



ENTERPRISE TOWN ADVISORY BOARD

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

April 10, 2024
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 chayes70@yahoo.com.
 - Supporting material is/will also be 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 chayes70@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
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.

- III. Approval of Minutes for March 27, 2024. (For possible action)
- IV. Approval of the Agenda for April 10, 2024 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)
 - **Enterprise TAB Relocation**
Beginning May 15, 2024, our Enterprise TAB meetings will be held at the Silverado Ranch Community Center - 9855 Giles St, Las Vegas, NV 89183. Our last Enterprise TAB meeting at the Windmill Library will be May 1, 2024

VI. Planning and Zoning

- 1. **DR-24-0097-SOUTHERN HIGHLANDS INVEST PTNRS:**
DESIGN REVIEW for a single family residential development on 47.6 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the south side of Olympia Canyon Way and the west side of Augusta National Drive within Enterprise. JJ/bb/ng (For possible action) **05/07/24 PC**
- 2. **TM-24-500026-SOUTHERN HIGHLANDS INVEST PTNRS:**
TENTATIVE MAP consisting of 37 lots and common lots on 47.6 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the south side of Olympia Canyon Way and the west side of Augusta National Drive within Enterprise. JJ/bb/ng (For possible action) **05/07/24 PC**
- 3. **VS-24-0072-AMH NV 14 DEVELOPMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road, and on the east and west sides of Grand Canyon Drive (alignment), and a portion of right-of-way being Grand Canyon Drive located between Ford Avenue and Pebble Road within Spring Valley and Enterprise (description on file). JJ/tpd/ng (For possible action) **05/07/24 PC**
- 4. **ET-24-400021 (UC-20-0338)-ASSOCIATION BUDDHIST CENTER USA INC:**
USE PERMIT SECOND EXTENSION OF TIME for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** driveway geometrics; and **3)** departure distance.
DESIGN REVIEW for a place of worship on 5.0 acres in an RS-20 (Residential Single-Family 20) Zone within Neighborhood Protection (RNP) Overlay. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/nai/ng (For possible action) **05/08/24 BCC**

5. **ET-24-400025 (ZC-18-0118)-MEQ-BD & D II, LLC:**
DESIGN REVIEWS THIRD EXTENSION OF TIME for the following: 1) a proposed shopping center; and 2) finished grade on 3.8 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road and the east side of Durango Drive within Enterprise. JJ/my/ng (For possible action) 05/08/24 BCC

6. **ET-24-400026 (UC-20-0240)-MEQ-BD & D II, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) alcohol sales, liquor – packaged only (liquor store) not in conjunction with grocery store; 2) convenience store; and 3) gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for a convenience store; 2) reduce setback for a gasoline station; and 3) alternative driveway geometrics.
DESIGN REVIEW for modifications to an approved shopping center on 3.8 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road, 610 feet east side of Durango Drive within Enterprise. JJ/my/ng (For possible action) 05/08/24 BCC

7. **ET-24-400030 (NZC-20-0545)-M E 52 PARTNERS, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 8.6 acres from R-E (Rural Estates Residential) Zone and RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone to RUD (Residential Urban Density) Zone and RUD (Residential Urban Density) PC (Planned Community Overlay District) Zone.
USE PERMIT for an attached (townhouse) planned unit development (PUD).
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for residential units to a street.
DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) increased finished grade. Generally located on the west side of Rainbow Boulevard and the north side of Erie Avenue within Enterprise (description on file). JJ/mh/ng (For possible action) 05/08/24 BCC

8. **SDR-24-0099-LODGE AT BLUE DIAMOND LAND, LLC**
SIGN DESIGN REVIEWS for signage in conjunction with an existing restaurant and related services on 1.5 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road, 350 feet west of Chieftain Street within Enterprise. JJ/jba/ng (For possible action) 05/08/24 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 discussion, action, or vote may be taken on this agenda item. 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: May 1, 2024.

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>

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



Enterprise Town Advisory Board

March 27, 2024

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah PRESENT	Barris Kaiser, Vice Chair PRESENT Chris Caluya PRESENT
Secretary:	Carmen Hayes 702-371-7991 chaves70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com PRESENT	

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.

- Two citizens are concerned with the traffic congestion in the Fort Apache area due to increased residential building and many roads not being improved. They felt too many road upgrade projects were underway at the same time. County management should not let this occur.

III. Approval of Minutes for March 13, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for March 13, 2024.

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

IV. Approval of Agenda for March 27, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended

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

Withdrawn Applications:

9. ET-24-400022 (UC-21-0725)-ZUFFA RE, LLC: **WITHDRAWN** by the Staff.

Related applications to be heard together:

1. ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC:
2. VS-23-0922-CANKIDS INVESTMENTS 2012, LLC:
3. TM-23-500191-CANKIDS INVESTMENTS 2012, LLC:

4. PA-24-700002-FORT APACHE LTD:
5. ZC-24-0058-FORT APACHE, LTD:
6. VS-24-0061-FORT APACHE, LTD:
7. WS-24-0059-FORT APACHE, LTD:
8. SDR-24-0060-FORT APACHE, LTD

10. VS-24-0056-ST SHARBEL MARONITE CATHOLIC MISSION TR:
11. UC-23-0591-ST SHARBEL MARONITE CATHOLIC MISSION LV RL EST TR & ZAIDEN A ELIAS TRS

V. Informational Items

1. Receive information regarding Clark County Department of Family Services' Foster Care Recruitment efforts. (For discussion only)
 - Family Services' Foster Care is looking for additional foster parents. Children in need far exceeds the foster parents available. The request to spread the word of the need to help recruit more foster parents. Information on becoming a foster parent was left at the Library.

2. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **Enterprise TAB Relocation**
Beginning May 15, 2024, our Enterprise TAB meetings will be held at the Silverado Ranch Community Center - 9855 Gilespe St, Las Vegas, NV 89183. Our last Enterprise TAB meeting at the Windmill Library will be May 1, 2024

VI. Planning & Zoning

1. **ZC-23-0921-CANKIDS INVESTMENTS 2012, LLC:**
ZONE CHANGE to reclassify 2.6 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** net lot area; **2)** eliminate street landscaping; **3)** off-site improvements; and **4)** street configuration.
DESIGN REVIEW for a single family residential subdivision on 16.2 acres in an R-E (Rural Estates Residential) (RNP-I) Zone and an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise (description on file). JJ/sd/syp (For possible action) **03/20/24 BCC**

Motion by David Chestnut

Action:

APPROVE Zone Change

WITHDRAWN by applicant Waivers of Development Standards 1 & 4

APPROVE Waivers of Development Standards 2 & 3

APPROVE Design Review

ADD Comprehensive Planning conditions:

- Install county trail along Wigwam Ave.
- Provide 10,000 sq ft or greater lots adjacent to RS20 lots

Per staff if approved conditions

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

2. **VS-23-0922-CANKIDS INVESTMENTS 2012, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Gagnier Boulevard and Durango Drive, and between Ford Avenue and Wigwam Avenue; a portion of right-of-way being Wigwam Avenue located between Gagnier Boulevard and Durango Drive; a portion of right-of-way being Cougar Avenue between Gagnier Boulevard and Durango Drive; and a portion of an unnamed right-of-way located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action) **03/20/24 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

3. **TM-23-500191-CANKIDS INVESTMENTS 2012, LLC:**
TENTATIVE MAP consisting of the following: **1)** 25 lots in an R-E (Rural Estates Residential) (RNP-I) Zone; and **2)** 20 lots in an R-2 (Medium Density) Zone on 16.2 acres. Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise. JJ/sd/syp (For possible action) **03/20/24 BCC**

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning conditions:

- Install county trail along Wigwam Ave.
- Provide 10,000 sq ft or greater lots adjacent to RS20 lots.

Per staff if approved conditions

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

4. **PA-24-700002-FORT APACHE LTD:**
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 8.8 acres. Generally located on the southwest corner of Fort Apache Road and Pebble Road within Enterprise. JJ/gc (For possible action) **04/16/24 PC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

5. **ZC-24-0058-FORT APACHE, LTD:**
ZONE CHANGE to reclassify 9.1 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise (description on file). JJ/hw/ng (For possible action) **04/16/24 PC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

6. **VS-24-0061-FORT APACHE, LTD:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Park Street and between Pebble Road and Raven Avenue; a portion of right-of-way being Raven Avenue located between Pacific Mist Street and Fort Apache Road; and a portion of right-of-way being Fort Apache Road located between Pebble Road and Raven Avenue within Enterprise (description on file). JJ/hw/ng (For possible action) **04/16/24 PC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

7. **WS-24-0059-FORT APACHE, LTD:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) building height; 3) parking lot landscaping; 4) required parking; 5) drive aisle length; 6) residential adjacency; and 7) driveway geometrics.
DESIGN REVIEW for a proposed multiple family residential (apartment) development on 9.1 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise. JJ/hw/ng (For possible action) **04/16/24 PC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

8. **SDR-24-0060-FORT APACHE, LTD**
SIGN DESIGN REVIEW for signage in conjunction with a proposed multiple family residential development on 9.1 acres within an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Fort Apache Road and the south side of Pebble Road within Enterprise. JJ/hw/ng (For possible action) **04/16/24 PC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

9. **ET-24-40022 (UC-21-0725)-ZUFFA RE, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a recreational facility (event center) with accessory commercial uses including, but not limited to, shops, snack bars, and restaurants.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) alternative landscaping; and 3) reduced throat depth.
DESIGN REVIEWS for the following: 1) expansion to an existing building; and 2) parking lot addition on a portion of 31.4 acres in a CG (Commercial General) Zone, an IP (Industrial Park) Zone, and an RS20 (Residential Single Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Rafael Rivera Way and the east side of Torrey Pines Drive, 715 feet south of Sunset Road, and 315 feet west of Jones Boulevard within Enterprise. MN/jm/ng (For possible action) **04/17/24 BCC**

Application Was **WITHDRAWN** by the Staff

10. **VS-24-0056-ST SHARBEL MARONITE CATHOLIC MISSION TR:**
VACATE AND ABANDON easements of interest to Clark County located between Rancho Destino Road and Gillespie Street, and between Frias Avenue and Rush Avenue (alignment) within Enterprise (description on file). MN/bb/ng (For possible action) **04/17/24 BCC**

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

11. **UC-23-0591-ST SHARBEL MARONITE CATHOLIC MISSION LV RL EST TR & ZAIDEN A ELIAS TRS:**
USE PERMITS for the following: 1) place of worship; 2) reduce separation to property lines; 3) reduce separation to abutting existing residential uses; 4) reduce separation to live entertainment; and 5) extend live entertainment time outside daytime hours.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) eliminate landscaping adjacent to a residential use; 4) alternative driveway geometrics; 5) fence setback; 6) increase fence height; and 7) full off-site improvements.
DESIGN REVIEW for a parking lot in conjunction with a previously approved place of worship on 4.6 acres in a P-F (Public Facility) Zone and an R-E (Rural Estates Residential) Zone. Generally located on the southwest and southeast corner of Frias Avenue and Rancho Destino Road within Enterprise. MN/bb/syp (For possible action) **04/17/24 BCC**

Motion by Barris Kaiser
Action: **APPROVE:** Use Permits # 1, 3 and 4
DENY: Use Permits #s 2 and 5
DENY: Waivers of Development Standards #s 1, 2, and 3
APPROVE: Waivers of Development Standards #s 4, 5, 6, 7
APPROVE: Design Review
ADD Comprehensive Planning conditions:

- Temporary outdoor commercial events be limited to 3 events a year
- Temporary outdoor commercial events are allowed on APN 177-28-401-005 only.

