



# ENTERPRISE TOWN ADVISORY BOARD

Windmill Library  
7060 W. Windmill Lane  
Las Vegas, NV 89113  
May 1, 2024  
6:00pm

**\*\*\*PLEASE NOTE NEW LOCATION BEGINNING MAY 15, 2024\*\*\***  
**Beginning May 15, 2024 Enterprise TAB meetings will be held at**  
**Silverado Ranch Community Center**  
**9855 Gillespie St**  
**Las Vegas, NV 89183**

## AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or [chaves70@yahoo.com](mailto:chaves70@yahoo.com).
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>.

Board/Council Members: Justin Maffet, Chair  
David Chestnut  
Kaushal Shah

Barris Kaiser, Vice Chair  
Chris Caluya

Secretary: Carmen Hayes (702) 371-7991 [chaves70@yahoo.com](mailto:chaves70@yahoo.com)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Tiffany Hesser (702) 455-7388 [TLH@clarkcountynv.gov](mailto:TLH@clarkcountynv.gov)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

### I. Call to Order, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

III. Approval of Minutes for April 10, 2024. (For possible action)

IV. Approval of the Agenda for May 1, 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 Gilespe St, Las Vegas, NV 89183. TONIGHT IS THE LAST ENTERPRISE TOWN ADVISORY BOARD MEETING AT THE WINDMILL LIBRARY.**

- **Opening Day at the Silverado Community Center- Saturday, May 11, 10 AM -12 PM 9855 Gilespe St.**

Join us for the ribbon cutting of Silverado Ranch Community Center. Explore its programs and amenities, and enjoy food from nearby restaurants and vendors.

- Clark County is rapidly growing and our population is changing. Our need for parks is growing too. Although parks and recreational needs are addressed in the recently adopted Transform Clark County Master Plan update (November 2021), a formal study of those needs has not occurred since 1999. That is where the Parks and Recreation Master Plan comes in. This important plan will contain action items and best practice recommendations to assess current and future recreational needs, evaluate feasible options, and develop a road map for enhancing parks and recreation facilities and programs.

You can find more information as well as participate in a survey at:

<https://ppd.mysocialpinpoint.com/clarkcountyparksplan>

VI. Planning and Zoning

1. **PA-24-700004-DOGWOOD HICKORY, LLC & BENTULAN, ROSS:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Open Lands (OL) to Low-Intensity Suburban Neighborhood (LN) on 8.59 acres. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/gc (For possible action) **05/21/24 PC**
  
2. **ZC-24-0136-DOGWOOD HICKORY, LLC:**  
**ZONE CHANGE** to reclassify 8.59 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise (description on file). JJ/jor/ng (For possible action) **05/21/24 PC**
  
3. **VS-24-0135-DOGWOOD HICKORY, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cactus Avenue and Conn Avenue (alignment) and between Quarterhorse Lane and El Capitan Way and a portion of right-of-way being Cactus Avenue located between Quarterhorse Lane and El Capitan Way within Enterprise (description on file). JJ/jor/ng (For possible action) **05/21/24 PC**
  
4. **WS-24-0134-DOGWOOD HICKORY, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; **2)** increase retaining wall height; **3)** finished grade **4)** waive full off-sites (curb, gutter, sidewalk, streetlights, and partial paving); **5)** allow a non-standard improvement within the right-of-way.  
**DESIGN REVIEWS** for the following: **1)** alternative landscape plan; and **2)** single family residential development on 8.59 acres in an RS-10 (Residential Single-Family 10) Zone. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/jor/ng (For possible action) **05/21/24 PC**
  
5. **TM-24-500034-DOGWOOD HICKORY, LLC:**  
**TENTATIVE MAP** consisting of 24 single family lots on 8.59 acres in an RS10 (Single-family 10) Zone. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/jor/ng (For possible action) **05/21/24 PC**
  
6. **TM-24-500033-TZORTZIS SURVIVOR'S TRUST A ETAL & TZORTZIS, MARIA V. TRS:**  
**TENTATIVE MAP** for 1 lot commercial subdivision on 3.3 acres in a CG (Commercial General) Zone. Generally located on the west side of Las Vegas Boulevard South, 343 feet south of Jonathan Drive within Enterprise. MN/rp/ng (For possible action) **05/21/24 PC**
  
7. **UC-24-0108-SUNSETJONES, LLC:**  
**USE PERMIT** for a school (graduate college) within an existing retail and office complex on a 2.2 acre portion of 12.4 acres in a CG (Commercial General) and an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Jones Boulevard and the south side of Sunset Road within Enterprise. MN/dd/ng (For possible action) **05/21/24 PC**

8. **VC-24-0103-BLUE HERON STONEWATER, LLC:**  
**VARIANCE** to reduce the setback for a proposed single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highland Master Planned Community. Generally located on the southwest side of Heron Fairway Drive, south of Stonewater Lane within Enterprise. JJ/rp/ng (For possible action) **05/21/24 PC**
  
9. **VS-24-0122-DIAMOND WINDMILL, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Gilespie Street located between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). MN/RG/ng (For possible action) **05/21/24 PC**
  
10. **VS-24-0123-ME 52 PARTNERS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Levi Avenue and Erie Avenue, and between Rainbow Boulevard and Tenaya Way (alignment) within Enterprise (description on file). JJ/tpd/ng (For possible action) **05/21/24 PC**
  
11. **WC-24-400035 (VS-23-0784)-REUVEN YITZHAK:**  
**WAIVER OF CONDITIONS** of a vacation and abandonment of easement requiring a drainage study and compliance. Generally located on the east side of Fairfield Avenue and the north side of Mesa Verde Lane within Enterprise. MN/tpd/ng (For possible action) **05/21/24 PC**
  
12. **ET-24-400023 (UC-22-0012)-BORISA ZEN CENTER INC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) place of worship (meditation room); and 2) allow an existing carport to not be architecturally compatible to the main residence.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate landscaping adjacent to a less intensive use; 2) allow alternative landscaping adjacent to an arterial street; 3) allow alternative landscaping adjacent to a less intensive use; 4) eliminate trash enclosure; 5) allow modified driveway geometrics; and 6) waive full off-site improvements.  
**DESIGN REVIEW** for a place of worship (meditation room) in conjunction with an existing single family residence on 1.0 acre in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Warm Springs Road, 150 feet west of Cameron Street within Enterprise. MN/my/ng (For possible action) **05/22/24 BCC**
  
13. **ZC-24-0112-SHANGOOLY, LLC:**  
**ZONE CHANGE** to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise (description on file). JJ/bb/ng (For possible action) **05/22/24 BCC**
  
14. **VS-24-0114-SHANGOOLY, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Gomer Road and Le Baron Avenue (alignment), and between Grand Canyon Drive (alignment) and Fort Apache Road within Enterprise (description on file). JJ/bb/ng (For possible action) **05/22/24 BCC**

15. **WS-24-0113-SHANGOOLY, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height in conjunction with a single-family development; 2) finished grades; and 3) alternative driveway geometrics.  
**DESIGN REVIEW** for a single-family residential development on 2.5 acres in a RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise. JJ/bb/ng (For possible action) **05/22/24 BCC**
  
16. **TM-24-500029-SHANGOOLY, LLC:**  
**TENTATIVE MAP** consisting of 15 residential lots and 4 common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise. JJ/bb/ng (For possible action) **05/22/24 BCC**
  
17. **ZC-24-0119-LV BLUE DIAMOND ROAD ONE, LLC:**  
**ZONE CHANGE** to reclassify 5.5 acres from H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise. JJ/lm/ng (For possible action) **05/22/24 BCC**
  
18. **VS-24-0120-LV BLUE DIAMOND ROAD ONE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Agate Avenue (alignment), and between Hualapai Way and Conquistador Street within Enterprise (description on file). JJ/lm/ng (For possible action) **05/22/24 BCC**
  
19. **UC-24-0121-LV BLUE DIAMOND ROAD ONE, LLC:**  
**USE PERMITS** for the following: 1) vehicle wash; and 2) gas station.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce landscaping and buffering; 2) parking; 3) residential adjacency standards; and 4) driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) vehicle wash; 2) gas station; and 3) commercial center on 5.5 acres in CG (Commercial General) Zone. Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise. JJ/lm/ng (For possible action) **05/22/24 BCC**
  
20. **TM-24-500031-LV BLUE DIAMOND ROAD ONE, LLC:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 5.5 acres in CG (Commercial General) Zone. Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise. JJ/lm/ng (For possible action) **05/22/24 BCC**
  
21. **ZC-24-0128-SOUTH DECATUR HOLDING CO, LLC:**  
**ZONE CHANGE** to reclassify 2.6 acres from an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Moberly Avenue (alignment) and the east side of Decatur Boulevard within Enterprise (description on file). MN/hw/ng (For possible action) **05/22/24 BCC**

