>1121 SW Salmon Drive #500</u> CITY: <u>Portland</u> STATE: <u>OR</u> ZIP: <u>97205</u> TELEPHONE: <u>503.973.0202</u> CELL: _____ E-MAIL: <u>roberts@schnitzerproperties.com</u>
	APPLICANT	NAME: <u>Dean Martin Drive, LLC</u> ADDRESS: <u>1121 SW Salmon Drive #500</u> CITY: <u>Portland</u> STATE: <u>OR</u> ZIP: <u>97205</u> TELEPHONE: <u>503.973.0202</u> CELL: _____ E-MAIL: <u>roberts@schnitzerproperties.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>VLMK Engineering + Design - Jennifer Kimura</u> ADDRESS: <u>3933 S Kelly Ave</u> CITY: <u>Portland</u> STATE: <u>OR</u> ZIP: <u>97239</u> TELEPHONE: <u>971.254.8300</u> CELL: _____ E-MAIL: <u>jenniferk@vlmk.com</u> REF CONTACT ID #: <u>jenniferk@vlmk.com</u>

ASSESSOR'S PARCEL NUMBER(S): 177-08-206-001/002/003, 177-08-207-001/003, 177-08-299-005  
 PROPERTY ADDRESS and/or CROSS STREETS: Dean Martin Drive and Robindale Road  
 PROJECT DESCRIPTION: 177-08-206-001 - Non-conforming Zone request from RE to MD

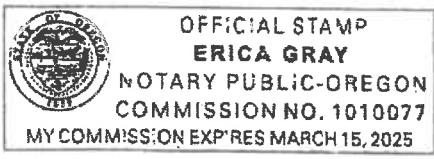
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

By: [Signature]      Dean Martin Drive, LLC  
 Property Owner (Signature)\* Jeffrey F. Nudelman      Property Owner (Print)  
    Vice President, Secretary

STATE OF Oregon  
 COUNTY OF Multnomah

SUBSCRIBED AND SWORN BEFORE ME ON October 6<sup>th</sup>, 2022 (DATE)  
 By Jeffrey F. Nudelman, Vice President, Secretary

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.

December 6, 2022

Clark County Government Center  
500 S. Grand Central Parkway  
Las Vegas, NV 89155-1111

Re: **Dean Martin Commerce Center**  
Dean Martin Dr at West Robindale Rd  
APN #'s 177-08-206-(001, 002, & 003), 177-08-207-(001 & 003), and 177-08-299-005

**Justification Letter**

The Dean Martin Commerce Center project is an industrial development consisting of approximately 15.8-acres (+/-). This project is currently planned for construction of six buildings that are approximately 154,900 square feet total. The project is intended to provide multi-tenant industrial lease space for a variety of warehousing and manufacturing activities. Target tenants include smaller spaces up to mid-sized light industrial-type activities.

The project site is currently located in Clark County and they will provide all utilities to serve the site except for water, which will be provided by Las Vegas Valley Water District.

This development is well served by two existing streets; Dean Martin Drive and West Robindale Road. This project will include new half street improvements on Procyon Street and a cul-de-sac at the end of Polaris Avenue. The site will be accessed by one new driveway on Dean Martin and two new driveways on Robindale. We are requesting a waiver to allow a reduced throat depth for one side of the westernmost driveway on Robindale. Per dwg 222.1, we are required to have 100-foot depths, but due to the orientation of the site/building layout, we are only able to achieve 90 feet on the west side of this drive (east side exceeds 100 feet). All other driveways exceed the minimum requirement and there is no parking located directly in front of the west driveway for approximately 150 feet.

We will be vacating a 5 foot strip along Procyon to allow for detached sidewalks, a 5 foot strip along Robindale at the westernmost parcel to adjust the R.O.W. to 35 ft to match the rest of the parcels to the east, as well as several patent easements on site that will be vacated. Polaris, south of the cul-de-sac, and Maulding Avenue, east of Procyon, were previously vacated as part of VS-21-0102.

This site will provide standard detached sidewalks along Procyon and Dean Martin, as well as a detached meandering path along Robindale to provide some appeal to the site. Landscape and sidewalk easements will be provided for each detached sidewalk.

There are currently six parcels on this site that will be developed as one project. The five parcels to the east are zoned office and professional (C-P) but were previously approved for M-D with application ROI-21-0101 (expires on 6/2/2025). However, a resolution of intent will need to be filed to complete the rezone. The westernmost parcel, 177-08-206-001 was not included in the previous application and is currently zoned as rural estates residential (R-E). We will be applying for a non-conforming zone change to change the zoning to M-D. In an effort to appeal to the residential neighbors, this project will include meandering sidewalks, no docks will be included, deep driveway



throat depths to eliminate traffic backup in the R.O.W.'s, and over half of the acreage on this parcel will be a heavily landscaped green space. In addition, all roll-up doors will be located facing internal of the site or will be screened by intense landscaping buffers. Lastly, the north end of building C (worst case setback) is located at a distance greater than the 3:1 setback ratio from existing residential developments required by code.

Preliminary grading shows that the existing grade may need to be increased by up to 5.0 ft. Because the existing grade change is more than 36 inches, we will need to request an additional design review for the grading.

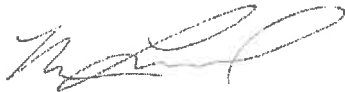
This project will make available to the community state-of-the-art facilities for a large range of business activities. These facilities are designed to accommodate small businesses as well as tenants seeking mid-sized warehouse space. The project is planned to be upscale as is evidenced by the proposed building elevations (included canopies, architectural cornice, recessed entries, metal panel details, etc.), landscaping and parking accommodations. The developers have a history of long-term ownership and well-managed projects.

The current projected schedule is to begin rough grading for the entire 15.8-acres as soon as permits are approved (assume around Q4 of 2023) followed by the building construction.

This letter is provided to accompany the application for the Design Review and Re-Zone process in Clark County.

If you have any questions, please call.