Per staff if approved conditions
Motion **PASSED** (5-0) /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 April 10, 2024 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:46 p.m.

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0097-SOUTHERN HIGHLANDS INVEST PTNRS:

DESIGN REVIEW for a single family residential development on 47.6 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community.

Generally located on the south side of Olympia Canyon Way and the west side of Augusta National Drive within Enterprise. JJ/bb/ng (For possible action)

RELATED INFORMATION:

APN:

191-06-301-010; 191-06-314-028; 191-06-315-014; 191-06-315-015; 191-06-315-019; 191-06-318-003; 191-06-318-006; 191-06-319-003; 191-06-319-004; 191-06-401-006

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 47.6
- Project Type: Single family residential
- Number of Lots/Units: 37 (total)/32 (single family residential)
- Density (du/ac): 0.7
- Minimum/Maximum Lot Size (square feet): 20,112/653,238

Site Plan

The plan depicts 32 single family residential lots with 24 lots located adjacent to Olympia Summit Drive, 5 lots adjacent to Augusta National Drive, and 3 lots at the southern edge of the property. All streets are private roads within this area of the Southern Highlands Master Planned Community. Lot 11 has additional frontage on Oakmont Hills Lane. Approximately 2.1 acres of private streets and easement areas are included on the plan in 5 common element lots.

Landscaping

An approximately 800 foot long by 10 foot wide landscape strip with 17 trees and 50% shrub coverage is located on the south side of Olympia Summit Drive.

Elevations

No elevations are included with this application. All lots are custom built single family residential homes.

Floor Plans

No plans are included with this application. All lots are custom built single family residential homes.

Applicant's Justification

The applicant is requesting design review of the Augusta Canyon Phase 10 and 11 at Southern Highlands Master Planned Community. The application includes 32 custom residential lots and 5 common element lots on approximately 47.6 acres. The lots are located along private streets with Olympia Summit Drive being extended and ending in a cul-de-sac turnaround just west of Augusta National Drive. This application will not change the existing R-3 zoning designations that are currently in place. Required parking will take place in driveways and garages built for each home site. The proposed lots will be custom homes with no floor plans or elevations provided for this design review. A new 10 foot wide landscape strip with trees and shrubs will be provided along approximately 800 feet of Olympia Summit Drive, west of the cul-de-sac. An overall grading plan is not provided due to the varying nature of custom lot grading on steep terrain. Individual grading plans will be provided for each custom lot prior to construction. General cross sections are provided to show the elevation differences on the property.

Prior Land Use Requests

Application Number	Request	Action	Date
WT-0740-07 (ET-0205-09)	Second extension of time for early grading	Approved by PC	September 2009
VC-0761-07 (ET-0204-09)	Second extension of time for separations between walls and principal structures	Approved by PC	September 2009
WT-0740-07 (ET-0213-08)	First extension of time for early grading	Approved by PC	September 2008
VC-0761-07 (ET-0212-08)	First extension of time for separations between walls and principal structures	Approved by PC	September 2008
UC-0075-07 (ET-0035-08)	First extension of time for modified development standards	Approved by PC	April 2008
UC-0274-08	Modified development standards	Approved by PC	May 2008
VC-0761-07	Variance for separations between walls and principal structures	Approved by PC	August 2007
WT-0740-07	Waiver of title for early grading	Approved by PC	August 2007
UC-0075-07	Modified development standards	Approved by PC	February 2007
VC-1373-05 (ET-0308-06)	First extension of time for block wall heights and reduced setbacks	Approved by PC	November 2006

Prior Land Use Requests

Application Number	Request	Action	Date
SNC-0748-06	Street name change to establish 2 digit street numbering system	Approved by BCC	July 2006
VS-0529-06	Vacated and abandoned easements located between Golf Estates Drive and Roarke Avenue, and between I-15 and unimproved BLM land to the west	Approved by BCC	July 2006
ZC-1604-99 (ET-0261-05)	First extension of time for a zone change to reclassify property on 440 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	December 2005
VC-1373-05	Variance for block wall heights and reduced setbacks	Approved by PC	October 2005
MP-1071-05	Major project for a land use plan amendment for a mixed-use Comprehensive Master Planned Community known as Southern Highlands on 2,654 acres	Approved by BCC	October 2005
ZC-0669-01	Reclassified 170.7 acres for a 400 room resort hotel/casino	Approved by BCC	September 2001
UC-0354-00 (ET-0110-01)	First extension of time for a use permit for a gravel pit/extraction facility	Approved by PC	May 2001
ZC-1604-99	Reclassified property on 440 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	December 1999
DA-1585-99 (DA-1621-98 & DA-1819-98)	Amendment to prior development agreements adding 435 acres	Approved by BCC	December 1999
WT-1002-99	Waiver to provide modified improvement standards	Approved by PC	August 1999
ZC-0227-99	Reclassified 1,864 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	April 1999
TM-0279-99	Southern Highlands Master Planned Community	Approved by PC	December 1999
TM-0137-99	Southern Highlands Master Planned Community	Approved by PC	July 1999
VS-1814-98	Vacated and abandoned all easements and all public rights-of-way located between I-15 and Valley View Boulevard and between Bruner Avenue and Larson Lane	Approved by BCC	December 1998
DA-1819-98	Development agreement for 1,850 acres of Southern Highlands	Approved by BCC	November 1998
DA-1621-98	Development agreement for 2,720 acres of Southern Highlands	Approved by BCC	October 1998

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1817-98	Reclassified 1,864 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	November 1998
MP-0462-97	Land use plan for a mixed-use Comprehensive Planned Community on 2,720 acres to establish the framework and guidelines for future land use requests and development	Approved by BCC	February 1998
MP-0461-97	Major project concept plan for a mixed-use Comprehensive Planned Community	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential & Undeveloped
South	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
West	Open Lands	R-E	Undeveloped

Related Applications

Application Number	Request
TM-24-500026	A tentative map for 32 residential lots and 5 common element lots on 47.6 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 29.

**Analysis
Comprehensive Planning
Design Review**

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The Southern Highlands Master Planned Community is reviewed under a combination of Titles 27, 28, and 29. The Southern Highlands Development Agreement for the Southern Highlands Master Planned Community was extended by Ordinance 24-900030 and recorded on March 4, 2024, as the fourth extension with a new expiration date of March 2, 2039. Staff has no objection

to the design review request, including the additional 32 single family residential lots and 5 common element lots, which will allow the Southern Highlands area to continue developing in accordance with previously approved applications. Therefore, staff can support this request.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0006-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SOUTHERN HIGHLANDS INVEST PTNRS

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5857 E. FLAMINGO ROAD, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

1A

ASSESSOR PARCEL #(s): 191-06-301-010; 191-06-315-014; 191-06-315-015

PROPERTY ADDRESS/ CROSS STREETS: Augusta Canyon Way / Oakmont Hills Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Augusta Canyon Phase 10 & 11 - Tentative Map within Southern Highlands Master Plan Design Review

PROPERTY OWNER INFORMATION

NAME: Southern Highlands Development Corporation
ADDRESS: 11411 Southern Highlands Pkwy, Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89141
TELEPHONE: 702-220-6565 CELL: _____ EMAIL: carmstrong@olympiacompanies.com

APPLICANT INFORMATION

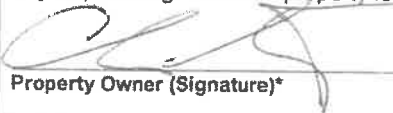
NAME: Southern Highlands Investment Partners, LLC
ADDRESS: 11411 Southern Highlands Pkwy, Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89141 REF CONTACT ID # _____
TELEPHONE: 702-220-6565 CELL: _____ EMAIL: carmstrong@olympiacompanies.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Roxanne Leigh
ADDRESS: 5725 W. Badura Ave., Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 131791
TELEPHONE: 702-284-5300 CELL: _____ EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

(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 and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


Property Owner (Signature)*

Chris Armstrong
Property Owner (Print)

2-6-2024
Date

DEPARTMENT USE ONLY

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PLDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> A | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) DR-24-0097

ACCEPTED BY HW

PERMITTING DATE 5/7/24

DATE 3/13/24

BID MEETING DATE _____

FAB/CAC LOCATION Enterprise

DATE 4/10/24



OLY2402-000

March 13, 2024

Clark County Development Services
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

PLANNER
COPY
DR-24-0097

Re: Justification Letter for Design Review of Augusta Canyon Phase 10 & 11
APNs: 191-06-401-006, 191-06-318-006, 191-06-318-003, 191-06-319-004,
191-06-319-003, 191-06-315-019, 191-06-314-028, 191-06-301-010, 191-06-315-014,
191-06-315-015

To Whom It May Concern:

Project Description:

Westwood Professional Services, on behalf of our client, Olympia Companies LLC, respectfully request the review of the accompanying Applications for a Design Review (DR) within the Southern Highlands Planned Community. The project is located within Southern Highlands Master Planned Community and is under Clark County Title 29.