22. **VS-24-0130-SOUTH DECATUR HOLDING CO, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Ullom Drive (alignment) and between Moberly Avenue (alignment) and Mesa Verde Lane (alignment) within Enterprise (description on file). MN/hw/ng (For possible action) **05/22/24 BCC**
23. **UC-24-0129-SOUTH DECATUR HOLDING CO, LLC:**  
**USE PERMIT** to allow a mini-warehouse facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1) landscaping; 2) buffering and screening standards; 3) wall height; and 4) residential adjacency standards.**  
**DESIGN REVIEW** for a proposed RV storage & mini-warehouse facility on 2.6 acres in a CG (Commercial General) Zone. Generally located on the south side of Moberly Avenue (alignment) and the east side of Decatur Boulevard within Enterprise. MN/hw/ng (For possible action) **05/22/24 BCC**
24. **VS-24-0079-STRAIGHT-LINE LEASING, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and between Gilespie Street and Placid Street within Enterprise (description on file). MN/nai/ng (For possible action) **05/22/24 BCC**
25. **WS-24-0080-STRAIGHT-LINE LEASING, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1) street landscaping; and 2) off-site improvements on 1.0 acre in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay.** Generally located on the south side of Eldorado Lane, 145 feet east of Gilespie Street within Enterprise. MN/nai/ng (For possible action) **05/22/24 BCC**
26. **VS-24-0116-COUGAR-JONES INVESTMENTS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Westwind Road, and between Cougar Avenue and Wigwam Avenue and a portion of a right-of-way being Red Rock Street located between Cougar Avenue and Ford Avenue (alignment) within Enterprise (description on file). JJ/sd/ng (For possible action) **05/22/24 BCC**
27. **WS-24-0115-COUGAR-JONES INVESTMENTS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow attached sidewalks.  
**DESIGN REVIEW** for an outdoor storage yard on 2.5 acres in an IL (Industrial Light) Zone. Generally located on the south side of Cougar Avenue, 280 feet east of Jones Boulevard within Enterprise. JJ/sd/ng (For possible action) **05/22/24 BCC**

28. **WC-24-400043 (ZC-1122-07)-PARACHUTE A B C T, LLC SERIES V, ET AL:**  
**WAIVERS OF CONDITIONS** of a zone change for the following: 1) prior to construction, applicant to build an 8 foot block wall along the east property line to buffer the residents during and after construction; 2) the building will be placed on the west facing property line inward to the parking lot; 3) all lighting shall be below 8 feet in height to prevent any spillover on to the adjacent property; and 4) landscaping shall be minimized along Wigwam Avenue to maintain a line of sight across the property when the tenants are closed in conjunction with a proposed tavern on 0.5 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Wigwam Avenue within Enterprise. JJ/jor/ng (For possible action) **05/22/24 BCC**
29. **VS-24-0132-PARACHUTE A B C T, LLC SERIES V, ET AL:**  
**VACATE AND ABANDON** a portion of a right-of-way being Wigwam Avenue located between Durango Drive and Lisa Lane, and a portion of right-of-way being Durango Drive located between Wigwam Avenue and Camero Avenue within Enterprise (description on file). JJ/jor/ng (For possible action) **05/22/24 BCC**
30. **WS-24-0131-PARACHUTE A B C T, LLC SERIES V, ET AL**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; 2) reduce setback; 3) reduce landscape finger island; 4) reduce driveway throat depth; and 5) reduce driveway departure distance.  
**DESIGN REVIEWS** for the following: 1) a proposed restaurant and related services building; and 2) lighting on 0.5 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Wigwam Avenue within Enterprise. JJ/jor/ng (For possible action) **05/22/24 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 15, 2024 at the **Silverado Ranch Community Center** – 9855 Gillespie St, Las Vegas NV 89183.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Windmill Library – 7060 W. Windmill Lane

<https://notice.nv.gov>







# Enterprise Town Advisory Board

April 10, 2024

## MINUTES

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Board Members	Justin Maffett, Chair <b>PRESENT</b> David Chestnut <b>PRESENT</b> Kaushal Shah <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Chris Caluya <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <b>PRESENT</b>	

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

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

Steven DeMerritt, 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 opposed to reducing the gas station setback adjacent to residential.

### III. Approval of Minutes for March 27, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for March 27, 2024.

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

### IV. Approval of Agenda for April 10, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications to be heard together:

1. DR-24-0097-SOUTHERN IDGHLANDS INVEST PTNRS:
2. TM-24-500026-SOUTHERN HIGHLANDS INVEST PTNRS:
  
5. ET-24-400025 (ZC-18-0118)-MEQ-BD & D II, LLC:
6. ET-24-400026 (UC-20-0240)-MEQ-BD & D II, LLC:

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 & 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**

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

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**

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

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**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-1)/ Kaiser - NAY

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**

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

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**

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

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**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (5-0) /Unanimous

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**

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

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**

Motion by David Chestnut

Action: **DENY** Design Review 1a;

**APPROVE:** Design Review 1b;

**DENY** Design Reviews 2 and 3;

**APPROVE:** Design Review 4 to read *wall signs with no animation and free standing sign limited to 20 feet.*

**ADD:** Comprehensive Planning condition:

- 1 year review for wall sign brightness.

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.

- Two citizens comment on the number of gas stations near Blue Diamond Rd and Durango. Their opinion is no additional gas stations are needed in the neighborhood.

IX. Next Meeting Date

The next regular meeting will be May 1, 2024 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 7:00 p.m.

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

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-24-700004-DOGWOOD HICKORY, LLC & BENTULAN, ROSS:**

**PLAN AMENDMENT** to redesignate the existing land use category from Open Lands (OL) to Low-Intensity Suburban Neighborhood (LN) on 8.59 acres.

Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/gc (For possible action)

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RELATED INFORMATION:

**APN:**

176-32-101-008; 176-32-101-009

**EXISTING LAND USE PLAN:**

ENTERPRISE - OPEN LANDS

**PROPOSED LAND USE PLAN:**

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 8.59
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states the existing Open Lands (OL) land use category on the site is no longer consistent with the area given the fact that the Mountain's Edge community is located immediately to the north and the County is in the process of finalizing the improvements for Cactus Avenue, a 100 foot wide right-of-way, adjacent to the site. The proposed Low-Intensity Suburban Neighborhood (LN) category allows for an appropriate transition between the RS20 zoned properties to the south and the RS3.3 zoned properties to the north. The request complies with Goal EN-1 of the Master Plan which promotes maintaining large lot neighborhoods in Enterprise while accommodating the diversification of housing options over time.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-22-0121	Reclassified the site from R-E to R-D zoning for a 27 lot single family residential development	Approved by BCC	June 2022

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-19-0250	Reclassified the site from R-E to R-2 zoning for a single family residential subdivision	Withdrawn	August 2019
TM-19-500077	64 lot single family residential subdivision	Withdrawn	August 2019
VS-19-0251	Vacated and abandoned patent easements	Withdrawn	August 2019

**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
South, East, & West	Open Lands	RS20	Undeveloped

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

**Related Applications**

Application Number	Request
ZC-24-0136	A zone change to reclassify the site from RS20 to RS10 is a companion item on this agenda.
VS-24-0135	A vacation and abandonment for patent easements and a 5 foot wide portion of right-of-way being Cactus Avenue is a companion item on this agenda.
WS-24-0134	A request for waivers of development standards and design reviews for a single family residential development is a companion item on this agenda.
TM-24-500034	A tentative map for a 24 lot single family residential development is a companion item on this agenda.

**STANDARDS FOR ADOPTION:**

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

**Analysis**

**Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Open Lands (OL) to Low-Intensity Suburban Neighborhood (LN). Intended primary land uses in the proposed LN land use category include single family detached homes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open spaces, places of assembly, schools, libraries, and other complementary uses.

The request for Low-Intensity Suburban Neighborhood (LN) is compatible with the surrounding area. The site is adjacent and abutting to undeveloped parcels owned by the BLM to the east, south, and west that are zoned RS20. The proposed LN land use category provides for a transition from the RS20 zoned properties to the RS3.3 zoned single family residences to the north within the Mountain's Edge community. There is also a trend in the area for privately owned land south of Cactus Avenue to be developed for other uses than what is typically allowed or found within the Open Lands (OL) land use category. Such properties have primarily been developed for single family residential development. Additionally, the site was previously approved by the Board of County Commissioners for R-D zoning (RS10 equivalent) per NZC-22-0121 in June 2022 which is conforming to the LN land use category. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring that the intensity of new development is compatible with established neighborhoods. For these reasons, staff finds the request for the LN land use category is appropriate for this location.