Sincerely,  
VLMK Engineering + Design



Mike Lundervold, P.E.  
Principal





04/18/23 PC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY  
(TITLE 30)

ROBINDALE RD/DEAN MARTIN DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-23-0075-DEAN MARTIN DR., LLC:**

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

RELATED INFORMATION:

**APN:**  
177-08-206-001

**LAND USE PLAN:**  
ENTERPRISE – PROPOSED BUSINESS EMPLOYMENT

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

The plans show the vacation and abandonment of patent easements located on the perimeter of the subject parcel, excepting out the easterly 30 feet for Procyon Street. Additionally, the plans show the vacation and abandonment of a 5 foot wide portion of the north side of Robindale Road and the east side of Procyon Street to accommodate a detached sidewalk in conjunction with the office/warehouse development. This parcel is a portion of an overall proposed office/warehouse development including parcels to the east.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
East	Neighborhood Commercial	C-P	Office park & office/warehouse complex

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-23-700006	Master Plan Amendment to re-designate the land use category from (RN) Ranch Estate Neighborhood to (BE) Business Employment is a companion item on this agenda.
ZC-23-0074	A zone change to reclassify 4.1 acres from R-E (RNP-I) to M-D zoning along with waivers of development standards and design reviews for this site and the 11.7 acres to the east is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 17, 2023 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- 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 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 the back of curb for Dean Martin Drive, 35 feet to the back of curb for Robindale Road, a portion of a cul-de-sac for Polaris Avenue and associated spandrel;

- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Blue Diamond Wash improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that VS-21-0102 expires in June 2023.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090, Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DEAN MARTIN DRIVE, LLC

**CONTACT:** JENNIFER KIMURA, VTN NEVADA, 3933 S. KELLY AVENUE,  
PORTLAND, OR 97239





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 4A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-23-0075</u>	DATE FILED: <u>2-21-23</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>3-29-23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)		TAB/CAC: <u>Enterprise</u>	
<input type="checkbox"/> EASEMENT(S)		PC MEETING DATE: <u>4-18-23</u>	
<input type="checkbox"/> RIGHT(S)-OF-WAY		BCC MEETING DATE: <u>5-17-23</u>	
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):		FEE: <u>\$875.00</u>	<u>M-D (AEGO&amp;GS)</u> <u>NC and Ranch Estates</u> <u>MN NRC-21.0101</u>

<b>PROPERTY OWNER</b>	NAME: <u>DEAN MARTIN DR LLC</u>
	ADDRESS: <u>1121 SW. SALMON STREET, SUITE # 500</u>
	CITY: <u>PORTLAND</u> STATE: <u>OREGON</u> ZIP: <u>97205</u>
	TELEPHONE: <u>(503)973-0202</u> CELL: _____
	E-MAIL: <u>RobertS@schnitzerproperties.com</u>

<b>APPLICANT</b>	NAME: _____
	ADDRESS: _____
	CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>VTN-NEVADA c/o: Jeffrey Armstrong</u>
	ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NEVADA</u> ZIP: <u>89146</u>
	TELEPHONE: <u>(702)873-7550</u> CELL: _____
	E-MAIL: <u>jeffreya@vtnnv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-08-206-001

PROPERTY ADDRESS and/or CROSS STREETS: DEAN MARTIN DRIVE and ROBINDALE ROAD

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.

By: [Signature]  
 Property Owner (Signature)\*  
 STATE OF ~~NEVADA~~ OREGON  
 COUNTY OF MULTNOMAH  
 SUBSCRIBED AND SWORN BEFORE ME ON Aug. 19, 2022 (DATE)  
 By Sarah A. Ryan-Knox  
 NOTARY PUBLIC: Sarah A. Ryan-Knox

Dean Martin Drive, LLC  
 Property Owner (Print)



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



August 17, 2022, Revised 10/24/2022  
W.O. 8172

**Clark County**  
**Department of Planning**  
550 Grand Central Parkway  
Las Vegas, Nevada 89155

Attention: Planning Department

**Subject: Vacation Request**  
**APNs: 177-08-206-001**

Planning Department,

On behalf of our client Schnitzer Properties LLC, VTN Nevada is requesting the approval of a Vacation of the following:

1. To vacate 5 feet of public/dedicated right of way along the west and south sides of APN # 177-08-206-001 along the Robindale Road and Procyon Street.
2. To vacate the following: 3 feet of patent easements along Procyon Street and Maulding Avenue; and 33 feet of patent easement along the eastern boundary.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at (702)873-7550.

Sincerely,  
**VTN Nevada**

Jeffrey Armstrong  
Planning Manager

04/18/23 PC AGENDA SHEET

FOOD CART/TRAILER  
(TITLE 30)

CACTUS AVE/JONES BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
UC-23-0048-MFE, INC:

USE PERMIT for a proposed food cart not within an enclosed building.  
DESIGN REVIEW for a proposed food cart in conjunction with an existing convenience store with gasoline sales on 3.8 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Cactus Avenue and the west side of Jones Boulevard within Enterprise. JJ/rk/syp (For possible action)

---

RELATED INFORMATION:

**APN:**  
176-35-520-001

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

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

- Site Address: 6145 W. Cactus Avenue
- Site Acreage: 3.8
- Project Type: Food cart (taco cart/trailer)
- Trailer Height (feet): 8
- Square Feet: 112
- Parking Required/Provided: 25/34

Site Plan

The plan depicts a proposed food cart (taco cart/trailer) located near the northeast corner of a partially developed commercial center consisting of a convenience store with gasoline sales. The food cart is set back 25 feet from the north property line along Cactus Avenue, 30 feet from the east property line along Jones Boulevard, and 274 feet from the west property line. Thirty-four parking spaces are provided in the parking lot where 25 parking spaces are required. The commercial center currently has 1 driveway from Jones Boulevard and 1 driveway on Cactus Avenue.

### Landscaping

The existing street landscaping consists of a 15 foot wide landscape area with a detached sidewalk along Cactus Avenue and Jones Boulevard.

### Elevations

The 8 foot high food cart is an enclosed trailer with a hitch and double axel wheels. The exterior of the food cart is red and black with white accents, with painted signage and logos. A serving window is located on the south side of the food cart facing towards the parking lot.

### Floor Plans

The entire food trailer is approximately 112 square feet in area, including cooking and storage space.