Site Plan

This application is for a for 32 custom lots and 5 common element lot on approximately 47.6 acres. The lots will be located along private drives (Olympia Summit Drive and Augusta National Drive). This project proposes to extend Olympia Summit Drive with the same street section into APNs 191-06-318-006 and 191-06-401-006 for lot access. This application does not propose to change the existing zoning of the parcels, which is either R-2 or RS3.3 depending on the parcel. Required setbacks are the same for either and depicted on the Site Plan. Also provided on the Site Plan cover sheet is a parking analysis table.

Floor Plans and Elevations

Since the proposed lots will be for custom homes, no floor plans or elevations are included with this submittal.

Landscape Plan

Landscape Plans have been provided with this submittal to show landscaping along the southern half of the proposed private street cul-de-sac and area of desert revegetation on scarping area. The intent will be to restore the desert revegetation area to its current natural appearance once improvements are completed.

Grading Plan and Cross Sections:

An overall grading plan is not provided due to the varying nature of custom lot grading particularly on steep terrain. Individual grading plans will be provided for each custom lot for approval and permitting. Cross sections are provided depicting the existing elevations for the site without proposed pad elevations.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

A handwritten signature in blue ink that reads "Isaac Guzman". The signature is fluid and cursive, with the first name "Isaac" and last name "Guzman" clearly legible.

Isaac Guzman, P.E.
Project Manager

CC:
Roxanne Leigh, Westwood

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500026-SOUTHERN HIGHLANDS INVEST PTNRS:

TENTATIVE MAP consisting of 37 lots and common lots on 47.6 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community.

Generally located on the south side of Olympia Canyon Way and the west side of Augusta National Drive within Enterprise. JJ/bb/ng (For possible action)

RELATED INFORMATION:

APN:

191-06-301-010; 191-06-314-028; 191-06-315-014; 191-06-315-015; 191-06-315-019; 191-06-318-003; 191-06-318-006; 191-06-319-003; 191-06-319-004; 191-06-401-006

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 47.6
- Project Type: Single family residential
- Number of Lots/Units: 37 (total)/32 (single family residential)
- Density (du/ac): 0.7
- Minimum/Maximum Lot Size (square feet): 20,112/653,238

Prior Land Use Requests

Application Number	Request	Action	Date
WT-0740-07 (ET-0205-09)	Second extension of time for early grading	Approved by PC	September 2009
VC-0761-07 (ET-0204-09)	Second extension of time for separations between walls and principal structures	Approved by PC	September 2009
WT-0740-07 (ET-0213-08)	First extension of time for early grading	Approved by PC	September 2008
VC-0761-07 (ET-0212-08)	First extension of time for separations between walls and principal structures	Approved by PC	September 2008
UC-0075-07 (ET-0035-08)	First extension of time for modified development standards	Approved by PC	April 2008

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0274-08	Modified development standards	Approved by PC	May 2008
VC-0761-07	Variance for separations between walls and principal structures	Approved by PC	August 2007
WT-0740-07	Waiver of title for early grading	Approved by PC	August 2007
UC-0075-07	Modified development standards	Approved by PC	February 2007
VC-1373-05 (ET-0308-06)	First extension of time for block wall heights and reduced setbacks	Approved by PC	November 2006
SNC-0748-06	Street name change to establish 2 digit street numbering system	Approved by BCC	July 2006
VS-0529-06	Vacated and abandoned easements located between Golf Estates Drive and Roarke Avenue, and between I-15 and unimproved BLM land to the west	Approved by BCC	July 2006
ZC-1604-99 (ET-0261-05)	First extension of time for a zone change to reclassify property on 440 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	December 2005
VC-1373-05	Variance for block wall heights and reduced setbacks	Approved by PC	October 2005
MP-1071-05	Major project for a land use plan amendment for a mixed-use Comprehensive Master Planned Community known as Southern Highlands on 2,654 acres	Approved by BCC	October 2005
ZC-0669-01	Reclassified 170.7 acres for a 400 room resort hotel/casino	Approved by BCC	September 2001
UC-0354-00 (ET-0110-01)	First extension of time for a use permit for a gravel pit/extraction facility	Approved by PC	May 2001
ZC-1604-99	Reclassified property on 440 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	December 1999
DA-1585-99 (DA-1621-98 & DA-1819-98)	Amendment to prior development agreements adding 435 acres	Approved by BCC	December 1999
WT-1002-99	Waiver to provide modified improvement standards	Approved by PC	August 1999
ZC-0227-99	Reclassified 1,864 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	April 1999
TM-0279-99	Southern Highlands Master Planned Community	Approved by PC	December 1999

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0137-99	Southern Highlands Master Planned Community	Approved by PC	July 1999
VS-1814-98	Vacated and abandoned all easements and all public rights-of-way located between I-15 and Valley View Boulevard and between Bruner Avenue and Larson Lane	Approved by BCC	December 1998
DA-1819-98	Development agreement for 1,850 acres of Southern Highlands	Approved by BCC	November 1998
DA-1621-98	Development agreement for 2,720 acres of Southern Highlands	Approved by BCC	October 1998
ZC-1817-98	Reclassified 1,864 acres for a mixed-use Comprehensive Master Planned Community known as Southern Highlands	Approved by BCC	November 1998
MP-0462-97	Land use plan for a mixed-use Comprehensive Planned Community on 2,720 acres to establish the framework and guidelines for future land use requests and development	Approved by BCC	February 1998
MP-0461-97	Major project concept plan for a mixed-use Comprehensive Planned Community	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential & Undeveloped
South	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
West	Open Lands	R-E	Undeveloped

Related Applications

Application Number	Request
DR-24-0097	A design review for a single family residential development for 32 lots and 5 common element lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 29.

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 29.

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 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0006-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SOUTHERN HIGHLANDS INVEST PTNRS
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5857 E. FLAMINGO ROAD, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

2A

ASSESSOR PARCEL #(s): 191-06-301-010; 191-06-315-014; 191-06-315-015

PROPERTY ADDRESS/ CROSS STREETS: Augusta Canyon Way / Oakmont Hills Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Augusta Canyon Phase 10 & 11 - Tentative Map within Southern Highlands Master Plan

Design Review

PROPERTY OWNER INFORMATION

NAME: Southern Highlands Development Corporation

ADDRESS: 11411 Southern Highlands Pkwy, Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89141

TELEPHONE: 702-220-6565

CELL _____

EMAIL: carmstrong@olympiacompanies.com

APPLICANT INFORMATION

NAME: Southern Highlands Investment Partners, LLC

ADDRESS: 11411 Southern Highlands Pkwy, Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89141

REF CONTACT ID # _____

TELEPHONE: 702-220-6565

CELL _____

EMAIL: carmstrong@olympiacompanies.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Roxanne Leigh

ADDRESS: 5725 W. Badura Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # 131791

TELEPHONE: 702-284-5300

CELL _____

EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

(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 and 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)*

Chris Armstrong
Property Owner (Print)

2.6.2024
Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> A	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input checked="" type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # TM-24-500026

ACCEPTED BY [Signature]

HEARING DATE: 5/7/24

DATE: 3/13/24

BUDGETING DATE: _____

FAB/LAL LOCATION: Enterprise DATE: 4/10/24



OLY2402-000

March 13, 2024

Clark County Development Services
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

PLANNER
COPY

TM-24-50002

Re: Justification Letter for a Tentative Map for Augusta Canyon Phase 10 & 11
APNs: 191-06-401-006, 191-06-318-006, 191-06-318-003, 191-06-319-004,
191-06-319-003, 191-06-315-019, 191-06-314-028, 191-06-301-010, 191-06-315-014,
191-06-315-015

To Whom It May Concern:

Project Description:

Westwood Professional Services, on behalf of our client, Olympia Companies LLC, respectfully request the review of the accompanying Applications for a Tentative Map within the Southern Highlands Planned Community. This request is for a tentative map for 32 custom lots and 5 common element lot on approximately 47.6 acres. The lots will be located along private drives (Olympia Summit Drive and Augusta National Drive). This project proposes to extend Olympia Summit Drive with the same street section into APNs 191-06-318-006 and 191-06-401-006 for lot access.

Easement Plan

Easement Plan has been provided with this submittal.

Proposed Grading and Cross Sections:

An overall grading plan is not provided due to the varying nature of custom lot grading particularly on steep terrain. Individual grading plans will be provided for each custom lot for approval and permitting. Cross sections are provided depicting the existing elevations for the site without proposed pad elevations.

Landscape Plan

Landscape Plans have been provided with this submittal to show landscaping along the southern half of the proposed private street cul-de-sac and area of desert revegetation on scarping area. The intent will be to restore the desert revegetation area to its current natural appearance once improvements are completed.

The project is located within Southern Highlands Master Planned Community and is under Clark County Title 29. Since the proposed lots will be for custom homes, no floor plans or elevations are included with this submittal.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

A handwritten signature in blue ink that reads "Isaac Guzman". The signature is fluid and cursive, with the first name "Isaac" and last name "Guzman" clearly legible.

Isaac Guzman, P.E.
Project Manager

CC:
Roxanne Leigh, Westwood

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0072-AMH NV 14 DEVELOPMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road, and on the east and west sides of Grand Canyon Drive (alignment), and a portion of right-of-way being Grand Canyon Drive located between Ford Avenue and Pebble Road within Spring Valley and Enterprise (description on file). JJ/tp/dng (For possible action)

RELATED INFORMATION:

APN:
 176-18-401-005; 176-18-801-001

LAND USE PLAN:
 SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)
 ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the following: 1) a 40 foot wide, 266 foot long, portion of Grand Canyon Drive; 2) 100 foot wide and 40 foot wide drainage easements located on the south and west sides of APN 176-18-801-001; and 3) patent easements on the east, north, and west sides of APN 176-18-401-005. The applicant indicates these easements and right-of-ways are no longer necessary for the approved development (ZC-21-0590) as private and public streets will be constructed to provide proper drainage and access to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0241	Waivers of development standards and design reviews for a single family subdivision	Approved by BCC	July 2023
VS-21-0591	Vacated and abandoned easements between Ford Avenue and the Blue Diamond Wash, the east and west sides of Grand Canyon Drive (alignment), and a portion of right-of-way between Ford Avenue and the Blue Diamond Wash - expired	Approved by BCC	December 2021
ZC-21-0590	Reclassified the site from R-E to R-2 zoning for a single family subdivision with waivers for alternative yards, increased wall height, reduced street intersection off-set, and design review for finished grade	Approved by BCC	December 2021