#### **Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2024 at 1:00 p.m., unless otherwise announced.

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

#### **STAFF ADVISORIES:**

##### **Fire Prevention Bureau**

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

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

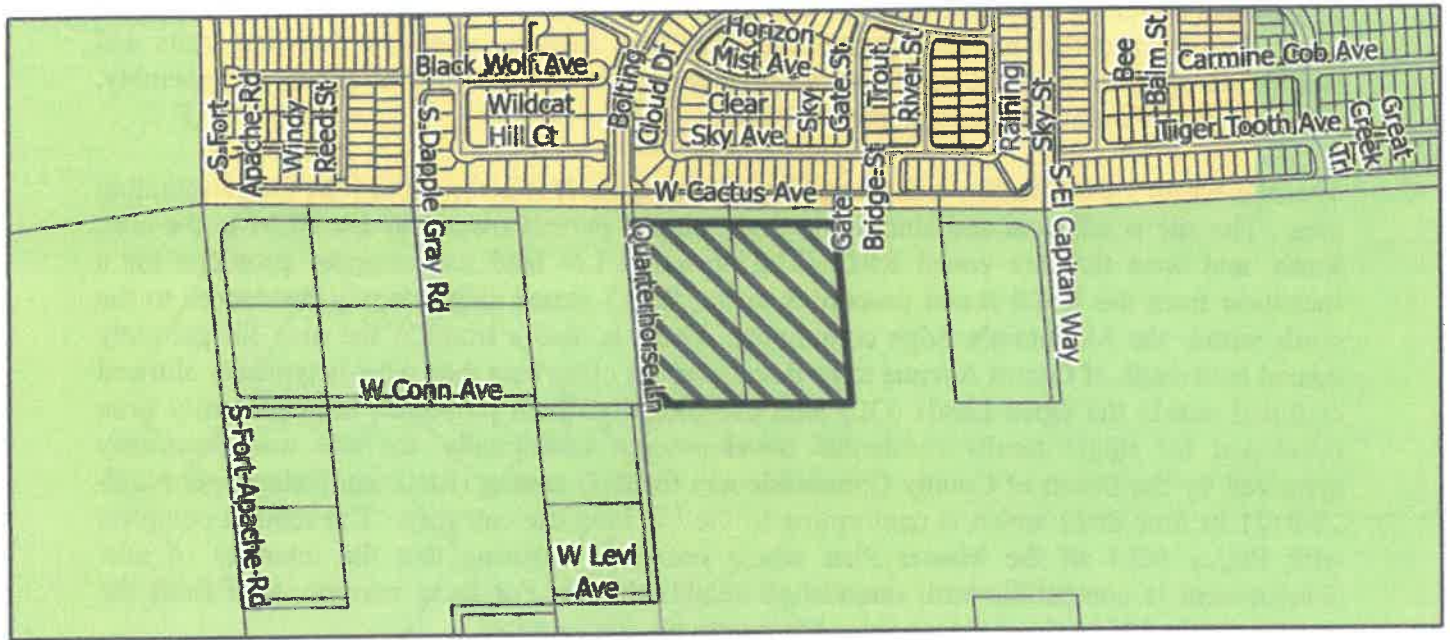
**PROTEST:**

**APPLICANT:** RICHMOND AMERICAN HOMES OF NEVADA, INC.

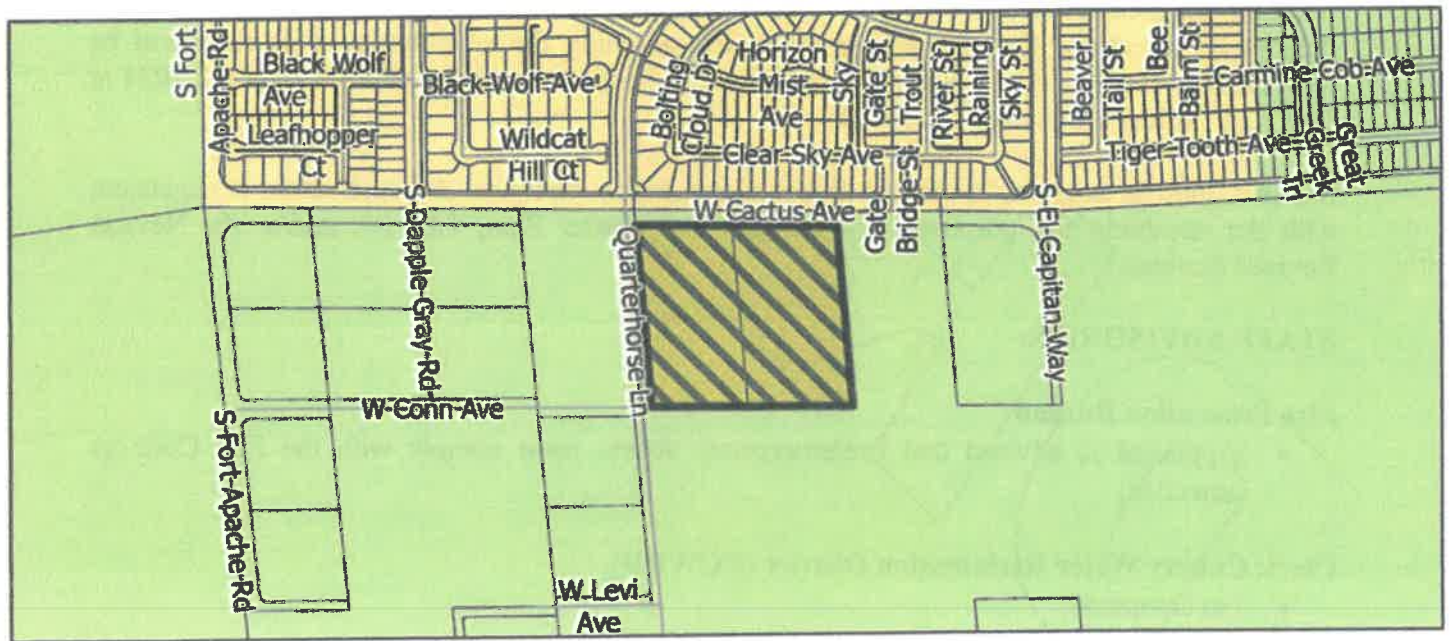
**CONTACT:** THE WLB GROUP, INC., 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

# Planned Land Use Amendment PA-24-700004

**DRAFT**



**Current**



**Requested**

**Neighborhoods**

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

**Employment**

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

**Commercial and Mixed Use**

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

**Other**

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

## Enterprise Clark County, Nevada

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





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-32-101-009

PROPERTY ADDRESS/ CROSS STREETS: W. Cactus Avenue & Quarterhorse Lane

**DETAILED SUMMARY PROJECT DESCRIPTION**

To construct a 24-lot single-family residential development.  
Plan Amendment

**PROPERTY OWNER INFORMATION**

NAME: Ross Bentulan  
 ADDRESS: 10014 Valley Ridge Court  
 CITY: Las Vegas STATE: NV ZIP CODE: 89134  
 TELEPHONE: \_\_\_\_\_ CELL 714-223-7480 EMAIL: dsvilboneslv@aol.com

**APPLICANT INFORMATION**

NAME: Richmond American Homes of Nevada, Inc.  
 ADDRESS: 770 E. Warm Springs Road, Suite 240  
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702.236.3530 CELL 702.236.3530 EMAIL: Amanda.Williams@mdch.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 # \_\_\_\_\_  
 TELEPHONE: 702.458.2551 CELL \_\_\_\_\_ EMAIL: mbangan@wlbgroup.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.

Ross Bentulan  
Property Owner (Signature)\*

Ross Bentulan  
Property Owner (Print)

01/31/2024  
Date

**DEPARTMENT USE ONLY:**

AC.	AR	ET	PUDD	SN	UC	WS
ADR	AV	<u>PA</u>	SC	TC	VS	ZC
AG	DR	PUD	SDR	TM	WC	OTHER _____

APPLICATION # (s) PA-24-700004  
 PC MEETING DATE 5/21/24  
 BCC MEETING DATE 5/22/24 ~~6/18/24~~  
 TAB/CAC LOCATION ENTERPRISE DATE 5/1/24

ACCEPTED BY Joy  
 DATE 3/28/24

March 5, 2024

Clark County Comprehensive Planning  
500 South Grand Central Parkway, 1<sup>st</sup> floor  
P.O. Box 551744  
Las Vegas, NV 89106

**RE: Justification Letter – Master Plan Amendment  
(APN's:176-32-101-008 & 009)**

To Whom it May Concern,

On behalf of our client Richmond American Homes, we are respectfully requesting a Master Plan Amendment to address the development of a single-family detached development located at the Southeast corner of Cactus Avenue and Quarterhorse Lane. The property is more particularly described as APNs: 176-32-101-008 & 009. Our client is requesting a master plan amendment from Open Lands (OL) to Low-Intensity Suburban Neighborhood (LN) to support a zone change from RS20 to RS10 and the development of a detached single-family development.

#### **History of the Parcel**

After a two-year process of meeting with the Neighbors and County Staff to come to an agreement on the configuration of the proposed perimeter street and onsite design these two parcels were rezoned by a Non-Conforming Zone Change application that was approved by the BCC on June 22, 2022 (NZC-22-0121). Stephanie Allen with KCNV Law worked diligently during those two years with the owner of the land and the surrounding neighbors to pursue and obtain a design that was acceptable to all parties involved. The property was approved with the conditions for a 27 lot – 10,000 s.f. minimum (net) residential lots at a density of 2.83 units per acre. This included single-story floor plans that were from another builder that has walked away from this property. The previous builder was proposing home sizes in the range of 2,300 square feet up to 2,754 square feet.

#### **Master Plan Amendment**

The Enterprise Land Use Plan designation for this Site is Open Lands (OL). Our Client is seeking a Master Plan Amendment to LN (Low Intensity Suburban Neighborhood) and a Zone Change to RS10 (by separate application). This request satisfies the criteria for a Master Plan Amendment with the Goals and Policies as set forth within the Enterprise Land Use Plan required by Title 30 as follows:

**Goal EN-1: Maintain established large lot neighborhoods in Enterprise while accommodating the diversification of housing options over time.**

The existing Open Lands (OL) land use designation on these parcels is no longer consistent with the area given the fact the Mountain's Edge Community is immediately to the north of the Site and there is residential development (RS20) to the south of the site.



As well as Clark County is in the process of finalizing the improvements for Cactus Avenue (100-foot-wide right-of-way) which will increase interest in the area and makes the land south of Cactus inappropriate for OL. The surrounding uses in the area include a mix of RS3.3 and RS20 residential developments as well as Public Facilities. The proposed RS10 development creates a good transitional zoning between the RS20 to the south and the RS3.3 to the north. By allowing this type of zoning it will accommodate the diversification of housing requirement of this goal.

**Policy EN-3.5 Paths and Trails**

This proposed site is providing an equestrian trail along the easterly side of Quarterhorse Lane at the request of the homeowners in the area, but also to encourage the integration of equestrian trails within large lot developments for this general area.

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

Sincerely,

A blue ink handwritten signature, appearing to read "Mark Bangan", with a long horizontal flourish extending to the right.

Mark Bangan  
Director of Planning Services  
The WLB Group, Inc.





# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: PA-24-700004

Property Owner or Subdivision Name: Dogwood Hickory, LLC & Bentulan, Ross

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: TAB/CAC \_\_\_\_\_ PC \_\_\_\_\_ BCC 05/22/24

Add this application to the: TAB/CAC \_\_\_\_\_ PC \_\_\_\_\_ BCC 06/18/24

**Change(s) to be made:**

- Held no date specific
  - Withdrawn
  - No change to meeting(s) 5/1/24 ENTERPRISE & 5/21/24 PC
  - Amend Write-up
  - Renotify
  - Make a public hearing (Radius: \_\_\_\_\_)
  - Rescheduling
  - Other: \_\_\_\_\_
  - Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_
  - Refund
    - 80%
    - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: \_\_\_\_\_

Reason for Change: Entered the wrong BCC date in Accela. Correct dates are: 5/1/24 Enterprise, 5/21/24 PC, and 6/18/24 BCC.

Change initiated by: jor Date: 03/28/24

Change authorized by: GC Date: 03/28/24

Change processed by: smm Date: 03/28/24

Follow up assigned to: \_\_\_\_\_ Instructions: \_\_\_\_\_

Parcel Number(s): 176-32-101-008 & -009

Town Board(s): Enterprise



05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0136-DOGWOOD HICKORY, LLC:**

**ZONE CHANGE** to reclassify 8.59 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone.

Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise (description on file). JJ/jor/ng (For possible action)

RELATED INFORMATION:

**APN:**

176-32-101-008; 176-32-101-009

**LAND USE PLAN:**

LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: None
- Site Acreage: 8.59
- Existing Land Use: Open Lands (OL)

Applicant's Justification

Per the applicant, the Enterprise Land Use Plan designation for this site is Open Lands (OL). The applicant is requesting a Master Plan Amendment (companion item to this request) to change the Master Plan designation from OL (Open Lands) to LN (Low Intensity Suburban Neighborhood) and to change the zoning from RS20 to RS10. The proposed RS10 zoning designation is a good fit for the area since the zoning to the north is RS3.3 and to the south is RS20, the proposed RS10 will act as a good transitional zoning between the RS3.3 to the north and the RS20 to the south. This development's access will be solely from Cactus Avenue and not from Quarterhorse Lane which enhances the applicant's rationalization.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-22-0121	Reclassified the site from R-E to R-D zoning for a 27 lot single family residential development	Approved by BCC	June 2022
NZC-19-0250	Reclassified the site from R-E to R-2 zoning for a single family residential subdivision	Withdrawn	August 2019

Application Number	Request	Action	Date
TM-19-500077	64 lot single family residential subdivision	Withdrawn	August 2019
VS-19-0251	Vacated and abandoned patent easements	Withdrawn	August 2019

#### 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
South, East, & West	Open Lands	RS20	Undeveloped

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

#### Related Applications

Application Number	Request
PA-24-700004	A plan amendment to redesignate the existing land use category from Open Lands (OL) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
VS-24-0135	A vacation and abandonment for government patent easements and a 5 foot wide portion of right-of-way being Cactus Avenue is a companion item on this agenda.
WS-24-0134	A waiver of development standards and design reviews for a single family residential development is a companion item on this agenda.
TM-24-500034	A tentative map for a 24 lot single family residential development is a companion item on this agenda.

#### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Changing trends of increased demand for housing and additional housing development in this area help make the rezone request appropriate. In addition, the proposed RS10 zoning is compatible with the area since it creates a transition between R3.3 zoning to the north and R20 zoning to the south, east, and west. Lastly, the request complies with Policy 1.3.2 which encourages the mix of housing options in terms of product type and lot sizes within larger neighborhoods. Lastly the site was previously approved for R-D zoning (equal to RS10), via NZC-22-0121 in June 2022. For these reasons, staff finds the request for the RS10 zone is appropriate for this location.



**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2024 at 1:00 p.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0448-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: DOGWOOD HICKORY, LLC**

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





# Department of Comprehensive Planning Application Form

2

ASSESSOR PARCEL #(s): 176-32-101-009

PROPERTY ADDRESS/ CROSS STREETS: W. Cactus Avenue & Quarterhorse Lane

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 24-lot single-family residential development.  
Zone Boundary Amendment

PROPERTY OWNER INFORMATION

NAME: Ross Bentulan  
 ADDRESS: 10014 Valley Ridge Court  
 CITY: Las Vegas STATE: NV ZIP CODE: 89134  
 TELEPHONE: \_\_\_\_\_ CELL 714-223-7480 EMAIL: devilbones1v@aol.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.  
 ADDRESS: 770 E. Warm Springs Road, Suite 240  
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702.236.3530 CELL 702.236.3530 EMAIL: Amanda.Williams@mdch.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 # \_\_\_\_\_  
 TELEPHONE: 702.458.2551 CELL \_\_\_\_\_ EMAIL: mbangan@wlbgroup.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.

Ross Bentulan  
Property Owner (Signature)\*

Ross Bentulan  
Property Owner (Print)

01/31/2024  
Date

DEPARTMENT USE ONLY:

AC	AR	ET	PUDD	SN	UC	WS
ADR	AV	PA	SC	TC	VS	ZC
AG	DR	PUD	SDR	TM	WC	OTHER _____

APPLICATION # (s) ~~20-24-0130~~ ZC-24-0130  
 PC MEETING DATE 5/21/24  
 BCC MEETING DATE ~~5/22/24~~ 6/18/24  
 TAB/CAC LOCATION Enterprise DATE 5/1/24

ACCEPTED BY [Signature]  
DATE 3/28/24

March 5, 2024

Clark County Comprehensive Planning  
500 South Grand Central Parkway, 1<sup>st</sup> floor  
P.O. Box 551744  
Las Vegas, NV 89106

**RE: Justification Letter – Zone Change  
(APN's:176-32-101-008 & 009)**

To Whom it May Concern,

On behalf of our client Richmond American Homes, we are respectfully requesting a Zone Change to address the development of a single-family detached development located at the Southeast corner of Cactus Avenue and Quarterhorse Lane. The property is more particularly described as APNs: 176-32-101-008 & 009. Our client is requesting a zone change from RS20 to RS10.

**Zone Change**

The Enterprise Land Use Plan designation for this Site is Open Lands (OL). Our Client through a Master Plan Amendment (companion item to this request) is requesting to change the master plan designation from OL (Open Lands) to LN (Low Intensity Suburban Neighborhood) and to change the zoning from RS20 to RS10. We feel this zoning designation is a good fit for the area since the zoning to the north is RS3.3 and to the south is RS20, the proposed RS10 will act as a good transitional zoning between the RS3.3 and the RS20. This development's access will be solely from Cactus Avenue and not from Quarterhorse Lane which enhances our point.

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

Sincerely,



Mark Bangan  
Director of Planning Services  
The WLB Group, Inc.

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0135-DOGWOOD HICKORY, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Cactus Avenue and Conn Avenue (alignment) and between Quarterhorse Lane and El Capitan Way and a portion of right-of-way being Cactus Avenue located between Quarterhorse Lane and El Capitan Way within Enterprise (description on file). JJ/jor/ng (For possible action)

RELATED INFORMATION:

**APN:**

176-32-101-008; 176-32-101-009

**LAND USE PLAN:**

LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate a portion of right-of-way (5 feet wide) being Cactus Avenue for the installation of detached sidewalks. Furthermore, this application will also vacate and abandon patent easements existing throughout the subject parcels. These easements are no longer needed and are not part of the future site design and development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-22-0121	Reclassified the site from R-E to R-D zoning for a 27 lot single family residential development	Approved by BCC	June 2022
NZC-19-0250	Reclassified the site from R-E to R-2 zoning for a single family residential subdivision	Withdrawn	August 2019
TM-19-500077	64 lot single family residential subdivision	Withdrawn	August 2019
VS-19-0251	Vacated and abandoned patent easements	Withdrawn	August 2019

**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
South, East, & West	Open Lands	RS20	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-24-700004	A plan amendment to redesignate the existing land use category from Open Lands (OL) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-24-0136	A zone change to reclassify the site from RS20 to RS10 is a companion item on this agenda.
WS-24-0134	A waiver of development standards and design reviews for a single family residential development is a companion item on this agenda.
TM-24-500034	A tentative map for a 24 lot single family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2024 at 1:00 p.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 4 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**

- Right-of-way dedication to include the spandrel in the northwest corner of the site at the intersection of Cactus Avenue and Quarterhorse Lane;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

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

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: DOGWOOD HICKORY, LLC**

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







# Department of Comprehensive Planning Application Form

3

ASSESSOR PARCEL #(s): 176-32-101-009

PROPERTY ADDRESS/ CROSS STREETS: W. Cactus Avenue & Quarterhorse Lane

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 24-lot single-family residential development.  
Vacation of Patent Easements and Right-Of-Way

PROPERTY OWNER INFORMATION

NAME: Ross Bentulan  
 ADDRESS: 10014 Valley Ridge Court  
 CITY: Las Vegas STATE: NV ZIP CODE: 89134  
 TELEPHONE: \_\_\_\_\_ CELL 714-223-7480 EMAIL: devilbones1v@aol.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.  
 ADDRESS: 770 E. Warm Springs Road, Suite 240  
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702.236.3530 CELL 702.236.3530 EMAIL: Amanda.Williams@mdch.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 # \_\_\_\_\_  
 TELEPHONE: 702.458.2551 CELL \_\_\_\_\_ EMAIL: mbangan@wlbgroup.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.