### Applicant's Justification

The applicant indicates the hours of operation will be Monday through Sunday from 3:00 p.m. to 12:00 a.m. There will be a total of 3 employees. According to the applicant the food truck will be placed on a paved location on the site and will take up 2 parking spaces. However, this does not impact overall parking since the site is the parking requirement.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-20-0445	Parking lot landscaping and site design changes to a previously approved commercial center	Approved by BCC	November 2020
VS-19-0339	Vacated and abandoned patent easements and a portion of right-of-way being Jones Boulevard	Approved by PC	June 2019
TM-18-500145	1 lot commercial subdivision	Approved by BCC	December 2018
UC-0789-16	Redesign of a convenience store, gas station, vehicle wash, smog check, and reduced the separation to a residential use	Approved by BCC	January 2017
UC-0525-14	Vehicle wash, gasoline station, and reduced the separation from a gasoline station to a residential use, with a waiver to reduce driveway separation, and a design review for a shopping center - expunged	Approved by BCC	July 2014
ZG-0726-07	Reclassified the subject property to C-1 zoning with a use permit, waiver, and design review for a shopping center and on-premises consumption of alcohol, convenience store, and reduced separation from a residential development	Approved by BCC	August 2007



**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Open Land	R-E	Undeveloped
South	Neighborhood Commercial	C-1	Remaining undeveloped portion of the shopping center
East	Major Development Project (Southern Highlands)	R-2	Single family residential
West	Neighborhood Commercial	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**  
**Comprehensive Planning**  
**Use Permit**

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

**Use Permit & Design Review**

A use permit is required for a food cart when located outside a building. The purpose of the use permit and design review is to evaluate and determine if the proposed food cart will have any impacts on the adjacent and surrounding uses. The proposed location for the food cart is within an existing parking area that will not affect on-site parking or adjacent developments. The property has more than enough parking spaces to accommodate the proposed food cart use and when not in use the trailer will be removed from the site. Therefore, staff can support these requests.

**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:**

**Comprehensive 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:** TRIANA SERVICES

**CONTACT:** TRIANA SERVICES, 4660 S. EASTERN AVENUE, SUITE 202, LAS VEGAS,  
NV 89119

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING 5A

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="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</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 style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>UC-23-0048</u>      DATE FILED: <u>1-31-23</u></p> <p>PLANNER ASSIGNED: <u>RK</u></p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DATE: <u>3-15-23</u></p> <p>PC MEETING DATE: <u>4-4-23</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$1350.00</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>MFE Inc.</u></p> <p>ADDRESS: <u>955 Temple View Dr.</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u> ZIP: <u>89110</u></p> <p>TELEPHONE: <u>(702) 375-7084</u>      CELL: _____</p> <p>E-MAIL: _____</p>
	<b>APPLICANT</b>	<p>NAME: <u>Ismael Gutierrez Perez</u></p> <p>ADDRESS: <u>4950 Nevada Ave</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u> ZIP: <u>89104</u></p> <p>TELEPHONE: _____      CELL: <u>(702) 613-7464</u></p> <p>E-MAIL: <u>StreetTacos2018@gmail.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Tran Services / Lucia Triand</u></p> <p>ADDRESS: <u>4646 S Eastern Ave Ste 202</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>(702) 434-8070</u>      CELL: _____</p> <p>E-MAIL: <u>tranaservices@yahoo.com</u>      REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-35-520-001

PROPERTY ADDRESS and/or CROSS STREETS: 6145 W Cactus Ave Las Vegas, NV 89141

PROJECT DESCRIPTION: Street Tacos At Vapor #2

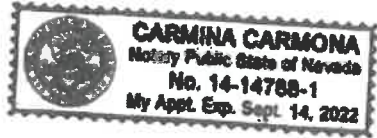
(I, We) the undersigned swear and say that (I am, We are) the owners of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings 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.

Maria Enamorado      MARIA ENAMORADO  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN before me on 9/07/22 (DATE)  
 By Maria Enamorado

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.

Justification Letter

October 17, 2022

To whom it may concern:

With this letter I, Ismael Gutierrez Perez, owner of Street Tacos Al Vapor, would like to inform you that I'm applying for a Special Use Permit for a mobile food vendor located outside of Circle K at 6145 W Cactus Ave Las Vegas, NV 89141

- Hours of operation will be Monday through Sunday 3pm to 12am.
- Total number of employees will be 3
- Parcel #- 176-35-520-001
- Street Tacos Al Vapor counts with 1 similar mobile vendor located at 330 W Centennial Pkwy N. Las Vegas NV 89084
- The food truck dimensions are 14 feet long x 8 feet wide.
- The food truck will be placed on a paved location and will take up two parking spaces. This will not impact overall parking since the site exceeds parking requirements.

We have provided the requirements for a Special Use Permit to meet all the regulations.

If you have any questions please contact my bookkeeper Triana Services since they have all of my records at 702-434-8070

Sincerely,



Ismael Gutierrez Perez

Owner

RECREATIONAL FACILITY  
(TITLE 30)

ST. ROSE PKWY/MARYLAND PKWY

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0080-RICHMOND LIMITED PARTNERSHIP:**

**USE PERMIT** to allow a recreational facility (virtual driving range) with a restaurant (snack bar) and on-premises consumption of alcohol (service bar) on 7.2 acres in a C-2 (General Commercial) (AE-60) Zone.

Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise. MN/lm/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-34-716-001

**LAND USE PLAN:**

ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3458 St. Rose Parkway #6
- Site Acreage: 7.2
- Project Type: Recreational facility (virtual driving range) with a restaurant (snack bar) with service bar (beer sales)
- Number of Stories: 1
- Square Feet: 2,858
- Parking Required/Provided: 211/249

Site Plan

The plan depicts a retail center with multiple buildings including a convenience store, gasoline station, tavern, restaurant, and 2 in-line retail buildings. The proposed recreational facility is located within the westerly in-line retail building and consists of 2,858 square feet. Access to the site is provided by 3 existing driveways, with 2 driveways on St. Rose Parkway and 1 driveway on Maryland Parkway. There are no proposed or required changes to the existing parking areas, which are distributed throughout the site, with parking in front of the subject building.

Landscaping

There are no proposed or required changes to the existing landscaped areas.

### Elevations

No changes are proposed to the existing buildings with this request. The building is 1 story, 23 feet with a flat roof behind parapet walls. The overall exterior of the building consists of painted stucco, cement plaster, with stone veneer accents.

### Floor Plans

The 2,858 square foot suite consists of an entry area, snack bar, restrooms, storage area and 4 simulator golf driving range bays.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the proposed simulated driving range use and request for beer sales is like other driving range facilities in the region and will complement community recreation activities along the St. Rose Parkway corridor. Additionally, the Dotty's Bar and Casino in the same shopping center also serves alcohol.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-22-0494	Outdoor dining in conjunction with a restaurant (supper club)	Approved by BCC	October 2022
ET-21-400102 (WS-20-0121)	First extension of time for a shopping center and lighting	Approved by BCC	August 2021
ET-21-400096 (Nzc-18-0283)	First extension of time to reclassify 6.2 acres to C-2 zoning with a design review for a shopping center	Approved by BCC	August 2021
WS-20-0121	Shopping center and lighting	Approved by ZA	March 2020
WC-20-400021 (Nzc-18-0283)	Waived conditions of a zone change to provide an intense landscape buffer	Approved by ZA	March 2020
VS-19-0754	Vacated and abandoned easements	Approved by PC	November 2019
TM-18-500194	Commercial subdivision	Approved by PC	December 2018
Nzc-18-0283	Reclassified 6.2 acres to C-2 zoning with a design review for a shopping center	Approved by BCC	July 2018
UC-0132-16	Convenience store, gasoline station, and vehicle wash	Approved by BCC	May 2016
UC-1418-06 (ET-0114-11)	Second extension of time to commence a convenience store with gasoline pumps, vehicle wash, and retail shops on a portion of the site - tavern commenced - expired	Withdrawn	May 2012
DR-0313-09	Convenience store with gasoline pumps and car wash - expired	Approved by BCC	July 2009