Prior Land Use Requests

Application Number	Request	Action	Date
TM-21-500166	42 single family residential lots and common lots	Approved by BCC	December 2021
PA-21-700003	Plan amendment to amend the Transportation Element for Grand Canyon Drive (between Pebble Road and Ford Avenue)	Adopted by BCC	November 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	PF & RM18 (PCO)	Robert L. Forbus Elementary School & single family residential
South	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (PCO)	Undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RS20	Undeveloped
West	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

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

Public Works - Development Review

Staff has no objection to the vacation of easements and right-of-way 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 within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Blue Diamond Wash Trail improvement project;
- Right-of-way dedication to include 30 feet to the back of curb for Ford Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



Department of Comprehensive Planning Application Form

3A

ASSESSOR PARCEL #(s): 176-18-401-005 & 176-18-801-001

PROPERTY ADDRESS/ CROSS STREETS: W Ford Avenue and Grand Canyon Ford

DETAILED SUMMARY PROJECT DESCRIPTION

- Vacation & Abandonment
Vacating Patent easements and Right-of-Ways

PROPERTY OWNER INFORMATION

NAME: AMH NV 14 Development, LLC

ADDRESS: 280 Pilot Road, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702.524.5681

CELL N/A

EMAIL: ainewman@amh.com

APPLICANT INFORMATION

NAME: AMH Development, LLC

ADDRESS: 280 Pilot Road, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702.524.5681

CELL N/A

EMAIL: ainewman@amh.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # 136727

TELEPHONE: 702.458.2551

CELL 702.496.5426

EMAIL: mbangan@wibgroup.com

*Correspondent will receive all project communication

(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 and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


Property Owner (Signature)*

Robert Flaxa

Property Owner (Print)

01/24/2024

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input checked="" type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) V5-24-0072

ACCEPTED BY DD

PC MEETING DATE 05/07/2024

DATE 02/29/2024

BCC MEETING DATE _____

TAB/CAC LOCATION Enterprise

DATE 04/10/2024

Fee - \$1200



January 24, 2024

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

**RE: Vacation - Justification Letter for Grand Canyon Ford
 (APN: 176-18-401-005 & 176-18-801-001)**

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group is respectfully submitting the attached Vacation application for the above referenced parcel numbers South of Ford Ave and east and west of Grand Canyon Drive.

We are respectfully requesting to vacate patent easements and right-of-way's that are no longer required due to the proposed single-family development that is a companion item to this vacation.

Vacation of Patent Easements

We are respectfully requesting to vacate all the patent easements located on APN 176-18-401-005 (Patent #1198086). Excepting therefrom the proposed rights-of-way for Ford Avenue per the proposed single-family development.

Vacation of Right-Of-Way

We are respectfully requesting to vacate the Public Right-of-Way for Grand Canyon Drive from Ford Avenue South to Pebble Road. More specifically (OR:19961202:00884 & OR:19970108:01074) as it pertains to the proposed development.

Vacation of Drainage Easements

We are respectfully requesting to vacate the Public Drainage Easements for APN 176-18-801-001. More specifically (OR:20060201:04790 & OR:20040323:02089) as it pertains to the proposed development.

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

Sincerely,

A blue ink handwritten signature, appearing to read "Mark Bangan".

Mark Bangan
 Planning Department Manager

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400021 (UC-20-0338)-ASSOCIATION BUDDHIST CENTER USA INC:

USE PERMIT SECOND EXTENSION OF TIME for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) driveway geometrics; and 3) departure distance.

DESIGN REVIEW for a place of worship on 5.0 acres in an RS-20 (Residential Single-Family 20) Zone within Neighborhood Protection (RNP) Overlay.

Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/nai/ng (For possible action)

RELATED INFORMATION:

APN:

176-16-601-050

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback for a place of worship to residential use to 103 feet where 129 feet is required per Figure 30.56-10 (a 20.2% decrease).
2. Reduce throat depth to 73 feet 10 inches where 150 feet is required per Uniform Standard Drawing 222.1 (a 51.3% reduction).
3. Reduce the departure distance to 183 feet 6 inches on Wigwam Avenue where 190 feet is required per Uniform Standard Drawing 222.1 (a 3.4% reduction).

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Place of worship
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 49,918
- Parking Required/Provided: 151/208

Site Plan

The approved plans show a 49,918 square foot, 2 story south facing place of worship building with monastery consisting of 1 building located approximately in the middle of the site. The south side of the building consists of a patron drop-off area where the drive aisle is covered by an architectural overhang. The building complex is set back 103 feet from the west property line, 224 feet from the north property line, 22 feet from the east property line, and 198 feet from the south property line. Parking is located on the south, west, and north sides of the site. Access to the site is from Wigwam Avenue with an additional emergency access with a crash gate on the north side of the property on Camero Avenue.

Landscaping

The approved plans depict landscaping per Title 30 requirements throughout the site. Detached sidewalks with landscaping on both sides is shown on Wigwam Avenue and Buffalo Drive. An attached sidewalk with 6 foot 11 inch wide street landscaping is located on Camero Avenue. An 8 foot wide landscape strip extends along the western border of the property. Landscaping is also located along the northern border and the western border of the building complex. Internal to the site within the parking area the parking lot landscaping complies with Figure 30.64-14. A 9 foot wide landscape area with trees and shrubs separates the main parking area from the drop-off area canopy and the entrance to the building.

Elevations

The approved elevations show a south oriented place of worship building with monastery, the overall building height is 35 feet. The southern elevation depicts the multi-level overhanging brown tiled roofline with decorative beams, decorative eaves, and roof ornaments. The exterior of the building will be an earth tone stucco finish with a red accent color on the columns. The south elevation shows 3 entrances with associated glass storefronts and brown tiled roof overhangs. The north and east elevations consist of brown tiled overhanging rooflines. The south elevation features 3 wall signs over the building entrances.

Floor Plans

The approved plans for the building show 2 levels. The first level consists of the main entrance with auditorium, various shops for residents, 2 dining areas, lecture room, kitchen, guest room, and an office space. The second floor consists of a meditation room and 28 guest rooms. The center portion of the building is open to the floor below.

Signage

The approved plans show 3 wall signs on the southern face of the building above each entrance. The middle sign is 107 square feet and the 2 signs above the other entrances are 62 square feet each.

Previous Conditions of Approval

Listed below are the approved conditions for ADET 23-900310 (UC-20-0338):

Current Planning

- Until June 16, 2024 to commence;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that 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.

Listed below are the approved conditions for UC-20-0338:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 35 feet to the back of curb for Wigwam Avenue, 30 feet for Camero Avenue, and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that Fire Apparatus Access cannot be achieved at the Northwest corner of the building; a turnaround would be required at the end of the private dead end parking lot which is located towards the corner of Camero Avenue and Buffalo Drive; or change the location of the building to allow access per CCFD.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0242-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant’s Justification

The applicant is applying for their second extension of time and requesting an additional two years to commence the project. Applicant states that during the 1 year extension, the applicant has made progress by starting the construction documents including the civil drainage study, improvement plans, architectural design, structural design, mechanical, plumbing, and electrical design. Applicant believes that having a Buddhist Temple will help create a more enhanced and diversified community.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-23-900310 (UC-20-0338)	First extension of time for a place of worship	Approved by ZA	June 2023
UC-20-0338	Place of worship and waiver of development standards for reduced setback, driveway geometrics, departure distance, and increased signage	Approved by BCC	June 2021
WS-0015-15	Reduced lot size and setbacks for a 16 lot single family residential development - expired	Approved by PC	April 2015
TM-0005-15	16 lot single family residential development - expired	Approved by PC	April 2015
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Multiple family development
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-I)	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-I)	Single family residential & undeveloped

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff was not able to find any active records of a drainage study, traffic study, off-site improvements, nor building permits for this project, even though in the justification letter the applicant states that tremendous progress has been made. Also, Clark County adopted a new Title 30 Code and regulations as of January 2024. Staff can support this request; however, staff may not be able to support future extension of time requests if no further progress has been made.

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 June 16, 2026 to commence or the application will expire unless extended with approval of an extension of time;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: ASSOCIATION BUDDHIST CENTER USA, INC.
CONTACT: LEI SU, 3651 LINDELL ROAD, SUITE D1078, LAS VEGAS, NV 89103

DRAFT



Department of Comprehensive Planning Application Form

4A

ASSESSOR PARCEL #(s): 176-16-601-050

PROPERTY ADDRESS/ CROSS STREETS: BUFFALO & WIGWAM AVE

DETAILED SUMMARY PROJECT DESCRIPTION

REQUEST FOR UC-20-0338 EXTENSION FOR THREE YEARS.

PROPERTY OWNER INFORMATION

NAME: ASSOCIATION BUDDHIST CENTER USA, INC.
ADDRESS: 1778 KASHLAN ROAD,
CITY: LA HABRA HEIGHTS STATE: CA ZIP CODE: 90631
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: ASSOCIATION BUDDHIST CENTER USA, INC.
ADDRESS: 1778 KASHLAN ROAD,
CITY: LA HABRA HEIGHTS STATE: CA ZIP CODE: 90631 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: LEI SU
ADDRESS: 3651 LINDELL ROAD, SUITE D1078
CITY: LAS VEGAS STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____
TELEPHONE: 7022329816 CELL 7022329816 EMAIL: LEISUARCH@GMAIL.COM

*Correspondent will receive all communication on submitted application(s).

(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 and 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.

Lei Su

LEI SU

02/10-24

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input checked="" type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # IS: 24-400021

ACCEPTED BY: JM

PER MEETING DATE: _____

DATE: 2/7/24

BUT MEETING DATE: 4/17/24

FEES: _____

TYPE OF APPLICATION: Enterprise

DATE: 3/27/24

LS, Architecture, LLC
702-232-9816
leisuarch@gmail.com

Date: 2/9/2024

Planner
Comprehensive Planning Department
500 Grand Central Parkway
Las Vegas, NV, 89106

Re: Extension of Time application for UC-20-0338
Address: NWC BUFFALO DR & WIGWAM AVE
Project: Bhaisayjavana Temple

Dear Planner,

Please accept this letter as our justification letter for Extension of Time Application for previously approved U-C20-0338.

During the one year of the administrative extension, the owner had made a magnificent progress: finish the survey and soil report, finalize the concept design, and start the construction document including the civil drainage study, improvement plans, architectural design, structural design, mechanical, plumbing and electrical design. But it is hard to make the date June 16, 2024 to commence per the requirement in the extension administrative decision. We would like to request an extension of time of another two years. This will allow us to continue the designing and engineering of the project, plus on-site and off-site development of the property, and start construction after that.