Ross Bentulan  
Property Owner (Signature)\*

Ross Bentulan  
Property Owner (Print)

01/31/2024  
Date

DEPARTMENT USE ONLY:

AC	AR	ET	PUDD	SN	UC	WS
ADR	AV	PA	SC	TC	VS	ZC
AG	DR	PUD	SDR	TM	WC	OTHER _____

APPLICATION # (s) VS-24-0135  
 PC MEETING DATE 5/21/24  
 BCC MEETING DATE ~~5/22/24~~ 6/18/24  
 TAB/CAC LOCATION Enterprise DATE 3/5/24

ACCEPTED BY [Signature]  
 DATE 3/28/24

March 6, 2024

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

**RE: Vacation - Justification Letter for Ravenna  
(APN: 176-32-101-008 & 009)**

Clark County Planning Staff,

On behalf of Richmond American Homes of Nevada, INC, The WLB Group is respectfully submitting the attached Vacation application for the above referenced parcel numbers located on the southwest corner of Cactus Avenue and Quarterhorse Lane.

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

**Vacation of Right-of-way**

We are respectfully requesting to vacate five feet of the dedicated 50' right-of-way for Cactus Avenue to allow for a detached sidewalk located on APN 176-32-101-008 & 009 (OR 20220901:01563 & OR 20220901:01564)).

**Vacation of Patent Easements**

We are respectfully requesting to vacate all the patent easements located on APN 176-32-101-008 & 009 (Patent #1165347 and Patent #1165348).

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

Sincerely,



Mark Bangan  
Director of Planning Services

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0134-DOGWOOD HICKORY, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping; 2) increase retaining wall height; 3) finished grade 4) waive full off-sites (curb, gutter, sidewalk, streetlights, and partial paving); 5) allow a non-standard improvement within the right-of-way.

**DESIGN REVIEWS** for the following: 1) alternative landscape plan, and 2) single family residential development on 8.59 acres in an RS-10 (Residential Single-Family 10) Zone.

Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/jor/ng (For possible action)

RELATED INFORMATION:

**APN:**

176-32-101-008; 176-32-101-009

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow reduced street landscaping area along Quarterhorse Lane to 5 feet where 10 feet is required per Section 30.04.08 and Section 30.04.01D.
2. Increase the height of a retaining wall to 8 feet where 3 feet is the maximum per Section 30.04.03C (a 167% increase).
3. Increase the amount of fill to 8 feet where 6 feet is the standard when placed greater than 5 feet up to 20 feet from a shared residential property line per Section 30.04.06F (a 33% increase).
4. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Quarterhorse Lane where off-site improvements are required per Section 30.04.08.
5. Allow a non-standard improvement within the right-of-way (5 feet of a 10 foot wide equestrian trail along Quarterhorse Lane per Section 30.04.08).

**LAND USE PLAN:**

LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: None
- Site Acreage: 8.59
- Project Type: Single family residential
- Number of Lots: 24

- Density (du/ac): 2.79
- Minimum/Maximum Lot Size (square feet): 14,503 (gross)/16,903 (gross) and 12,156 (net)/16,101 (net)
- Number of Stories: 1
- Building Height (feet): 22 (maximum)
- Square Feet: 3,375 to 4,019

#### History, Site Plan, & Request

The site was previously approved for a 27 lot single family residential development via NZC-22-0121 on June 2022. Today, a new design is proposed, resulting in a land use entitlement requests per the applicant.

The plan depicts the subject parcels as a proposed single family residential subdivision on 8.59 acres with a density of 2.79 dwelling units per acre. The applicant is proposing 24 lots with a minimum net lot size of 12,156 square feet and maximum net lot size of 16,101 square feet. Lots 1 through 12 are located on the west side of the development adjacent to Quarterhorse Lane and these lots face internally on 1 private street which terminates in a hammerhead design. Lots 13 through 24 are on the east side of the development and mirrors the same layout of lots to the west, terminating in a second cul-de-sac. The main access for both private streets is from Cactus Avenue to the north.

Lastly, the applicant is requesting the following: eliminate the requirement for detached sidewalks and allow reduced street landscaping (a 5 foot wide landscape strip) along Quarterhorse Lane, waive full off-site improvements along Quarterhorse Lane, allow a non-standard improvement within the right-of-way (a 10 foot wide equestrian trail) along Quarterhorse Lane, increase the retaining wall height, and increase the amount of finished grade up to 8 feet. The applicant submitted plans which depict a proposed increase finished grade along the east and south property lines. The applicant is requesting to increase the finished grade to a maximum of 8 feet between Lot 20 and Lot 21. Lastly, a design review is required for the proposed homes.

#### Landscaping

The applicant submitted an alternative landscape plan which depicts a 5 foot wide landscape strip along the west property line of the development adjacent to Quarterhorse Lane. This 5 foot wide landscape strip includes a mix of 9 large trees spaced every 30 feet, and 15 medium trees spaced every 20 feet on center. Typically, Title 30 would require 19 large trees spaced every 30 feet on center. The addition of medium trees meets the required number of street trees. The applicant is also requesting to install a 10 foot wide equestrian trail where 5 feet will be within the right-of-way and the remaining 5 feet will be within the applicant's site.

Furthermore, the applicant is proposing detached sidewalks with street landscaping along the north property line adjacent to Cactus Avenue. The street landscaping in this area also includes an alternative landscape design of large and medium trees with shrubs in between. Title 30 requires 18 large trees spaced every 30 feet on center (with the exception of the driveways) to be planted along Cactus Avenue. With the proposed alternative landscape design along Cactus

Avenue, approximately 7 large trees and 14 medium trees will be planted. All proposed plants comply with the Southern Nevada Water Authority (SNWA) Plant List.

**Elevations & Floor Plan**

The applicant is proposing 3 model homes which range from an overall floor plan area of 3,375 square feet to 4,019 square feet. The homes include typical residential rooms and areas such as bedroom, bathrooms, a kitchen, living room, and entry area. The elevation plans depict 1 story residences with a maximum height of 22 feet. The elevations include covered entry ways, variable rooflines, stone veneer, a neutral paint color palette, window trim, a courtyard area within the front facing elevation, and a 3 car garage.

**Applicant’s Justification**

The applicant is proposing to develop a detached single family residential community consisting of 24 lots at a density of 2.79 units per acre. All the homes are single story in height and will range in size from 3,375 square feet to 4,019 square feet. The homes will feature tile roofs, some of the elevations will have stone accents and all exterior elevations will have window treatments with a neutral color palette to blend with the natural surroundings.

The applicant is requesting to waive the requirement for detached sidewalks with alternative landscaping and eliminate off-site improvements along Quarterhorse Lane, due to the neighbor’s request to keep the street rural in character. The retaining wall height waiver from 6 feet to 8 feet in certain areas across the overall site with most of the request being along the south and east boundary lines. This is being requested to fill in low spots within the natural topology of the land and/or to address grading requirements internal to the site and not being requested to artificially raise the land for views. An additional waiver is requested to increase the amount of fill between 5 feet and 20 feet from a shared property line. The fill ranges from 6 feet to 8 feet for 2 small areas of the site, due to the existing topology being lower in these 2 areas than the surrounding elevations. Lastly, the request to allow a non-standard improvement within the right-of-way to install a 10 foot wide equestrian trail that is split by the property line. The proposed equestrian trail will be installed with 5 feet in the public right-of-way and 5 feet in proposed development. The equestrian trail will consist of compacted 3/8” minus decomposed granite and will be maintained by the homeowner’s association. The applicant acknowledges that this will require a license and maintenance agreement with Clark County.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-22-0124	Reclassified the site from R-E to R-D zoning for a 27 lot single family residential development	Approved by BCC	June 2022
NZC-19-0250	Reclassified the site from R-E to R-2 zoning for a single family residential subdivision	Withdrawn	August 2019
TM-19-500077	64 lot single family residential subdivision	Withdrawn	August 2019
VS-19-0251	Vacated and abandoned patent easements	Withdrawn	August 2019

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
South, East, & West	Open Lands	RS20	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-24-0136	A zone change to reclassify the site from RS20 to RS10 zoning is a companion item on this agenda.
PA-24-700004	A plan amendment to redesignate the existing land use category from Open Lands (OL) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
VS-24-0135	A vacation and abandonment for patent easements and a 5 foot wide portion of right-of-way being Cactus Avenue is a companion item on this agenda.
TM-24-500034	A tentative map for a 24 lot single family residential development 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  
Waivers of Development Standards**

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

**Waiver of Development Standards #1**

The applicant is requesting to allow reduced street landscaping along Quarterhorse Lane to 5 feet where 10 feet is required per Section 30.04.08 and Section 30.04.01D. The applicant is proposing a 5 foot wide landscape strip with large and medium trees adjacent to a 10 foot wide equestrian trail that is 5 feet within the right-of-way. The applicant has the opportunity to mirror the proposed street landscaping along Cactus Avenue adjacent to the north property line of the proposed subdivision. Appropriate street landscaping encourages the enhancement of community character and the appearance of development and streetscapes using low-water, climate-appropriate plant materials; furthermore, the required landscaping helps reduce the impacts of

wind, dust, pollution, glare, and heat island effect on human health and comfort. For these reasons, staff does not support the proposed street landscaping design along Quarterhorse Lane.

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

Per the applicant, the increase retaining wall height request is due to the existing topography of the site. The applicant submitted plans demonstrating a maximum wall combination of a 6 foot screen/8 foot retaining wall height along the west property line adjacent to Lot 2 and Lot 3. The 8 foot retaining wall in this location is internal to the subdivision and cannot be seen from the right-of-way because Quarterhorse Lane is at a higher grade.