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1418-06 (ET-0291-08)	First extension of time to commence a convenience store, gasoline station, tavern, vehicle wash, and retail shops on a portion of the site - expired	Approved by BCC	December 2008
UC-1418-06	Convenience store with gasoline pumps and car wash - expired	Approved by BCC	November 2006

**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	City of Henderson	DH & IG	Undeveloped
East	City of Henderson	IG & IL	Undeveloped & warehouse
West	Urban Neighborhood (greater than 18 du/ac)	R-3	Single family residential & senior housing

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

The proposed recreational facility will not create a negative impact to the surrounding area. The proposed location features ample parking, adequate circulation for customers, and this establishment can add to the variety of approved and allowed uses within the existing shopping center. Staff supports 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:**

**Comprehensive Planning**

- Applicant is advised approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the

installation and use of cooling systems that consumptively use water will be prohibited; 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)**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: THE GOLF STOP, LLC**

**CONTACT: BRETT LABRUM, THE GOLF STOP, 8545 W. WARM SPRINGS ROAD #A-4  
155, LAS VEGAS, NV 89113**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING 6A

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="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</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 style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>UC-23-0080</u>      DATE FILED: <u>2/22/23</u></p> <p>PLANNER ASSIGNED: <u>LMP</u></p> <p>TAB/CAC: <u>Enterpris/C</u>      TAB/CAC DATE: <u>3/29/23</u></p> <p>PC MEETING DATE: <u>4/18/23</u></p> <p>BCC MEETING DATE: <u>—</u></p> <p>FEE: <u>\$675</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Richmond Limited Partnership</u></p> <p>ADDRESS: <u>422 Edinger Ave Suite 50</u></p> <p>CITY: <u>Justin</u>      STATE: <u>CA</u>      ZIP: <u>92780</u></p> <p>TELEPHONE: <u>(714) 444-4940</u>      CELL: <u>—</u></p> <p>E-MAIL: <u>—</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>THE GOLF STOP LLC</u></p> <p>ADDRESS: <u>3458 ST. ROSE PARKWAY #16</u></p> <p>CITY: <u>HENDERSON</u>      STATE: <u>NV</u>      ZIP: <u>89052</u></p> <p>TELEPHONE: <u>435 467 9684</u>      CELL: <u>435 467 9684</u></p> <p>E-MAIL: <u>bret@thegolfstop.com</u>      REF CONTACT ID #: <u>—</u></p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>THE GOLF STOP LLC</u></p> <p>ADDRESS: <u>3458 ST. ROSE PARKWAY #16</u></p> <p>CITY: <u>HENDERSON</u>      STATE: <u>NV</u>      ZIP: <u>89052</u></p> <p>TELEPHONE: <u>435-467-9684</u>      CELL: <u>435-467-9684</u></p> <p>E-MAIL: <u>bret@thegolfstop.com</u>      REF CONTACT ID #: <u>—</u></p>

ASSESSOR'S PARCEL NUMBER(S): 177-34-716-001

PROPERTY ADDRESS and/or CROSS STREETS: 3458 ST. ROSE PARKWAY #16, HENDERSON, NV 89052

PROJECT DESCRIPTION: ROSEMAR PLAZA, BUILDING B  
Recreational facility with alcohol and service bar.

(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)\*

Anthony Fanticola  
Property Owner (Print)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)

By \_\_\_\_\_  
NOTARY PUBLIC:

*(see attached)*

\*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 ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

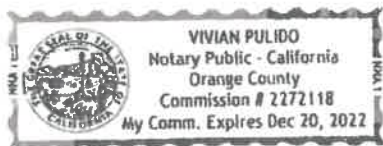
On December 7, 2022 before me, Vivian Pulido, Notary Public

personally appeared Anthony Fanticola

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Pulido
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: Clark County Nevada - Land Use Application

Document Date: Number of Pages: 1

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
Capacity options: Corporate Officer, Partner, Individual, Trustee, Other, Attorney in Fact, Guardian of Conservator.

December 8, 2022

RE: Land Use Application – The Golf Stop, LLC

APR22-101556 APN: 177-34-716-001

To Whom It May Concern:

The Golf Stop is an indoor golf simulation facility. We will be located at 3458 St. Rose Parkway #6, Henderson, NV 89052.

Our facility is a recreational facility (indoor golf simulation) in C-2 zone with retail beer sales (service bar) with food (snack bar)/restaurant.

Our facility will include 4 golf simulation bays.

We are submitting this “justification letter” as part of the LAND USE APPLICATION process to allow beer sales at this facility.

Our recreational facility coincides with the description listed in GLOBAL USE TABLE 30.44-1.

Furthermore, our facility coincides with the Alcohol, On-Premises Consumption description listed in the same GLOBAL USE TABLE 30.44-1.

Also, our facility “Snack Bar” is more fully described as a Service Bar in definitions 30.08.

There will not be any changes in the existing landscaping or parking areas.

All employees will be required to have and maintain the “Nevada Alcohol Education Card”.

Due to the proximity of residential neighborhoods, we are required to submit this letter.

This proposed request is consistent and compatible with the community. Dotty’s Bar and Casino shares access to the same parking lot which also sells alcohol to its customers.

Another golf simulator business in Las Vegas, The 5 Iron, also offers alcohol to its customers.

Finally, this recreational facility will fit nicely into the master plan of the community with the announcement of pickleball courts and other recreational facilities nearby.