It is owner's goal to build this temple in his remaining years of life to bring cultural establishment to our community and leave a valuable asset behind and make this a gift for people with faith in Buddhism.

We believe this development will be an enhancement and an asset to the area and bring the area into a more cultural rich community. We believe that the development is compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the County's policies and regulations. We respectfully request approval.

Please feel free to contact me with any questions you might have.

Yours truly,



Lei Su

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400025 (ZC-18-0118)-MEQ-BD & D II, LLC:

DESIGN REVIEWS THIRD EXTENSION OF TIME for the following: 1) a proposed shopping center; and 2) finished grade on 3.8 acres in a CG (Commercial General) Zone.

Generally located on the north side of Blue Diamond Road and the east side of Durango Drive within Enterprise. JJ/my/ng (For possible action)

RELATED INFORMATION:

APN:

176-21-201-021 through 176-21-201-023

DESIGN REVIEWS:

1. A proposed shopping center.
2. Increase the finished grade for a commercial development to 48 inches where 18 inches is the standard per Section 30.32.030 (a 167% increase).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8498 Blue Diamond Road
- Site Acreage: 3.8
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 28,200
- Parking Required/Provided: 215/220

History & Site Plan

ZC-18-0118 approved the site for C-1 zone for a shopping center in April 2018. The Zone Change was permanent and until today, there have been two extension of time requests approved for the Design Review portion of the application. This will be the third extension of time request.

The approved plans depict a proposed shopping center consisting of 5 in-line retail buildings. Only 1 of the buildings was the subject of this design review, the remaining 4, 8.3 in-line retail buildings were shown as future developments. The plot layout of this site shows 4 buildings

located approximately 12 feet from the north property line and the remaining building located near the southeast corner of the property. North and east of this site is a developed compact lot single family subdivision. Parking is equitably distributed throughout the site with the majority of the parking spaces shown in front of the buildings along Blue Diamond Road. There is a shared access point shown from the property to the west that provides access to Blue Diamond Road.

Landscaping

The approved plans depict 15 feet of street landscaping along Blue Diamond Road. Along the north property line adjacent to the in-line retail buildings, a 10 foot wide intense landscape buffer is shown next to a residential development. The remaining portion of that property line and the entire east property line depicts a single row of trees, approximately 10 feet on center. An existing 6 foot high CMU block wall is shown along the north and east property lines. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The proposed building is 1 story, and will range in height from 18 feet to 22 feet to the top of the parapet wall. The design consists of colored stucco or EFIS, decorative limestone and slate veneer, painted metal bands, and aluminum storefront window systems.

Floor Plans

The approved plans depict a total building area of 28,200 square feet. The proposed in-line retail building has an area of 9,600 square feet. The plans indicate that the building will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenants. The future in-line retail buildings range from 5,500 square feet to 14,000 square feet.

Previous Conditions of Approval

Listed below are the conditions of approval for ET-22-400056 (ZC-18-0118):

Current Planning

- Until April 4, 2024 to commence,
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that 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

- Compliance with previous conditions.

Listed below are the conditions of approval for ET-20-400034 (ZC-18-0118):

Current Planning

- Until April 4, 2022 to commence;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that 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

- Compliance with previous conditions.

Listed below are the conditions of approval for ZC-18-0118:

Current Planning

- Reduction to C-1 zoning and staff to prepare an ordinance to adopt the zoning;
- Cross access between parcel numbers 176-21-201-021 and 176-21-215-007;
- Design review as a public hearing on future building pad sites;
- Low level lighting throughout the entire project.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage throughout the site;
- Traffic study and compliance;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the granting of necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Applicant's Justification

The applicant states that the pandemic, along with negotiating with the neighbors for sewer connections and interest rates, have delayed the completion of the project. The applicant is requesting a 2 year extension to complete the project.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0382	Vacation of easements between Durango Drive and Cimarron Road and between Blue Diamond Road and Agate Avenue	Approved by PC	September 2023
ET-22-400055 (UC-20-0240)	First extension of time for liquor sales	Approved by BCC	June 2022
ET-22-400056 (ZC-18-0118)	Second extension of time for shopping center	Approved by BCC	June 2022
ET-20-400034 (ZC-18-0118)	First extension of time for shopping center	Approved by BCC	June 2020
VS-20-0557	Vacation of 30 foot wide easements on the west and east property lines of the parcel	Approved by PC	February 2021
TM-20-500157	Tentative Map for commercial subdivision	Approved by PC	December 2020
UC-20-0240	Liquor sales with convenience store	Approved by BCC	August 2020
ZC-18-0118	Reclassified the site to C-1 for a shopping center	Approved by BCC	April 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Compact Neighborhood (up to 18 du/ac)	RM18	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and Neighborhood Commercial	RM18 (PCO), RS2 (PCO), and H-2	Apartments, undeveloped, & single family residential
West	Corridor Mixed-Use	CG	Shopping center

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

Related Applications

Application Number	Request
ET-24-400026 (UC-20-0240)	A second extension of time for alcohol sales, convenience store, and gasoline station with waivers is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has already completed traffic and drainage studies and has received their off-site permit. They have a pending final grading building permit. The applicant also has submitted for a commercial building permit and its related accessory structure and electric permits. Since the applicant has these permits in process, staff can support the extension request for another year. However, staff may not be able to support future extension of time requests since a new code has been adopted and projects need to comply with new regulations.

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 April 4, 2025 to commence or the application will expire unless extended with approval of an extension of time;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: MEQ-BD & D II, LLC
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

ET-24-40025



Department of Comprehensive Planning Application Form

5A

ASSESSOR PARCEL #(s): 176-21-201-021 through 176-21-201-023

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond Road and east of Durango Drive

DETAILED SUMMARY PROJECT DESCRIPTION

Third extension of time for a proposed shopping center.

PROPERTY OWNER INFORMATION

NAME: MEQ-BD & D II, LLC

ADDRESS: 21515 Hawthorne Blvd., Suite 200

CITY: Torrance

STATE: CA

ZIP CODE: 90503

TELEPHONE: 310-857-3100

CELL 000-000-0000

EMAIL: kyle@masseq.com

APPLICANT INFORMATION

NAME: MEQ-BD & D II, LLC

ADDRESS: 21515 Hawthorne Blvd., Suite 200

CITY: Torrance

STATE: CA

ZIP CODE: 90503

REF CONTACT ID # N/A

TELEPHONE: 310-857-3100

CELL 000-000-0000

EMAIL: kyle@masseq.com

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell - Liz Olson

ADDRESS: 1980 Festival Plaza Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 164820

TELEPHONE: 702-792-3000

CELL 702-792-7031

EMAIL: EOlson@kcnvlaw.com

*Correspondent will receive all project communication

(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.

Andrew J. Sobel

Property Owner (Print)

01/23/2024

Date

DEPARTMENT USE ONLY

- | | | | | | | |
|------------------------------|-----------------------------|--|------------------------------|-----------------------------|-----------------------------|--------------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input checked="" type="checkbox"/> ET | <input type="checkbox"/> PUD | <input type="checkbox"/> SN | <input type="checkbox"/> EC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADP | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SL | <input type="checkbox"/> TC | <input type="checkbox"/> ZS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER |

APPLICATION # (s) ET-24-40025

ACCEPTED BY MY
DATE 2/26/24

REG MEETING DATE 5/8/24

FAB/CAE LOCATION Enterprise DATE 4/10/24

\$600

ET-24-400025

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON
eolson@kcwlaw.com
D: 702.792.7000

February 25, 2024

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

**Re: Justification Letter – Extension of Time (ZC-18-0118 and UC-20-0240)
MEQ-BD & D II, LLC
APNs: 176-21-201-021 through 023**

To Whom It May Concern:

Please be advised this firm represents MEQ-BD & D II, LLC in the above referenced matter. The site is located on 3.8 acres, north of Blue Diamond Road and east of Durango Drive (the "Site"). The Site is more particularly described as Assessor's Parcel Numbers 176-21-201-021 through 023. The Applicant is requesting an extension of time for the previously approved entitlements on the Site.

By way of background, on April 4, 2018, the Clark County Board of County Commissioners ("BCC") approved a zone change from H-2 to C-2 and a design review to allow for a shopping center on the Site (ZC-18-0118). The design review specifically focused on one (1) of the five (5) proposed buildings. Subsequently, two (2) extensions of time have been approved for ZC-18-0118 (ET-20-400034 and ET-22-400056).

Following the approval of ZC-18-0118 and the first extension of time (ET-20-400034), the Site was approved for special use permits to accommodate a liquor store, convenience store, and gasoline station on August 5, 2020 (UC-20-0240). UC-20-0240 included waivers of development standards and a design review for modifications to the shopping center. A subsequent extension of time was later approved (ET-22-400055).

The Applicant now requests a third extension of time for ZC-18-0118 and a second extension of time for UC-20-0240 in order to complete review of the civil improvement plans and commence development. The Applicant has worked diligently to move this project forward. Unfortunately, the Applicant experienced several unexpected delays due to COVID-19, negotiations for sewer connections with neighboring property owners, and rising interest rates. The drainage and traffic studies have been approved. The civil improvement plans are expected to be approved within the next 30 days, and development to begin shortly thereafter. Therefore, the Applicant respectfully requests a two-year extension of time for both applications, to run concurrently.

February 21, 2024
Page 2

ET 24-40025

KAEMPFER

CROWELL

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/Idg

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400026 (UC-20-0240)-MEQ-BD & D II, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: 1) alcohol sales, liquor – packaged only (liquor store) not in conjunction with grocery store; 2) convenience store; and 3) gasoline station.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for a convenience store; 2) reduce setback for a gasoline station; and 3) alternative driveway geometrics.

DESIGN REVIEW for modifications to an approved shopping center on 3.8 acres in a CG (Commercial General) Zone.