In addition, there is a proposed 5 foot wide drainage channel along the east and south property lines. The applicant is proposing a maximum wall combination of a 6 foot screen/7 foot retaining wall height along the east property line. Visually, future development to the east will view a 6 foot high screen wall to accommodate a drainage channel, and behind it will be a combination of a 6 foot screen/7 foot retaining wall due to the proposed lots.

Lastly, the applicant submitted plans which depict a proposed increase finished grade along the east and south property lines. The applicant is requesting to increase the finished grade to a maximum of 8 feet between Lot 20 and Lot 21. Per Section 30.04.06.F, all grading shall not be placed more than 6 feet of fill when located over 5 feet and up to 20 feet from a shared property line. Although the 1 foot increase may not impact the neighbors, since staff does not support the companion tentative map, waivers of development standards, and the design reviews, staff also cannot support this request.

#### Design Reviews

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.

Staff finds that the overall site design depicts a lack of connectivity within the overall subdivision. Furthermore, the proposed home design does not have the 4 sided architecture required per Section 30.04.05. Elevation plans show that the side elevations do not feature at least 2 architectural features that should be provided on each façade of the structure per Section 30.04.05.E.2. Lastly, since staff does not support the aforementioned waivers of development standards staff does not support these design reviews.

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

##### Waiver of Development Standards #4

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements. The Cactus Avenue capital improvement project has completed a majority of the off-sites along Cactus Avenue and Quarterhorse Lane should be improved also.

### Waiver of Development Standards #5

Staff cannot support the request for an equestrian trail as a non-standard improvement in the right-of-way.

### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2024 at 1:00 p.m., unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- Expunge NZC-22-0121;
- 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 shall not be issued without approval of a Certificate of Compliance.
- 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;
- Right-of-way dedication to include the spandrel in the northwest corner of the site at the intersection of Cactus Avenue and Quarterhorse Lane;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Public Works - Construction Division for right-of-way and easement dedications necessary for the Cactus Avenue project.



- Applicant is advised that the installation of detached sidewalks will require vacation to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0448-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: DOGWOOD HICKORY, LLC**

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





# Department of Comprehensive Planning Application Form

4

ASSESSOR PARCEL #(s): 176-32-101-009

PROPERTY ADDRESS/ CROSS STREETS: W. Cactus Avenue & Quarterhorse Lane

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 24-lot single-family residential development.  
Waiver of Development Standards, Design Review

PROPERTY OWNER INFORMATION

NAME: Ross Bentulan  
 ADDRESS: 10014 Valley Ridge Court  
 CITY: Las Vegas STATE: NV ZIP CODE: 89134  
 TELEPHONE: \_\_\_\_\_ CELL 714-223-7480 EMAIL: devilboneslv@aol.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.  
 ADDRESS: 770 E. Warm Springs Road, Suite 240  
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702.236.3530 CELL 702.236.3530 EMAIL: Amanda.Williams@mdch.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 # \_\_\_\_\_  
 TELEPHONE: 702.458.2551 CELL \_\_\_\_\_ EMAIL: mbangan@wlbgroup.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.

Ross Bentulan  
Property Owner (Signature)\*

Ross Bentulan  
Property Owner (Print)

01/31/2024  
Date

DEPARTMENT USE ONLY:

AC	AR	ET	PUDD	SN	UC	<u>WS</u>
ADR	AV	PA	SC	TC	VS	ZC
AG	<u>DR</u>	PUD	SDR	TM	WC	OTHER _____

APPLICATION # (s) WS-24-0134  
 PC MEETING DATE 5/21/24  
 BCC MEETING DATE ~~5/22/24~~ 6/18/24  
 TAB/CAC LOCATION ENTERPRISE DATE 5/1/24

ACCEPTED BY [Signature]  
 DATE 3/28/24

March 6, 2024

Clark County Comprehensive Planning  
500 South Grand Central Parkway, 1<sup>st</sup> floor  
P.O. Box 551744  
Las Vegas, NV 89106

**RE: *Justification Letter – Design Review and Waivers of Dev. Stds.***  
***(APN's:176-32-101-008 & 009)***

To Whom it May Concern,

On behalf of our client Richmond American Homes, we are respectfully requesting a Design Review and Waivers of Development Standards to address the proposed single-family detached development located at the Southeast corner of Cactus Avenue and Quarterhorse Lane. The property is more particularly described as APNs: 176-32-101-008 & 009.

Our client is proposing to develop a single-family detached community consisting of 24 – 14,500 s.f. minimum (gross) residential lots at a density of 2.79 units per acre. All the homes are single-story in height and will range in size from 3,375 square feet to 4,019 square feet. The proposed houses will feature 3-car attached garages and 3-car driveways and will meet all setback requirements for an RS10 development. This development will require a total of 60 parking spaces (2.5 p.s. per lot x 24 lots), by utilizing the three garage parking spaces, three-car driveway spaces and two on-street parking spaces per lot (min of 8.0 p.s.), the site will provide 192 parking spaces which far exceeds the required parking by a factor of three. The homes will feature tile roofs, some of the elevations will have stone accents and all exterior elevations will have window treatments with a neutral color palette to blend with the natural surroundings.

### **Design Review**

We are requesting a design review listed below with this development;

1. For a proposed detached single-family single-story development. The proposed development includes interior private streets that are 39' wide which include 30" roll curb on each side and allow for parking on both sides of the street. There are two entrances onto Cactus Avenue. House plans will include three one-story homes ranging in size from 3,375 square feet up to 4,019 square feet. The homes will be a maximum of 24'-0" in height. Each house will include a three-car garage and a three-car driveway.
2. To waive the requirement for four-sided architecture, the architectural for the houses have met the requirements of Section 30.04.05.E.2 for the front and the rear elevations, however on the side elevations the required features have not been met. The side elevations show a varied roof line and window trim; however, the window trim is what is in question. Therefore, we are requesting a waiver of this requirement.

## Waiver of Development Standards

We are respectfully requesting these waivers of development standards listed below.

1. To waive the requirement for a detached sidewalk along Quarterhorse Lane which is required per Sections 30.04.01.D.7 & 30.04.08.C.4.ii.a. We are requesting this due to the neighbor's request to keep the street rural in character.
2. To waive full off-site improvements (curb & gutter, sidewalk, streetlights, and paving) along Quarterhorse Lane where required per Chapter 30.04.08.C. We are requesting this due to the neighbor's request to keep the street rural.
3. To increase the allowable retaining wall height per Sections 30.04.03.C.2.iii from 6 feet to 8 feet in certain areas across the overall site with most of the request being along the south and east boundary lines. This is being requested to fill in low spots within the natural topology of the land and/or to address grading requirements internal to the site and not being requested to artificially raise the land for views.
4. To increase the amount of fill between master plan designations of LN and OL as required by 30.04.06.B.2.(All development within a residential district) and by 30.04.06.F.1 – 4 (Grading) and more specifically by 30.04.06.F.2 – Not to place more than 6 feet of fill for a distance between 5.01 feet and 20 feet from a shared property line. – We are requesting to increase the fill in this range from 6 feet to 8 feet for two small areas of our site, due to the existing topology being lower in these two areas than the surrounding elevations.
5. To request nonstandard improvements within the public right-of-way to install a 10' wide equestrian trail that is split by the property line. The proposed equestrian trail will be installed with 5' in the public right-of-way and 5' in our development. The equestrian trail will consist of compacted 3/8" minus decomposed granite and will be maintained by the homeowner's association. We understand this will require a license and maintenance agreement with Clark County.

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

Sincerely,



Mark Bangan  
Director of Planning Services  
The WLB Group, Inc.



05/21/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-24-500034-DOGWOOD HICKORY, LLC:**

**TENTATIVE MAP** consisting of 24 single family lots on 8.59 acres in an RS10 (Single-family 10) Zone.

Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/jor/ng (For possible action)

RELATED INFORMATION:

**APN:**  
176-32-101-008; 176-32-101-009

**LAND USE PLAN:**  
LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

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

**General Summary**

- Site Address: None
- Site Acreage: 8.59
- Project Type: Single family residential
- Number of Lots: 24
- Density (du/ac): 2.79
- Minimum/Maximum Lot Size (square feet): 14,503 (gross)/16,903 (gross) and 12,156 (net)/16,101 (net)

**Site Description**

The plan depicts the subject parcels as a proposed single family residential subdivision on 8.59 acres with a density of 2.79 dwelling units per acre. The applicant is proposing 24 lots with a minimum net lot size of 12,156 square feet and maximum net lot size of 16,101 square feet. Lots 1 through 12 are located on the west side of the development adjacent to Quarterhorse Lane and these lots face internally on 1 private street which terminates in a hammerhead design. Lots 13 through 24 is on the east side of the development and mirrors the same layout of lots to the west, terminating in a second hammerhead. The main access for both private streets is from Cactus Avenue to the north.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-22-0121	Reclassified the site from R-E to R-D zoning for a 27 lot single family residential development	Approved by BCC	June 2022

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-19-0250	Reclassified the site from R-E to R-2 zoning for a single family residential subdivision	Withdrawn	August 2019
TM-19-500077	64 lot single family residential subdivision	Withdrawn	August 2019
VS-19-0251	Vacated and abandoned patent easements	Withdrawn	August 2019

**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
South, East, & West	Open Lands	RS20	Undeveloped

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

**Related Applications**

Application Number	Request
PA-24-700004	A plan amendment to redesignate the existing land use category from Open Lands (OL) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-24-0136	A zone change to reclassify the site from RS20 to RS10 is a companion item on this agenda.
VS-24-0135	A vacation and abandonment for patent easements and a 5 foot wide portion of right-of-way being Cactus Avenue is a companion item on this agenda.
WS-24-0134	A waiver of development standards and design reviews for a single family residential development 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**

Staff finds that the overall layout of the subdivision lacks connectivity between the lots and route choices are minimal since there is only 1 way in and 1 way out of each set of lots. Since staff does not support the waiver of development standards and the design review staff also cannot support this request.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2024 at 1:00 p.m., unless otherwise announced.