We respectfully request approval. Please feel free to contact us with any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Brett & Julie Labrum". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Brett & Julie Labrum – Owner

Tel: 435-467-9684

04/18/23 PC AGENDA SHEET

SERVICE BAR  
(TITLE 30)

RAINBOW BLVD/ROBINDALE RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0083-RAINBOW ROBINDALE PLAZA, LLC:**

**USE PERMIT** for on-premises consumption of alcohol (service bar) in conjunction with a restaurant with karaoke lounge on a portion of 1.7 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Rainbow Boulevard and the south side of Robindale Road within Enterprise. MN/lm/syp (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-10-701-019 ptn; 176-10-701-020

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

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: 7715 Rainbow Boulevard, Suites 7 & 8
- Site Acreage: 1.7 (portion)
- Project Type: Restaurant with service bar
- Number of Stories: 1
- Square Feet: 3,326
- Parking Required/Provided: 199/204

Site Plan

The plans depict an existing in-line building within an existing shopping center. The proposed restaurant (Ganze Karaoke) with service bar is located at the north end of the in-line retail building, 13 feet from the west property line. The overall shopping center has vehicular access from Rainbow Boulevard and Robindale Road and the plans depict cross access through a drive aisle and also shared parking between both parcels. The request is to allow a service bar in conjunction with a proposed restaurant with no outside dining. There are no proposed changes to existing parking areas.

Landscaping

All on-site landscaping exists and no new landscaping is proposed or required.

Elevations

The in-line building exists and no new changes are proposed to the building elevations.

Floor Plans

The plans depict a 3,326 square foot restaurant with waiting area, dining areas, restrooms, kitchen, food preparation areas, and karaoke rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use will become a new restaurant area to separate the use from its prior association with Goong Korean BBQ in the suite to the south. Additionally, the applicant indicates that Goong Korean BBQ and Oyshi Sushi have service bar licenses as well. The proposed hours are from 6:00 p.m. to 3:00 a.m. daily.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0754-16	On-premises consumption of alcohol (service bar) in conjunction with a restaurant	Approved by PC	December 2016
UC-0654-15	On-premises consumption of alcohol (service bar) in conjunction with a restaurant	Approved by PC	February 2016
UC-0278-15	On-premises consumption of alcohol (service bar) in conjunction with a restaurant	Approved by PC	June 2015
UC-0195-10	Convenience store, reduced separations and setbacks for a convenience store, service bar with a restaurant, and a design review in conjunction with an existing shopping center	Denied by BCC	July 2010
UC-0680-09	Convenience store and reduced separation from a residential development	Denied on appeal by BCC	February 2010
UC-0973-07	Outside dining with a waiver for street landscaping and design review for a shopping center	Approved by BCC	September 2007
ZC-0943-02	Reclassified to C-1 zoning	Approved by BCC	September 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Retail center
South	Neighborhood Commercial	C-1	Shopping center
East	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

Staff does not anticipate any negative impacts to the surrounding area since the primary function of the suite will still be a restaurant. The service bar will be an ancillary use to the restaurant and no waivers of separation are being requested with the service bar in the C-1 zone. The same use is approved in the same shopping center for a different restaurant. An approval for a service bar indicates that alcohol can only be served with meals.

**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:**

**Comprehensive Planning**

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; 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)**

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PERFECT MIC, LLC**

**CONTACT: ANDY KO, 7687 WINDY MEADOW AVE., LAS VEGAS, NV 89178**

**DRAFT**





# LAND USE APPLICATION

# 7A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

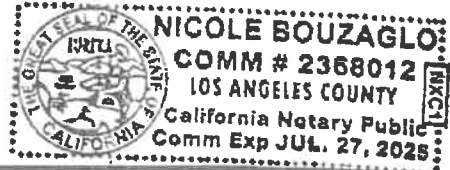
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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>UC-23-00</u> DATE FILED: <u>2-22-2023</u> PLANNER ASSIGNED: <u>[Signature]</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>3-29-2023</u> PC MEETING DATE: <u>4-18-2023</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	<b>PROPERTY OWNER</b> NAME: <u>7715 South Rainbow LLC</u> ADDRESS: <u>132 S La Peer Dr</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90048</u> TELEPHONE: <u>1-310-554-5555</u> CELL: _____ E-MAIL: _____
	<b>APPLICANT</b> NAME: <u>Andy Ko</u> APN <u>176-10-701-020 019</u> ADDRESS: <u>7687 Windy Meadow Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: _____      CELL: <u>702-487-0847</u> E-MAIL: <u>younsikko@gmail.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b> NAME: <u>Andy Ko</u> ADDRESS: <u>7687 Windy Meadow Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>702-487-0847</u> CELL: <u>702-487-0847</u> E-MAIL: <u>younsikko@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-107-01-019 , 176-10-701-020  
 PROPERTY ADDRESS and/or CROSS STREETS: 7729 S Rainbow Blvd Ste 7 & 8  
 PROJECT DESCRIPTION: This is an existing karaoke expansion project to add full kitchen & dining tables

(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.

Abraham Zakaria      Abraham Zakaria  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF California  
 COUNTY OF Los Angeles  
 SUBSCRIBED AND SWORN BEFORE ME ON September 7, 2022 (DATE)  
 By Abraham Zakaria  
 NOTARY PUBLIC: Nicole Bouzaglo



\*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.

## JUSTIFICATION LETTER

December 18, 2022

Clark County Comprehensive Planning  
Current Planning Division  
500 S Grand Central Parkway #1  
Las Vegas, NV 89155

RE: Ganzy Karaoke Expansion  
7729 S Rainbow Blvd Ste 7 & 8  
Las Vegas, NV 89139

PLANNER  
COPY

To Whom It May Concern:

We are hereby requesting an approval of a special use permit to obtain a Service bar license. Ganzy Karaoke has been an expansion of Goong Korean BBQ (ste 6) since the opening in 03/2018 and has been serving full liquor under Goong's service bar license. We are currently in the process of separating from Goong by building our own full service kitchen and dining room (separate from karaoke rooms). Therefore we are requesting a special use permit for a service bar.

In order for building department to grant a construction permit we need zoning department to approve the special use permit for Ganzy karaoke. Currently Goong Korean BBQ (in the same building, next suite from Ganzy) has a service bar license as well as Oyshi sushi (located in the plaza south of subject business). There have not been any major issues from neither of businesses related to alcohol serving. Right behind (west of the building) both Ganzy, Goong, and Oyshi, there are residential single homes (Nevada trail) but because the back doors of businesses are only accessible by employees plus it face the brick wall that separates the residential homes and the businesses, no disturbances may occur. We understand that 200 ft distance is required in between residential area and bars but since Oyshi sushi and Goong BBQ both obtained service bar licenses and have been operating without issues, we ask that you grant Ganzy karaoke a permission to obtain service bar license as well.

Since the pandemic many restaurants close before 10pm and because Las Vegas is heavily populated with people who work late nights, providing restaurant quality food at late night is important for the community. Ganzy karaoke is literally the only karaoke spot in southwest area of Las Vegas. We would like to have the kitchen operate from 6pm – 3am on a daily basis, to provide food & beverages for nearby neighborhoods plus family friendly karaoke as an entertainment.