Generally located on the north side of Blue Diamond Road, 610 feet east side of Durango Drive within Enterprise. JJ/my/ng (For possible action)

RELATED INFORMATION:

APN:

176-21-201-021 through 176-21-201-023

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback for a convenience store from a residential use to 17 feet where 200 feet is the minimum setback per Table 30.44-1 (a 92% reduction).
2. Reduce the setback for a gasoline station from a residential use to 40 feet where 200 feet is the minimum setback per Table 30.44-1 (an 80% reduction).
3. Reduce throat depth for a driveway to 32 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8498 Blue Diamond Road
- Site Acreage: 3.8
- Project Type: Changes to an approved shopping center, including a liquor store, convenience store, and gasoline station
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 33,162

- Parking Required/Provided: 166/166

Site Plan

The approved site plan depicts modifications to a previously approved shopping center (ZC-18-0118). The modified shopping center consists of 5 buildings on a linear site with frontage along Blue Diamond Road. Access to the site is provided via cross access with an existing shopping center to the west (consistent with a condition of approval on ZC-18-0118). Also, a new driveway on the east side of the site connects to Blue Diamond Road with a throat depth of 32 feet. Buildings along the north property line are set back a minimum of 12 feet from the adjacent single family residences, and the buildings consist of a liquor store, 2 commercial buildings, and a convenience store. The convenience store is shown set back 17 feet from the north property line where 200 feet is required and 58 feet from the east property line also where 200 feet is required. Gasoline pumps and a canopy are located south of the convenience store, set back 39 feet from Blue Diamond Road to the south and 40 feet from the single family residences to the east where 200 feet is required from a residential use. A fast food restaurant is located on the southwest portion of the site, set back 27 feet from Blue Diamond Road to the south and 85 feet from the north property line. The drive-thru window is located on the south side of the building, directed away from the adjacent single family residences to the north.

Parking spaces are located throughout the site and between the buildings. Two loading zones are located on the east side of the easternmost commercial building (Pad D), set back 17 feet from the property line to the north. However, the property line wall, an intense landscape buffer, and a second wall separate the loading zones from the single family residences to the north. Two trash enclosures are located at least 50 feet from the north property line as well.

Landscaping

A 15 foot wide landscape buffer is provided on the south side of the site along the Blue Diamond Road right-of-way, which is set back approximately 45 feet from the existing pavement on Blue Diamond Road. A 12 foot to 17 foot wide intense landscape buffer with 2 rows of off-set large Evergreen trees is provided along the north and east property lines, between the site and the adjacent single family residences. Landscaping is also provided within the parking lot and around the base of the buildings.

Elevations & Floor Plans

Pad A, located in the northwest portion of the site, is the proposed liquor store. The 6,000 square foot building has an open floor plan, and the elevations extend up to a height of 28 feet at the top of a parapet wall above the entrance. Parapet walls along the roofline vary in height from 20 feet up to 28 feet. Materials include stucco finish, cultured stone veneer, metal awnings, and aluminum storefront windows.

Pad B, located in the southwestern portion of the site, is the proposed fast food restaurant. The 2,612 square foot restaurant includes a dining room, order counter, kitchen, drive-thru service area, kitchen storage, office, restrooms, and an exterior cooler/freezer. Overall elevations extend up to 23 feet high at the top of several parapet walls with cornice decorative treatment. However, most of the building is 20 feet high. Exterior materials include painted stucco, stone 25.4 veneer, metal canopies, and fabric awnings. The exterior cooler/freezer is located on the west side of the

fast food restaurant, and the cooler/freezer will be pre-manufactured to match the exterior of the building. The building utilizes franchise architecture, but still maintains some similar design elements to the shopping center such as parapet walls along the roofline at various heights, painted stucco, and stone veneer.

Pad C is 11,550 square feet, and Pad site D is 10,000 square feet. Both Pad sites C and D consist of open floor plans for future tenants, and the elevations are similar to Pad site A. Parapet walls contain variations along the roofline, with the highest portions at 28 feet. Materials include stucco finish, cultured stone veneer, metal awnings, and aluminum storefront windows.

Pad E is the convenience store, which is 3,000 square feet, and consists of a sales floor, cashier, office, storage room, cooler, freezer, and restrooms. An arched entryway with a 28 foot high standing seam metal roof emphasizes the entrance to the convenience store. Most of the building is approximately 23 feet high to the top of the parapet walls along the roofline. Exterior materials include painted stucco with stone veneer along a portion of the base.

As required by the previous land use application (ZC-18-0118), this proposed shopping center will include low level lighting throughout the entire project.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the conditions of approval for ET-22-400055 (UC-20-0240):

Current Planning

- Until April 4, 2024 to commence;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that 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

- Compliance with previous conditions.

Listed below are the approved conditions for UC-20-0240:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be

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

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division’
- Applicant shall reconstruct the deceleration lane with any future improvements to Blue Diamond Road.
- Applicant is advised that the installation of detached sidewalks will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking # 0245-2020 to obtain your POC exhibit; and that flow exceeding contributions exceeding CCWRD estimates may require another POC analysis.

Applicant’s Justification

The applicant states that pandemic, along with negotiating with the neighbors for sewer connections and interest rates, have delayed the completion of the project. The applicant is requesting a two year extension to complete the project.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0382	Vacated easements between Durango Drive and Cimarron Road and between Blue Diamond Road and Agate Avenue	Approved by PC	September 2023
ET-22-400055 (UC-20-0240)	First extension of time for liquor sales	Approved by BCC	June 2022
ET-22-400056 (ZC-18-0118)	Second extension of time for shopping center	Approved by BCC	June 2022
ET-20-400034 (ZC-18-0118)	First extension of time for shopping center	Approved by BCC	June 2020
VS-20-0557	Vacation of 30 foot wide easements on the west and east property lines of the parcel	Approved by PC	February 2021
TM-20-500157	Commercial subdivision	Approved by PC	December 2020
UC-20-0240	Liquor sales with convenience store	Approved by BCC	August 2020

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0118	Reclassified the site to C-1 zoning for a shopping center	Approved by BCC	April 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Compact Neighborhood (up to 18 du/ac)	RM18	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	RM18 (PCO), RS2 (PCO), & H-2	Apartments, undeveloped, & single family residential
West	Corridor Mixed-Use	CG	Shopping center

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

Related Applications

Application Number	Request
ET-24-400025 (ZC-18-0118)	A third extension of time for shopping center design review is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has already completed traffic and drainage studies and has received their off-site permit. They have a pending final grading building permit. The applicant also has submitted for a commercial building permit and its related accessory structure and electric permits. Since the applicant has these permits in process, staff can support the extension request for another year. However, staff may not be able to support future extension of time requests since a new code has been adopted and projects need to comply with new regulations.

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 April 4, 2025 to commence or the application will expire unless extended with approval of an extension of time;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised a substantial change in circumstances or regulations application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MEQ-BD & DII, LLC

CONTACT: ELISABETH OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

ET-24-400026



Department of Comprehensive Planning Application Form

6A

ASSESSOR PARCEL #(s): 176-21-201-021 through 176-21-201-023

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond Road and east of Durango Drive

DETAILED SUMMARY PROJECT DESCRIPTION

Third extension of time for a proposed shopping center.

PROPERTY OWNER INFORMATION

NAME: MEQ-BD & D II, LLC
ADDRESS: 21515 Hawthorne Blvd., Suite 200
CITY: Torrance STATE: CA ZIP CODE: 90503
TELEPHONE: 310-857-3100 CELL 000-000-0000 EMAIL: kyle@masseq.com

APPLICANT INFORMATION

NAME: MEQ-BD & D II, LLC
ADDRESS: 21515 Hawthorne Blvd., Suite 200
CITY: Torrance STATE: CA ZIP CODE: 90503 REF CONTACT ID # N/A
TELEPHONE: 310-857-3100 CELL 000-000-0000 EMAIL: kyle@masseq.com

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell - Liz Olson
ADDRESS: 1980 Festival Plaza Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # N/A
TELEPHONE: 702-792-3000 CELL 702-792-7031 EMAIL: EOlson@kcnvlaw.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

Andrew J. Sobel
Property Owner (Print)

01/23/2024
Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AF	<input checked="" type="checkbox"/> FT	<input type="checkbox"/> FUD	<input type="checkbox"/> SN	<input type="checkbox"/> TK	<input type="checkbox"/> WS
<input type="checkbox"/> ADP	<input type="checkbox"/> AV	<input type="checkbox"/> FA	<input type="checkbox"/> SC	<input type="checkbox"/> IC	<input type="checkbox"/> JS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> FUB	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER

APPLICATION #(s) ET-24-400026

ACCEPTED BY MY

HC MEETING DATE

DATE 2/28/24

BC MEETING DATE

5/8/24

TAB/CAC LEGATION

Enterprise

DATE 4/10/24

\$900

ET-24-40026

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

MEQ BD, LLC

Entity Number:

E22983412022-9

Entity Type:

Foreign Limited-Liability Company

Entity Status:

Active

Formation Date:

05/03/2022

NV Business ID:

NV20222442063

Termination Date:

Annual Report Due Date:

5/31/2024

Compliance Hold:

Series LLC:

Domicile Name:

MEQ BD, LLC

Jurisdiction:

Delaware - United States

REGISTERED AGENT INFORMATION

E7 -24-400026

Name of Individual or Legal Entity:

Janie Grajeda

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Non-Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address:

7455 Arroyo Crossing Pwky, Suite 220, Las Vegas, NV, 89113, USA

Mailing Address:

Individual with Authority to Act:

Fictitious Website or Domain Name:

OFFICER INFORMATION

VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Authorized Signer	Janie Grajeda	21515 Hawthorne Blvd, Suite 200, Torrance, CA, 90503, USA	05/03/2022	Active
Authorized Signer	Scott Lyle	21515 Hawthorne Blvd, Suite 200, Torrance, CA, 90503, USA	05/03/2022	Active
Manager	Andrew J Sobel	28288 Inspire Road, EVERGREEN, CO, 80439, USA	05/03/2022	Active

ET-24-400026

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E OLSON
colson@kcnvlaw.com
D: 702.792.7000

February 25, 2024

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: *Justification Letter – Extension of Time (ZC-18-0118 and UC-20-0240)*
MEQ-BD & D II, LLC
APNs: 176-21-201-021 through 023

To Whom It May Concern:

Please be advised this firm represents MEQ-BD & D II, LLC in the above referenced matter. The site is located on 3.8 acres, north of Blue Diamond Road and east of Durango Drive (the "Site"). The Site is more particularly described as Assessor's Parcel Numbers 176-21-201-021 through 023. The Applicant is requesting an extension of time for the previously approved entitlements on the Site.

By way of background, on April 4, 2018, the Clark County Board of County Commissioners ("BCC") approved a zone change from H-2 to C-2 and a design review to allow for a shopping center on the Site (ZC-18-0118). The design review specifically focused on one (1) of the five (5) proposed buildings. Subsequently, two (2) extensions of time have been approved for ZC-18-0118 (ET-20-400034 and ET-22-400056).