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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- 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;
- Right-of-way dedication to include the spandrel in the northwest corner of the site at the intersection of Cactus Avenue and Quarterhorse Lane;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Public Works - Construction Division for right-of-way and easement dedications necessary for the Cactus Avenue project.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### **Building Department - Addressing**

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

### **Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking

#0448-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** DOGWOOD HICKORY, LLC  
**CONTACT:** THE WLB GROUP, INC., 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

DRAFT



# Department of Comprehensive Planning Application Form

5

ASSESSOR PARCEL #(s): 176-32-101-009

PROPERTY ADDRESS/ CROSS STREETS: W. Cactus Avenue & Quarterhorse Lane

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 24-lot single-family residential development.  
Tentative Map

PROPERTY OWNER INFORMATION

NAME: Ross Bentulan  
 ADDRESS: 10014 Valley Ridge Court  
 CITY: Las Vegas STATE: NV ZIP CODE: 89134  
 TELEPHONE: \_\_\_\_\_ CELL 714-223-7480 EMAIL: devilboneslv@aol.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.  
 ADDRESS: 770 E. Warm Springs Road, Suite 240  
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702.236.3530 CELL 702.236.3530 EMAIL: Amanda.Williams@mdch.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 # \_\_\_\_\_  
 TELEPHONE: 702.458.2551 CELL \_\_\_\_\_ EMAIL: mbangan@wlbgroup.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.

<u>Ross Bentulan</u>	<u>Ross Bentulan</u>	<u>01/31/2024</u>
Property Owner (Signature)*	Property Owner (Print)	Date

DEPARTMENT USE ONLY:

AC	AR	ET	PUDD	SN	UC	WS
ADR	AV	PA	SC	TC	VS	ZC
AG	DR	PUD	SDR	TM	WC	OTHER _____

APPLICATION # (s) <u>TM-24-500034</u>	ACCEPTED BY <u>[Signature]</u>
PC MEETING DATE <u>5/21/24</u>	DATE <u>3/28/24</u>
BCC MEETING DATE <del>5/22/24</del> <u>6/18/24</u>	
TAB/CAC LOCATION <u>Enterprise</u>	DATE <u>5/1/24</u>

March 6, 2024

Clark County Comprehensive Planning  
500 South Grand Central Parkway, 1<sup>st</sup> floor  
P.O. Box 551744  
Las Vegas, NV 89106

**RE: Justification Letter – Tentative Map  
(APN's:176-32-101-008 & 009)**

To Whom it May Concern,

On behalf of our client Richmond American Homes, we are respectfully requesting a Tentative Map to address the proposed single-family detached development located at the Southeast corner of Cactus Avenue and Quarterhorse Lane. The property is more particularly described as APNs: 176-32-101-008 & 009.

Our client is proposing to develop a single-family detached community consisting of 24 – 14,500 s.f. minimum (gross) residential lots at a density of 2.79 units per acre. All the homes are single-story in height and will range in size from 3,375 square feet to 4,019 square feet. The proposed houses will feature 3-car attached garages and 3-car driveways and will meet all setback requirements for an RS10 development. This development will require a total of 60 parking spaces (2.5 p.s. per lot x 24 lots), by utilizing the three garage parking spaces, three-car driveway spaces and two on-street parking spaces per lot (min of 8.0 p.s.), the site will provide 192 parking spaces which far exceeds the required parking by a factor of three. The homes will feature tile roofs, some of the elevations will have stone accents and all exterior elevations will have window treatments with a neutral color palette to blend with the natural surroundings.

### **Design Review**

We are requesting a design review listed below with this development;

1. To allow for the installation of hammerheads instead of cul-de-sacs for a street terminus. The private streets that are being proposed are 39' wide and will allow for parking on both sides of the street and the individual houses all have 3-car garages and driveways. We are requesting two private streets with hammerheads, and each private street will access 12 lots, in this way the number of cars utilizing these private streets will be very limited to the residents and their guests, besides each street will allow for 24 on-street parking along with 72 off-street parking spaces (3-car garage/3-car driveway). The lots that are accessed with these hammerhead streets are 14,500 s.f. minimum (gross) in size and the installation of the hammerheads will not affect public safety or welfare.



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

Sincerely,

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

Mark Bangan  
Director of Planning Services  
The WLB Group, Inc.



05/21/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500033-TZORTZIS SURVIVOR'S TRUST A ETAL & TZORTZIS, MARIA V. TRS:**

**TENTATIVE MAP** for 1 lot commercial subdivision on 3.3 acres in a CG (Commercial General) Zone.

Generally located on the west side of Las Vegas Boulevard South, 343 feet south of Jonathan Drive within Enterprise. MN/rp/ng (For possible action)

RELATED INFORMATION:

**APN:**  
191-05-801-012

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

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: 11997 Las Vegas Boulevard South
- Site Acreage: 3.3
- Project Type: Commercial map
- Number of Lots: 1

The plan depicts 1 commercial lot to allow for the development of a single lot commercial subdivision. The applicant indicated Las Vegas Boulevard South will remain in the current condition with all required off-site improvements. The site will be accessed by 1 existing commercial driveway, measuring 32 feet in width, located on Las Vegas Boulevard South.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-22-0708	Waiver of development standards to allow non-standard improvement in the right-of-way and reduce throat depth and design review for a commercial center, alternative parking lot landscaping, and finished grade	Approved by BCC	March 2023
UC-0148-13	Communication tower and reduced separation between communication towers and design review for a communication tower in conjunction with a restaurant	Approved by PC	May 2013

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-2214-05	Restaurant/tavern on a portion of this site	Approved by BCC	February 2005
ZC-0809-04	Reclassified H-2 to C-2 zoning for a tavern, use permit to reduce the separation between a tavern and a single family residential use, and design review for a tavern and a metal roof	Approved by BCC	July 2004
UC-1254-02	Off-premises advertising sign	Approved by BCC	November 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Entertainment Mixed-Use	H-2 & RS20	Undeveloped

The subject site is located 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**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

**Staff Recommendation**

Approval.

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

- No comment.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0320-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: TZORTZIS SURVIVOR'S TRUST A & TZORTZIS SURVIVOR'S TRUST B**  
**CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,**  
**LAS VEGAS, NV 89118**



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# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 191-05-801-012

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Blvd and Jonathan Dr

### DETAILED SUMMARY PROJECT DESCRIPTION

Single-Lot Commercial Subdivision Tentative Map

### PROPERTY OWNER INFORMATION

NAME: Tzortzis Survivor's Trust A  
ADDRESS: 3625 W Cougar Ave  
CITY: Las Vegas STATE: NV ZIP CODE: 89139  
TELEPHONE: 702-241-5864 CELL: \_\_\_\_\_ EMAIL: trashaffer@yahoo.com

### APPLICANT INFORMATION (must match online record)

NAME: Tzortzis 2005 Trust  
ADDRESS: 8429 Brackenfield Ave  
CITY: Las Vegas STATE: NV ZIP CODE: 89178 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-241-5864 CELL: \_\_\_\_\_ EMAIL: trashaffer@yahoo.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering; Attn: Jessica Walesa  
ADDRESS: 6030 S Jones Blvd  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-362-8844 CELL: \_\_\_\_\_ EMAIL: jessicaw@taneycorp.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.

Property Owner (Signature)\*

Veneta Shaffer  
Property Owner (Print)

2/14/24  
Date

### CLEARANCE DEPARTMENT

- |                              |                             |                              |                               |                             |                             |                              |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|------------------------------|
| <input type="checkbox"/> AG  | <input type="checkbox"/> AR | <input type="checkbox"/> BT  | <input type="checkbox"/> EDDM | <input type="checkbox"/> FI | <input type="checkbox"/> HL | <input type="checkbox"/> ISD |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> UP | <input type="checkbox"/> R   |
| <input type="checkbox"/> AS  | <input type="checkbox"/> DR | <input type="checkbox"/> FUD | <input type="checkbox"/> SDH  | <input type="checkbox"/> HV | <input type="checkbox"/> WW | OTHER                        |

APPROVAL NO. TM-24-500033

DATE 5/21/24

ENTERPRISE

DATE 5/11/24

RP  
3/27/24  
\$750

24-500033



## TANEY ENGINEERING

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

March 6, 2024

Clark County  
Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89115

**Re: Las Vegas & Jonathan  
APR-24-100216  
APN: 191-05-801-012  
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Tzortzis 2005 Trust, is respectfully submitting justification for a Tentative Map for a proposed 3.63 gross acre, single-lot commercial subdivision.

### **Tentative Map**

The subject site is 3.63 gross acres and located west of Las Vegas Boulevard and approximately 300 feet south of Jonathan Drive. The site is zoned CG (Commercial General) with a planned land use of EM (Entertainment Mixed-Use). A Tentative Map is requested to allow for the development of a single-lot commercial subdivision.

Las Vegas Boulevard will remain in its current condition, with all required offsite improvements having been previously constructed. The site will be accessed by one existing commercial driveway, measuring 32 feet in width from lip-to-lip, located on Las Vegas Boulevard.