Ganzy karaoke has been in the operation since March of 2018 and we have not received a single complaint from the neighboring houses behind the business. Once we are granted with

this special use permit, we will train the staff to ensure that there is no abuse with serving alcohols to customers and have strict rules to enforce those who violate the laws. We are not proposing to change any parking or landscaping at this time.

We kindly request your consideration of our special use permit in a timely manner. We have been paying rent since August on our newly acquired suite 8, without being able to generate any profit.

Thank you for your time and consideration.

Andy Ko

PLANNER  
COPY



**EASEMENTS  
(TITLE 30)**

JONES BLVD/ARBY AVE

**PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-23-0063-SOUTH JONES 215, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County, located between Jones Boulevard and Lindell Road, and between Warm Springs Road and Arby Avenue within Enterprise (description on file). MN/jgh/syp (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-01-401-005

**LAND USE PLAN:**  
ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:  
Project Description**

The subject parcel within Enterprise is located east of Jones Boulevard and 342 feet south of Arby Avenue. The applicant indicates this request will facilitate the development of the property into a light commercial storage facility. The plans indicate easements are located on the north, south, and eastern portions of the site. All patent easements being vacated are 33 feet wide.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-22-0038	Waivers for trash enclosure, parking, and alternative landscaping	Approved by PC	March 2022
VS-22-0039	Vacation of right-of-way being Jones Boulevard	Approved by PC	March 2022
ZC-1252-99	Reclassified 5 acres, which included this site, to C-2 zoning for a shopping center	Approved by BCC	September 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Undeveloped
South	Business Employment	C-2	Motorcycle, ATV, & watercraft sales & repair facility

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Public Use	P-F	Las Vegas Valley Water District water storage facility
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	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 patent 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- 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 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.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

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

**APPLICANT:** SOUTH JONES 215, LLC  
**CONTACT:** KAYLA CASSELLA, VTN, 2727 S. RAINBOW BLVD., LAS VEGAS, NV  
89146

DRAFT







# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 8A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-23-0063</u>	DATE FILED: <u>2/13/23</u>
<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 #): _____		PLANNER ASSIGNED: <u>JGH</u>	TAB/CAC DATE: <u>3/29/23</u>
		TAB/CAC: <u>Enterprise</u>	<u>6pm</u>
		PC MEETING DATE: <u>4/18/23</u>	
		BCC MEETING DATE: <u>2</u>	
		FEE: <u>\$875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>SOUTH JONES 215 LLC</u>		
	ADDRESS: <u>359 EAST RIVERSIDE DRIVE, SUITE D</u>		
	CITY: <u>SAINT GEORGE</u>	STATE: <u>UT</u>	ZIP: <u>84790</u>
	TELEPHONE: <u>435-632-7663</u>	CELL: _____	
	E-MAIL: <u>KEYRUSSELL@HOTMAIL.COM</u>		


<b>APPLICANT</b>	NAME: <u>SOUTH JONES 215 LLC</u>		
	ADDRESS: <u>359 EAST RIVERSIDE DRIVE, SUITE D</u>		
	CITY: <u>SAINT GEORGE</u>	STATE: <u>UT</u>	ZIP: <u>84790</u>
	TELEPHONE: <u>435-632-7663</u>	CELL: _____	
	E-MAIL: <u>KEYRUSSELL@HOTMAIL.COM</u>		
	REF CONTACT ID #: _____		

<b>CORRESPONDENT</b>	NAME: <u>VTN NEVADA - KAYLA CASSELLA</u>		
	ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u>		
	CITY: <u>LAS VEGAS</u>	STATE: <u>NV</u>	ZIP: <u>89146</u>
	TELEPHONE: <u>702-873-7550</u>	CELL: _____	
	E-MAIL: <u>KAYLAC@VTNNV.COM</u>		
	REF CONTACT ID #: _____		

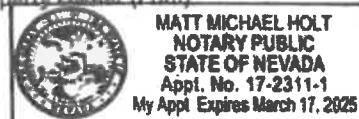
ASSESSOR'S PARCEL NUMBER(S): 176-01-401-005

PROPERTY ADDRESS and/or CROSS STREETS: JONES BLVD & ARBY AVENUE

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

  
 \_\_\_\_\_  
 Property Owner (Signature)\*  
 STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 09/20/2020 (DATE)  
 By Russell Key  
 NOTARY PUBLIC: \_\_\_\_\_

\_\_\_\_\_  
 RUSSELL KEY  
 Property Owner (Print)



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

VS-23-0063



September 19, 2022  
W.O. 8079

Clark County  
Department of Planning  
550 Grand Central Parkway  
Las Vegas, Nevada 89155

PLANNED  
COUNTY

Attention: Planning Department

Subject: Vacation Request  
APN 176-01-401-005

Planning Department,

On behalf of our client South Jones 215 LLC, VTN Nevada is requesting the approval of a Vacation of the following:

1. Patent Easements

The subject property is located East of Jones Boulevard and South of Arby Avenue within the Enterprise land use planning area of Clark County jurisdiction.

The applicant is requesting this vacation in order to develop the subject property as a light commercial storage facility consisting of with no proposed buildings.

**Vacation Request**

The applicant is requesting to vacate patent easements in conjunction with the proposed development as shown on the attached exhibit. The vacation of these easements coincides with the development of subject parcel as a proposed light commercial storage development. The proposed development will not utilize any of these easements as a part of the development, therefore the request is appropriate.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at (702)873-7550.

Sincerely,  
VTN Nevada  
*Kayla Cassella*  
Kayla Cassella  
Project Coordinator

RIGHT-OF-WAY  
(TITLE 30)

DECATUR BLVD/PYLE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-23-400018 (VS-20-0514)-DR HORTON INC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for a portion of a right-of-way being Pyle Avenue located between Decatur Boulevard and Ullom Drive; a portion of right-of-way being Decatur Boulevard located between Pyle Avenue and Haleh Avenue (alignment); and a portion of right-of-way being Haleh Avenue (alignment) located between Decatur Boulevard and Ullom Drive within Enterprise (description on file). JJ/tpd/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

177-30-301-032; 177-30-301-033; 177-30-301-038

**LAND USE PLAN:**

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

The approved plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Pyle Avenue recorded via instrument number 20070104:01030. The second part of this request depicts the vacation and abandonment of a 5 foot wide portion of right-of-way being Decatur Boulevard recorded via instrument number 20000112:00676. The right-of-way vacations along Decatur Boulevard and Pyle Avenue are necessary to accommodate the required detached sidewalk. The third part of this request depicts the vacation and abandonment of a residual portion of right-of-way being Haleh Avenue (alignment), recorded via instrument number 20191021:01606, and measuring between 30 feet to 60 feet in width. The vacation of the Haleh Avenue (alignment) is necessary to develop the south portion of the proposed residential development.