Following the approval of ZC-18-0118 and the first extension of time (ET-20-400034), the Site was approved for special use permits to accommodate a liquor store, convenience store, and gasoline station on August 5, 2020 (UC-20-0240). UC-20-0240 included waivers of development standards and a design review for modifications to the shopping center. A subsequent extension of time was later approved (ET-22-400055).

The Applicant now requests a third extension of time for ZC-18-0118 and a second extension of time for UC-20-0240 in order to complete review of the civil improvement plans and commence development. The Applicant has worked diligently to move this project forward. Unfortunately, the Applicant experienced several unexpected delays due to COVID-19, negotiations for sewer connections with neighboring property owners, and rising interest rates. The drainage and traffic studies have been approved. The civil improvement plans are expected to be approved within the next 30 days, and development to begin shortly thereafter. Therefore, the Applicant respectfully requests a two-year extension of time for both applications, to run concurrently.

ET-24-400026

February 21, 2024
Page 2

KAEMPFER

CROWELL

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/ldg

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400030 (NZC-20-0545)-M E 52 PARTNERS, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 8.6 acres from R-E (Rural Estates Residential) Zone and RUD (Residential Urban Density) P-C (Planned Community Overlay District) Zone to RUD (Residential Urban Density) Zone and RUD (Residential Urban Density) PC (Planned Community Overlay District) Zone.

USE PERMIT for an attached (townhouse) planned unit development (PUD).

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for residential units to a street.

DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) increased finished grade.

Generally located on the west side of Rainbow Boulevard and the north side of Erie Avenue within Enterprise (description on file). JJ/mh/ng (For possible action)

RELATED INFORMATION:

APN:

176-34-601-006; 176-34-601-011

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce setback for front face of garage to a street to 3 feet where a minimum of 10 feet is required per Section 30.24.080 (a 70% reduction).
- b. Reduce setback for front living area/architectural intrusion (second floor) to a street to 1 foot, 3 inches where a minimum of 10 feet is required per Section 30.24.080 (an 88% reduction).
- c. Reduce setback for residential units to a sidewalk to 5 feet where a minimum of 10 feet is required per Section 30.24.080 (a 50% reduction).

DESIGN REVIEWS:

1. An attached (townhouse) planned unit development (PUD).
2. Increase finished grade up to 72 inches (6 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 967% increase).

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.6
- Number of Lots: 106
- Density (du/ac): 12.3
- Minimum/Maximum Lot Size (square feet): 1,250/1,726
- Project Type: Attached (townhouse) planned unit development
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 1,320/1,501
- Open Space Required/Provided: 26,665/66,593
- Parking Required/Provided: 255/256

Request

The original application request was for a nonconforming zone change to reclassify approximately 8.6 acres to an RUD zone for a proposed attached (townhouse) planned unit development located on the northwest corner of Rainbow Boulevard and Erie Avenue. The southern half of the site is within Mountain's Edge Master Planned Community and the northern half is outside of Mountain's Edge within the Enterprise Land Use Planned area. The applicant proposed a nonconforming zone change from R-E and RUD/PUD to an RUD/PUD for a for sale townhouse residential development. Both the Mountain's Edge locked-in Code and Clark County's current Code require a special use permit application for a PUD in conjunction with the RUD zoning. Parcel 176-34-60-011 was under Resolution of Intent for RUD zoning by a zone change application that was submitted and approved in 2019. That ROI would expire in April 2024, which the applicant requested to be expunged and re-approved via NZC-20-0545. The request was approved with an expiration date of March 3, 2024 to complete. The applicant is now requesting an extension of time.

Site Plans

The approved plans depict an attached single family residential development consisting of 106 residential lots with a density of 12.3 dwelling units per acre. The development consists of townhouse, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure. The proposed development features a total of 20 buildings, each containing 4 to 6 units that are adjacent to 38 foot wide private streets. The street network consists of 1 main driveway with 6 stub streets that provide access to the residential units along the eastern portion of the site. The townhomes are designed with the front garages facing the private streets. The development will be served by a single point of ingress/egress to the north from Rainbow Boulevard. A network of common open spaces is located throughout the development, which will include on-site pedestrian paths, recreational pool area with an indoor gym, play structure, picnic areas, and a dog park. Parking will consist of garage parking for residents and designed surface off-street parking for visitors. Approximately 44 parking spaces are shown for the visitors and 212 parking spaces are provided for the residents. The approved

plans also depict that the finished grade of the site will be increased up to 6 feet along the west portion of the site.

The minimum setbacks for each of the townhouse units are as follows:

- Front face of garage - 3 feet (from the edge of the private street)
- Front living area/architectural intrusions (2nd Floor) - 1 foot, 3 inches
- Side street (corner) yard - 10 feet
- Interior side - 5 feet
- Rear living area - 10 feet
- Rear courtyard/patios - 2.5 feet
- Perimeter - 10 feet

Landscaping

The approved plans depict street landscaping consisting of a 15 foot wide area, which includes a 5 foot wide detached sidewalk along Rainbow Boulevard. Street landscaping consisting of a 6 foot wide area behind an attached sidewalk is shown along Levi Avenue and Erie Avenue. Along the west property line there is an 8 foot wide landscape buffer and sidewalk with trees shown 30 feet on-center. Internal to the site, a network of common open space areas is located throughout the development, which will include on-site pedestrian paths, recreational pool area with an indoor gym, play structure, picnic areas, and a dog park. The development requires 26,665 square feet of open space where 66,593 square feet of open space is provided. A 6 foot to 8 foot high wrought iron fence with decorative block is proposed along the east, north, and south property lines at the request of the neighbors surrounding the site development.

Elevations

The approved plans depict 4 plex, 5 plex, and 6 plex residential units with 1 elevation. The buildings have a maximum height of 30 feet and feature pitched, concrete tile roofs. All units feature consistent and unified architecture throughout the exterior design of the buildings. The building materials generally consist of stucco and stone veneer siding, which include horizontal and vertical articulation on all elevations. Decorative window variations and trimming are featured on all elevations, in addition to wrought iron railings utilized for the patios and second story deck areas. Design variations have been incorporated into the overall design of the garage doors, facing the private streets. The residential buildings consist of neutral, earth tone colors.

Floor Plans

The approved plans depict 2 and 3 bedroom units with 2 different floor plans that range from 1,320 square feet to 1,501 square feet. The first floor of every unit will contain a 2 car garage.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-20-0545:

Current Planning:

- Resolution of Intent to complete in 3 years;
- Expunge NZC-19-0517;

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review:

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 to the back of curb for Rainbow Boulevard, 30 feet for Levi Avenue, and associated spandrels;
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Rainbow Boulevard improvement project;
- Vacate any unnecessary rights-of-way and/or easements.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; that meandering sidewalks are a non-standard improvement which the County will not maintain; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided (36 feet wide paved streets for fire department turn around); and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0045-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that the extension of time is necessary because the review time for the project has taken longer than expected. An off-site improvement permit has been issued by Public Works, and a major subdivision map is currently under review. The applicant is requesting an extension of time of 1 year.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0598	Vacated and abandoned easements of interest to Clark County	Approved by PC	December 2022
TM-21-500186	106 single family residential lots and common lots on 8.6 acres	Approved by BCC	January 2022
VS-21-0666	Vacated and abandoned easements of interest to Clark County - expired	Approved by BCC	January 2022
NZC-20-0545	Reclassified 8.6 acres from R-E and RUD to RUD for an attached (townhouse) planned unit development (PUD)	Approved by BCC	March 2021
VS-19-0519	Vacated and abandoned easements of interest to Clark County - expired	Approved by BCC	September 2019
NZC-19-0517	Reclassified this site to RUD Planned Unit Development for an attached single family residential development consisting of 47 residential lots - expunged	Approved by BCC	September 2019
TM-19-500133	47 single family residential lots and common lots on 5.1 acres - expired	Approved by BCC	September 2019
ET-400089-17 (ZC-0033-14)	First extension of time for a zone change to reclassify 5.1 acres from C-2 to R-2 zoning for a single family residential development - expired	Approved by BCC	September 2017
ZC-0033-14	Reclassified 5.1 acres from C-2 to R-2 zoning for a single family residential development - expired	Approved by BCC	August 2014
TM-500009-14	24 single family residential lots and common lots on 5.1 acres	Approved by BCC	August 2014
ET-400224-10 (ZC-1313-02)	First extension of time for a zone change to reclassify 2,413 acres from R-E to R-1, R-2, RUD, R-3, C-P, C-2, and P-F zoning for a mixed use development - expired	Approved by BCC	February 2011
WS-2173-04	Allowed alternative landscaping	Approved by PC	February 2005
MP-1336-04	Major project for a Concept Plan for a portion of a previously approved Master Planned Community (Mountain's Edge)	Approved by BCC	October 2004
UC-1833-02	Modified development standards	Approved by PC	May 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1313-02	Reclassified 2,413 acres from R-E to R-1, R-2, RUD, R-3, C-P, C-2, and P-F zoning for a mixed use development - expired	Approved by BCC	December 2002
MP-1009-02	Specific Plan for Mountain's Edge	Approved by BCC	August 2002
MP-0420-02	Concept Plan for Mountain's Edge	Approved by BCC	July 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18 (PCO)	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2 (PCO)	Single family residential
East	Business Employment	IL	Undeveloped
West	Open Lands	RS20(PCO)	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has made diligent progress toward completion of the project since original approval in 2021. A final grading permit (BD22-09766) has been issued by the Building Department, with additional permits currently in process. A drainage study (PW21-11395), traffic study (PW21-14558), and off-site permit (PW21-13914) have been approved by Public Works. Lastly, a major subdivision map (22-500138) is in process with the Public Works Mapping Team. Therefore, staff can support this extension of time request.