**Previous Conditions of Approval**

Listed below are the approved conditions for VS-20-0514:

**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 spandrel at the northeast corner of the site for Ullom Drive and Pyle Avenue;
- Grant necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Applicant's Justification**

The applicant states the original final map and vacation were scheduled to record earlier; however, the following issues prevented this occurrence. Project site permittance was dependent on substantial completion of the Clark County Public Works capital improvement project for the Silverado Ranch Detention Basin, as well as being dependent on showing and tying into the improvements of the Clark County Public Works capital improvement project for the Decatur Boulevard – Cactus to Warm Springs Phase B (L-2058). After the first submittal of the improvement plans to Public Works, the engineer and developer were informed that the capital improvement projects were significantly delayed. A special design to avoid dependency on the adjacent capital improvement projects included converting Lot 48 through Lot 64 into common elements on the final map to designate a private drainage easement and interim open drainage channel. Coordination between the developer and Public Works indicated that the Silverado Ranch Detention Basin Capital Improvement Project, which necessitated the change on the final map & improvement plans from common elements to lots, would be substantially completed. This led the developer to delay the completion of the drainage facilities before beginning grading and construction. Due to the Silverado Ranch Detention Basin substantial completion, the developer deemed it suitable to revert the common elements to lots to avoid a final map amendment and subsequent restart of the final map review and approval process. The change from common elements back to lots necessitates a revision to the approved final map with Clark County Mapping Team, which requires more time to review and pushes it past the vacation expiration date.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-20-0514	Vacated and abandoned a portion of right-of-way being Pyle Avenue, Decatur Boulevard, and Haleh Avenue	Approved by BCC	January 2021
ZC-20-0513	Reclassified to RUD zoning with a use permit, waivers and design reviews for a planned unit development	Approved by BCC	January 2021

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	R-5 & C-2	Undeveloped & tavern
South	Compact Neighborhood	R-3 & R-E	Undeveloped
East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	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**

**Comprehensive 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.

The applicant has taken significant steps to move forward with the development process of this parcel. Since the approval of VS-20-0514, the applicant has gotten approval from Public Works for a drainage study and a soil study, as well as approval from the Clark County Building Department for residential grading and a permit inspection. Staff recognizes that various obstacles have impeded the development of this parcel, and for these reasons are recommending 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:**

**Comprehensive Planning**

- Until January 6, 2025 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 reapproval by the utility companies is required.

**Public Works - Development Review**

- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Silverado Ranch Detention Basin improvement project;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Decatur Boulevard improvement project;
- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** STRIVE ENGINEERING

**CONTACT:** STRIVE ENGINEERING, 8912 SPANISH RIDGE AVE, STE 200, LAS VEGAS, NV 89148



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING 9A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>23 400018</u>	DATE FILED: <u>2/22/23</u>
<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>VS-20-0514</u>		PLANNER ASSIGNED: <u>Tyles</u>	TAB/CAC DATE: <u>3/29/23</u>
		TAB/CAC: <u>Enterprise</u>	PC MEETING DATE: _____
		BCC MEETING DATE: <u>4/19/23</u>	FEE: <u>\$ 300</u>

<b>PROPERTY OWNER</b>	NAME: <u>D.R Horton, Inc.</u>
	ADDRESS: <u>1081 Whitney Ranch Dr. #141</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u>
	TELEPHONE: <u>702-413-0946</u> CELL: _____
	E-MAIL: <u>ALWilliams@drhorton.com</u>

<b>APPLICANT</b>	NAME: <u>D.R Horton, Inc.</u>
	ADDRESS: <u>1081 Whitney Ranch Dr. #141</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u>
	TELEPHONE: <u>702-413-0946</u> CELL: _____
	E-MAIL: <u>ALWilliams@drhorton.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Kelsey Barber   Strive Engineering</u>
	ADDRESS: <u>8912 Spanish Ridge Ave. Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u>
	TELEPHONE: <u>702-250-1167</u> CELL: _____
	E-MAIL: <u>Kelsey.Barber@strivenv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-30-301-032

PROPERTY ADDRESS and/or CROSS STREETS: SEC Decatur Blvd & Pyles 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.

<p><u>[Signature]</u> Property Owner (Signature)*</p> <p>STATE OF NEVADA COUNTY OF <u>Clark</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>January 18, 2023</u> (DATE) By <u>Jeff Stevens</u></p> <p>NOTARY PUBLIC: <u>Yvette R. Bailey</u></p>	<p><u>Jeff Stevens</u> Property Owner (Print)</p> <div style="border: 2px solid black; padding: 5px; text-align: center;"> <p><b>YVETTE R. BAILEY</b> Notary Public-State of Nevada Appointment No. 21-5602-01 My Appointment Expires Oct. 28 2025</p> </div>
--	---

\*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.

23-400015

# PLANNER COPY

**STRIVE**  
ENGINEERING

February 2, 2023

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

Subject: Extension of Time for Vacation (VS-20-0514) for AVA 11 Decatur Pyle

To Whom it May Concern,

Strive Engineering is seeking an extension of time for a vacation under VS-20-0514 for AVA 11 Decatur Pyle. This project is a 108-lot single-family attached residential subdivision located on APN #: 177-30-301-032. The NOFA was approved on January 6, 2021 and expired on January 6, 2023. The original final map and vacation were scheduled to record earlier, however, the following series of encumbrances on this project site prevented this:

- Project site permitance was dependent on substantial completion of CCPW capital improvement project, "Silverado Ranch Detention Basin" (L-2164)
  - Improvement plans were submitted to CCPW on schedule but were rejected from review due to CCPW urging developer to wait until the adjacent CCPW project were installed
  - Several meetings between developer, engineer, and CCPW led to multiple drainage study update iterations and design changes to avoid dependency on drainage facilities and allow CCPW to review improvement plans
- Project site permitance was dependent on showing and tying into the improvements of CCPW capital improvement project "Decatur Blvd -- Cactus to Warm Springs Phase B" (L-2058)
  - After 1" submittal of the improvement plans to CCPW, the engineer and developer were informed that the capital improvement project was significantly delayed
  - Similar to the situation with the Silverado Ranch Detention Basin improvements, drainage study updates and design changes were made to avoid dependency on the CIP improvements
- Special design to avoid dependency on the adjacent CCPW CIPs included converting Lots 48-64 into common elements on the final map to designate a private drainage easement and interim open drainage channel
  - The final map with lots converted to common elements was approved to mylar by CC Mapping Team in mid-September 2022
  - Improvement plans with special design was permitted & approved on 11/23/22
  - Coordination between the developer and CCPW indicated that the Silverado Ranch Detention Basin CIP, which necessitated the change on the final map & improvement plans from common elements to lots, would be substantially

complete by 12/30/22. This led the developer to wait out the completion of the drainage facilities before beginning grading and construction.