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 March 3, 2026 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: ME 52 PARTNERS, LLC

CONTACT: AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

ET-24-400030



Department of Comprehensive Planning Application Form

7A

ASSESSOR PARCEL #(s): 176-34-601-006 & 176-34-601-011

PROPERTY ADDRESS/ CROSS STREETS: Rainbow Blvd. & Erie Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

106 lot Townhomes

PROPERTY OWNER INFORMATION

NAME: ME 52 PARTNERS LLC - Brock Metzka

ADDRESS: 8475 Eastern Ave Suite 105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: 702-665-6989

CELL 702-665-6989

EMAIL: bmetzka@yahoo.com

APPLICANT INFORMATION

NAME: ME 52 PARTNERS LLC - Brock Metzka

ADDRESS: 8475 Eastern Ave Suite 105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

REF CONTACT ID # _____

TELEPHONE: 702-665-6989

CELL 702-665-6989

EMAIL: bmetzka@yahoo.com

CORRESPONDENT INFORMATION

NAME: RCI Engineering - Amy Graybill

ADDRESS: 500 S. Rancho Dr Suite 17

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

REF CONTACT ID # 197495 ✓

TELEPHONE: 702-453-000

CELL 702-453-0800

EMAIL: agraybill@rcinevada.com

*Correspondent will receive all project communication

(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 and 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.

Brock Metzka

Property Owner (Signature)*

Brock Metzka

Property Owner (Print)

1/24/24

Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input checked="" type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # ET-24-400030

ACCEPTED BY MY

RECEIVING DATE 05/08/24

DATE 3/7/24

BCC RECEIVING DATE 05/10/24

TREASURY LOCATION Enterprise

DATE 04/10/24

\$ 1200



February 6, 2024

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

**RE: ZC-20-0545 Extension of Time Justification Letter
Mountain Edge Townhomes - by Edward Homes**

On behalf of our client, ME 52 Partners LLC, we have prepared the following letter of justification in support of an extension of time for ZC-20-0545, a zone change for Mountain's Edge Town Homes a Single Family Residential Development. The zone change was originally approved per the NOFA dated March 15, 2021. We are requesting an extension of 1 year.

The requested extension is due to review time of the project requiring longer than expected. The offsite Improvement plans have been issued per permit PW21-13914 on February 1, 2024. The Final Map (NFM-22-500138) was approved to mylar by the Mapping Dept. on 3/14/2023 and we are expecting it to record within this month.

Your favorable consideration of this matter is greatly appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

RCI Engineering

A handwritten signature in blue ink, appearing to read 'Chris Thompson', is written over the RCI Engineering logo.

Chris Thompson, P.E.
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-24-0099-LODGE AT BLUE DIAMOND LAND, LLC

SIGN DESIGN REVIEWS for signage in conjunction with an existing restaurant and related services on 1.5 acres in a CG (Commercial General) Zone.

Generally located on the north side of Blue Diamond Road, 350 feet west of Chieftain Street within Enterprise. JJ/jba/ng (For possible action)

RELATED INFORMATION:

APN:

176-19-601-012

SIGN DESIGN REVIEWS:

1. a. Allow deviations as follows from Residential Adjacency standards per Section 30.04.06: freestanding sign taller than 20 feet.
- b. Allow deviations as follows from Residential Adjacency standards per Section 30.04.06: illumination from 10:00 p.m. to 6:00 a.m.
2. Electronic animated wall signs.
3. Electronic message unit, video.
4. Wall signs and a freestanding sign.

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9560 Blue Diamond Road
- Site Acreage: 1.5
- Project Type: Restaurant and related services
- Sign Height (feet): 35 (freestanding)
- Square Feet: 552 (wall signs)/306 (freestanding sign)

Site Plans

The plans depict an existing building used for a restaurant and related services. Access to the site is provided from Blue Diamond Road. The proposed restaurant is in the eastern portion of the lot and will have cross access with the undeveloped parcel to the west.

Sign Plan

Wall signs:

The plans depict 6 wall signs on the southern, eastern, and western sides of the building. No wall signage or other types of signage will be placed upon the northern exterior of the building. The allowable square footage for wall signs is 1,875 feet whereas the applicant is providing 552 square feet. No sounds will be emitted by any of the signs.

West elevation:

The wall signs on the west elevation consist of 1 sign for “The Lodge at Blue Diamond;” 1 sign that consists of 2 beer mugs with animation for a “clinking” effect; and a “Welcome” sign above the main entrance.

South elevation:

There is 1 wall sign on the south elevation that reads “The Lodge at Blue Diamond.”

East elevation:

The wall signs on the east elevation consist of 1 sign for “The Lodge at Blue Diamond” and 1 sign that consists of 2 beer glasses with animation for a “clinking” effect.

Freestanding sign:

A 35 foot high freestanding sign is located east of the driveway entrance from Blue Diamond Road, set back 10 feet from the southern property line. The sign is 306 square feet, which includes a 107.1 square foot electronic message unit with video display. A freestanding sign of up to approximately 425 square feet is allowed by Title 30.

Applicant’s Justification

The signage is intended to provide consistent branding with all other “Lodge” businesses. The signage has approved building permits, but after approval, it was determined that the required design review for signage was never submitted. The “clinking” beer mugs are over 100 feet from Blue Diamond Road, so there will be no negative impact on vehicular traffic, pilots, or air traffic control. Since the business operates 24 hours a day, they would be negatively impacted by having to turn off the illumination from 10 p.m. to 6 a.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0851	Tavern with increased finished grade	Approved by BCC	January 2020
ZC-1020-04	Reclassified the parcel to C-2 zoning for a restaurant/lounge	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
East	Corridor Mixed-Use	H-2	Undeveloped
West	Corridor Mixed-Use	CG	Undeveloped

This site is in the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

Staff finds that the signage is compatible with the site and with future development along Blue Diamond Road. The signs compliment the architectural style of the building. The animated beer mug signs should have no impact on the surrounding residential development. While staff does not object to the freestanding sign, an electronic message unit with video is too intense due to heavy traffic volumes on Blue Diamond Road and due to the proximity of the residential uses to the north.

Staff Recommendation

Approval of sign design reviews #1, #2, and #4, denial of sign design review #3.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MICHAEL KORN

**CONTACT: MICHAEL KORN, PATRICK'S SIGNS, 5115 S. ARVILLE ST, LAS VEGAS, NV
89118**

DRAFT



Department of Comprehensive Planning Application Form

8A

ASSESSOR PARCEL #(s): 176-19-601-012

PROPERTY ADDRESS/ CROSS STREETS: 9560 Blue Diamond Rd

DETAILED SUMMARY PROJECT DESCRIPTION

Lighting/Sign Design Review for property lighting, six (6) wall signs, and one (1) 35' pylon sign
Waiver of Residential Adjacency standards for allowed periods of illumination (30.04.06.1.7) and
freestanding sign height (30.04.06.1.8.i)

PROPERTY OWNER INFORMATION

NAME: Lodge at Blue Diamond Land LLC
ADDRESS: 3399 S Durango Dr
CITY: Las Vegas STATE: NV ZIP CODE: 89117
TELEPHONE: 702-360-3777 CELL 702-279-0050 EMAIL: ranae.holmes@thelodgevegas.com

APPLICANT INFORMATION

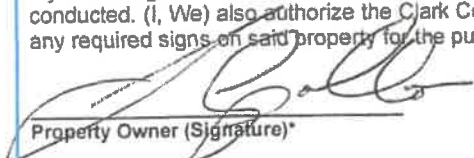
NAME: Michael Korn
ADDRESS: 5115 Arville St
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-873-4463 CELL 702-672-5948 EMAIL: permits@patrickssigns.com

CORRESPONDENT INFORMATION

NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

*Correspondent will receive all project communication

(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 and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


Property Owner (Signature)*


Stuart Apollo
Property Owner (Print)

02-09-2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|---|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input checked="" type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) SDR-24-0099

ACCEPTED BY 
DATE 3/13/24

PC MEETING DATE 3/7/24

BCC MEETING DATE _____
TAB/CAC LOCATION Enterprise DATE 4/10/24



5115 S. Arville St, Las Vegas NV, 89118.

SPR-24-0099

February 1, 2024

TO: Clark County Current Planning

RE: The Lodge at Blue Diamond Design Review

LOCATION: 9560 Blue Diamond Rd., Las Vegas, NV 89178

APN#: 176-19-601-012

The intent of this application is to gain approval for a design review for The Lodge at Blue Diamond at the above location for property signage and lighting. Lodge at Blue Diamond Land LLC owns the subject property, therefore the intent is to provide brand consistent signage and lighting for The Lodge at Blue Diamond, a tavern with restaurant and gaming.

The property owner is requesting a sign package consisting of six (6) wall signs and one (1) 35' pylon sign with electronic message unit (EMU). All signage was approved and permitted in accordance with the Clark County Unified Development Code Chapter 30.72 dated January 2019. We understand that all signage must now comply with the new Title 30.05 dated August 2023.

The allowable square footage for wall signs is 1875.3 total. The property owner is requesting a total of 551.74 square feet, a considerable reduction from what is allowable. We understand that per 30.04.06.1.1 illuminated signs are prohibited when facing an adjacent residential property, therefore, there is to be no signage placed on the North elevation.

Elevation	Proposed	Allowed
North	0sf	62' x 23.5' = 1457sf x 20% = 291.4sf
South	130sf	63' x 23.5' = 1480.5sf x 20% = 296.1sf
West	199.07sf	104' x 23.5' = 2444sf x 20% = 488.8sf
East	222.67sf	108' x 23.5' = 2538sf x 20% = 507.6sf
Total	551.74	

The "Beer Mugs" on the East and West elevations consist of exposed white, yellow and orange neon with an animated "Clinking" effect. These signs are over 100 feet from Blue Diamond Rd. Therefore the animated effect will have no negative impact on vehicular traffic, pilots, or air traffic control. There is no other neon lighting on this property.

We are seeking a waiver of development standards for the proposed freestanding sign. New Residential Adjacency standards (30.04.06.1.8.i) state that “freestanding signs shall not exceed a height of 20 feet”. The pylon sign originally approved and permitted (BD23–28549), in compliance with the previous version of Title 30, is 35 feet tall. This sign has a total square footage of 306 where 348 square feet is allowed.

New Residential Adjacency standards (30.04.06.1.7) states that “with the exception of directional and emergency lights, illuminated signs shall be on a timer and illumination shall cease between the hours of 10:00pm and 6:00am”. This business is a 24 hour bar and grill. This business would be negatively impacted by this standard if forced to extinguish the illumination of their signage. Therefore, we are also seeking a waiver of development standards for hours of illumination.

Please reference approved permit numbers BD23-23174 (building signage) and BD23–28549 (pylon sign) for any additional information.

Your consideration is greatly appreciated.

**Michael Korn
Project Coordinator
Patrick’s Signs**