- Because of the SRDB substantial completion at the end of 2022, the developer deemed it suitable to revert the common elements to lots to avoid a final map amendment and subsequent restart of the final map review and approval process.

The change from common elements back to lots necessitates a revision to the approved final map with CC Mapping Team, which requires more time to review and pushes it past the vacation expiration date of 01/06/23.

The above timeline and encumbrances outlined above was provided because the vacation recordation is reliant on the processing and final approval of the final map.

We hope that this documentation satisfies the requirements for an extension of time for the project. Should you require anything else, please contact me at [kelsey.barber@striveev.com](mailto:kelsey.barber@striveev.com) or 402-250-1167.

Sincerely,

Kelsey Barber  
Lead Processor

Cc: Jason Shon, P.E. (Strive Engineering)  
Amanda Williams (DR Horton)

**STRIVE**  
ENGINEERING

8912 Spanish Ridge Ave  
Suite 200  
Las Vegas, NV 89148  
1.702.714.1788



04/19/23 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

JEFFREYS ST/ST. ROSE PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0093-CFIC FORE JEFFREYS APT OWNER LV LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Jeffreys Street and Eastern Avenue, and between St. Rose Parkway and Ione Road; and a portion of a right-of-way being Jeffreys Street located between St. Rose Parkway and Ione Road within Enterprise (description on file). MN/jud/ja (For possible action)

RELATED INFORMATION:

**APN:**

177-26-701-020

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

This vacation and abandonment request for a portion of right-of-way along Jeffreys Street is to vacate a 5 foot wide portion of the east side of the existing dedicated Clark County public right-of-way to construct a detached sidewalk. Additionally, this is a request for the vacation and abandonment of a public drainage easement along the north portion of the parcel. The historic drainage flows have been diverted to Clark County Regional Flood Control District (CCRFCD) facilities so there are no longer any drainage flows in this area that need to be conveyed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-21-0720	Reclassified this site to R-5 zoning for a multiple family residential development	Approved by BCC	March 2022
UC-1813-04	Mixed use, retail, and condominium development containing 316 condominium units at a maximum height of 175 feet - expired	Approved by BCC	November 2004
ZC-1660-96	Reclassified this site to C-2 zoning for a residential planned unit development	Approved by BCC	December 1996

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Compact Neighborhood (up to 18 du/ac)	R-3	Attached 3 unit building complex
South	City of Henderson	C-C	Commercial building
East	City of Henderson	C-C	Shopping center
West	Urban Neighborhood (greater than 18 du/ac) & Compact Neighborhood (up to 18 du/ac)	R-4 & R-3	Apartment complexes

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way to accommodate detached sidewalks. The drainage easement proposed to be vacated will be the subject of a drainage study to ensure that flows are directed east to the existing channel.

**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:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- 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 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 the spandrel in the southwest corner of the site if required by either Clark County or the Nevada Department of Transportation (NDOT).
- 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 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.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DRC ENGINEERING

**CONTACT:** DRC ENGINEERING, 7080 LA CIENEGA ST, STE 200, LAS VEGAS, NV 89119





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 10A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <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) <small>(ORIGINAL APPLICATION #):</small>	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0093</u> DATE FILED: <u>02/23/23</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>03/29/23 @ 6pm</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>04/19/23 @ 9am</u> FEE: <u>\$875.00</u>
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PROPERTY OWNER	NAME: <u>CFIC Fore Jeffreys Apt Owner LV LLC</u> ADDRESS: <u>1741 Village Center Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-851-1644</u> CELL: <u>702-523-5794</u> E-MAIL: <u>aburk@ForeProperty.com</u>
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APPLICANT	NAME: <u>Fore Property Company</u> ADDRESS: <u>1741 Village Center Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-851-1644</u> CELL: <u>702-523-5794</u> E-MAIL: <u>aburk@ForeProperty.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Dennis Wertzler @ DRC Surveying Nevada Inc.</u> ADDRESS: <u>7080 La Cienega St. #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-274-3250</u> CELL: _____ E-MAIL: <u>dwertzler@drc-lasvegas.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-26-701-020

PROPERTY ADDRESS and/or CROSS STREETS: Jeffreys Street / St Rose Parkway

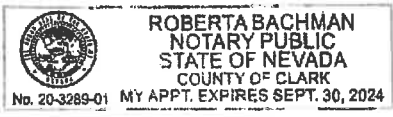
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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)*	<u>Jonathan Fore</u> _____ Property Owner (Print)
--	---

STATE OF NEVADA      Clark  
 COUNTY OF

SUBSCRIBED AND SWORN BEFORE ME ON December 13, 2022 (DATE)

By Jonathan Fore  
 NOTARY PUBLIC: Roberta Bachman



\*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.

# DRC Surveying Nevada, Inc.

Civil Engineering • Land Surveying • Planning  
7080 La Cienega Street, Suite 200 LV, NV 89119 (Ph. 270-6119 Fax 270-4899)

PLANNER  
COPY

December 16, 2022  
**January 27, 2023 – Revised**  
**February 22, 2023 – Revised**

VS- 23-0093

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

Attention: Senior Planner

Regarding: **Justification Letter for Vacation of Public Right of way and Public Drainage Easement**  
**APN's 177-26-701-020**

On behalf of our client, Fore Property Company, DRC Surveying Nevada would like to submit a request for a Vacation of public right of way and a Public Drainage Easement, on approximately 6.93 +/- gross acres of land generally located on Jeffreys Street and St Rose Parkway.

The public right of way along Jeffreys is being vacated to satisfy the Clark County planning staff condition in NZC 21-0720 for a detached sidewalk.

We are requesting that the Public Drainage Easement be vacated. The historic drainage flows have been diverted in more recently building CCRFCD facilities so there are no longer any drainage flows in this area that need to be conveyed.

Please call me if you should have any questions or require additional information.

Sincerely,

DRC Surveying Nevada, Inc.

Digitally signed by Sonia  
Macias  
DN: cn=SM,  
o=TCCE, cn=Sonia  
Macias  
Date: 2023.02.22  
15:29:52-0400

Sonia Macias  
Project Coordinator