The project site is adjacent to properties with the following zoning categories and planned land uses:

- North, East, & West: H-2 (General Highway Frontage); EM (Entertainment Mixed-Use)
- South: H-2 (General Highway Frontage); OL (Open Lands)

Please note that related applications, WS-22-0708 and VS-22-0709, were previously approved by the Clark County Board of Commissioners at the March 22, 2023, meeting.

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

Sincerely,

Jeremiah Delci-Johnson  
Senior Land Planner

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**PUBLIC HEARING**

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

**UC-24-0108-SUNSETJONES, LLC:**

**USE PERMIT** for a school (graduate college) within an existing retail and office complex on a 2.2 acre portion of 12.4 acres in a CG (Commercial General) and an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the west side of Jones Boulevard and the south side of Sunset Road within Enterprise. MN/dd/ng (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-02-511-003; 176-02-511-004; 176-02-511-010 through 176-02-511-013

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6175 Sunset Road
- Site Acreage: 2.2 (subject parcel)/12.4 (overall site)
- Project Type: School (graduate college)
- Number of Stories: 2
- Building Height (feet): 36
- Square Feet: 11,661 (school space)/23,780 (overall building)
- Parking Required/Provided: 261/470 (overall site)

**Site Plans**

The plans depict a proposed school (graduate collage) in a 11,661 square foot suite within the second story of an existing office building. The building is located on the northwestern portion of the subject parcel and is part of a larger retail and office complex. Access to the site is from Sunset Road via 2 driveways. The site shows adequate parking located around the entirety of the existing building, and there is additional parking available within the rest of the commercial center.

**Landscaping**

Street landscaping exists along Sunset Road and Jones Boulevard. Additionally, parking lot landscaping exists throughout the site. There are no required or proposed changes to the existing landscaping.

### Elevations

The existing office building where the new school is proposed is comprised of a concrete panel exterior and glazed windows. There are also architectural features such as metal lattices and a tiled wall entryway provided. The building is 36 feet tall, and no changes are being proposed with this application.

### Floor Plans

The total lease space is 11,661 square feet and consists of staff offices, vocational training rooms, a student lounge, and other related facilities. The vocational rooms are 2,282 square feet and 2,376 square feet respectively, for a total of 4,658 square feet of classroom space. The entire lease space is located on the second floor of the building.

### Applicant's Justification

The applicant states the proposed school will occupy the second floor of an existing office building, and the school will be for students completing their PhDs in physical therapy, occupational therapy, speech pathology, and other similar fields of study. The applicant predicts that parking will be minimally impacted because students will only use the facilities for about 15 days every semester, as the course work being offered by the college is a hybrid of on-line and in-person instruction. The applicant expects the suite to be minimally occupied most of the time, with only some faculty and support staff being present. During student visits, the applicant predicts that around 120 individuals would be present at the facility.

### Prior Land Use Requests

Application Number	Request	Action	Date
WS-0566-17	Reduced throat depth and an expansion to an existing office/retail complex	Approved by BCC	September 2017
ZC-1609-03 (ET-0014-16)	First extension of time for a zone change to reclassify 1.4 acres from R-E to C-2 zoning for an expansion to a shopping center	Approved by BCC	October 2016
ZC-0495-14	Reclassified 0.4 acres from R-E to C-2 zoning and design review for an office building on 3 acres	Approved by BCC	August 2014
TM-0087-14	Commercial subdivision	Approved by BCC	August 2014
TM-0050-13	Commercial subdivision - expired	Approved by PC	June 2013
ZC-0737-12	Original application to reclassify 1.4 acres from R-E to C-2 zoning with a design review for an expansion to an existing shopping center including retail pad sites on 2.4 acres	Approved by BCC	February 2013
WS-0063-08	Reduced drive aisle width with a design review for a retail pad site	Approved by BCC	March 2008
ZC-0511-01 (WC-0367-07)	Waiver of a conditions of a zone change requiring 30 feet of dedication for Bronco Street from Sunset Road to Wagon Trail Avenue	Approved by BCC	February 2008

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-1348-07	Vacated easements and a portion of Sunset Road	Approved by BCC	February 2008
ZC-1609-03 (WC-0019-04)	Waiver of conditions of a zone change requiring a 15 foot wide landscape buffer along Jones Boulevard; and right-of-way dedication of 30 feet for Bronco Street, and 30 feet for Wagon Trail Avenue	Approved by BCC	March 2004
DR-2208-04	Retail pad site in conjunction with an existing shopping center	Approved by BCC	February 2005
WS-1902-04	Increased wall height for a portion of the shopping center	Approved by PC	December 2004
DR-0265-04	Shopping center on 8 acres	Approved by BCC	March 2004
ZC-1609-03	Zone boundary amendment to C-2 zoning for a future commercial development	Approved by BCC	November 2003
ZC-0511-01	Reclassified 54 acres from R-E to C-2 zoning for automobile sales complex with retail uses	Approved by BCC	July 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Office/warehouse complex
South	Business Employment	CG (AE-60)	Office building
East	Business Employment	CG (AE-60)	Restaurant/retail buildings
West	Business Employment	CG (AE-60)	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**

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

As the courses being offered at the facility are a mix of on-line and in-person, the number of people at the facility should be low. Because of this, there should not be a significant impact to the parking at the office building or the existing commercial center. Also, the addition of this

new use should not have any adverse impact on any of the existing uses within the complex. For these reasons, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- 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**

- Traffic study and compliance.

**Fire Prevention Bureau**

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SUNSET JONES, LLC

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



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# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-02-511-010 (176-02-511-009, 004, 011, 012-013)

PROPERTY ADDRESS/ CROSS STREETS: 6175 W. Sunset Road

### DETAILED SUMMARY PROJECT DESCRIPTION

Use permit to allow for a graduate school

### PROPERTY OWNER INFORMATION

NAME: SunsetJones, LLC  
ADDRESS: 5950 W. Quail Avenue  
CITY: Las Vegas STATE: NV ZIP CODE: 89118  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### APPLICANT INFORMATION

NAME: SunsetJones, LLC  
ADDRESS: 5950 W. Quail Avenue  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # n/a  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich  
ADDRESS: 1980 Festival Plaza Dr. #650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674  
TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: spierce@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 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.

John Pasqualotto  
Property Owner (Signature)\*

SunsetJones, LLC  
John Pasqualotto  
Property Owner (Print)

March 7, 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 type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) UC-24-0108

ACCEPTED BY [Signature]

PC MEETING DATE 5/21/24

DATE 3/20/24

BCC MEETING DATE \_\_\_\_\_

TAB/CAC LOCATION 51124 Enterprise

DATE 5/1/24

March 19, 2024

**VIA ONLINE SUBMITTAL**

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

**PLANNER  
COPY**  
UL-24-0108

***Re: Justification Letter – Special Use Permit  
APNs: 176-02-511-010 (Overall Subdivision APN's 176-02-511-003, 004, 011,  
012 & 013)***

To Whom It May Concern:

Please be advised this office represents SunsetJones, LLC the property owner and Applicant in the above-referenced matter. The proposed use is located in an existing office building on approximately 2.24 acres. The building is generally located near the southwest corner of Jones Boulevard and Sunset Road. The property is more particularly described as APN: 176-02-511-010 (the "Site"). The Applicant is requesting a special use permit for a proposed school on the second floor of the already existing building ("the use").

**Background**

As mentioned above, the use is an already-existing office building located in the Sierra Gold Business Park. The Site is currently zoned Commercial General (CG) within the Business Employment (BE) plan designation. Directly north of the Site is Sunset Road, and beyond that, is an industrial building, zoned Industrial Park (IP), and within the BE plan designation. To the south is an existing office building in the same commercial center, zoned CG and planned BE. To the east is a tavern, also zoned CG and planned BE. To the west is vacant land zoned CG and planned BE.

**Special Use Permit**

Under Title 30, a special use permit is required for schools in CG zoning district. The Applicant requests this special use permit at the Site for a proposed teaching facility on the second floor of the existing building which is approximately 11,602 square feet. If this special use permit is issued, the Applicant plans to lease the space out to a university for students completing PhDs in physical therapy, occupational therapy, speech pathology, and other similar medical degrees. These programs are proposed to be conducted in a "hybrid" model meaning that students complete course work online and then travel to the school site approximately 15 days each semester for a "hands-on" lab immersion experience.

The floor will be built out as a large open space with teaching stations consisting of exam

March 19, 2024

Page 2

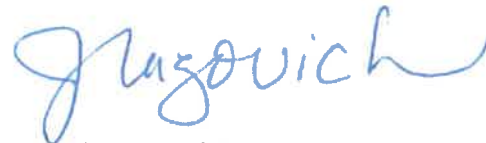
tables, exercise equipment (for demonstration), simulated exam rooms, etc. The floor will also contain a student lounge and a few private faculty offices. Until the programs are fully enrolled (expected in January 2026), there will be times that the facility will be minimally occupied except for a handful of faculty and support staff. During times of student visits, the Applicant expects approximately 120 people at the facility for 6-7 days a week, most of which will be staying at nearby hotels and shuttled or rideshared to the facility.

The entire building is approximately 23,721 SF, comprised of an office on the first floor (12,119 SF) and the proposed school on the second floor (11,602 SF). As to the proposed school on the second floor, when calculated at 1 per 400 SF, 43 parking spaces are required. Here, the Applicant provides 186 spaces, 4 of which are ADA spaces. As such, there is already more than ample parking spaces provided. Moreover, the "hybrid" nature of this school program does not overly burden the existing parking spaces.

The proposed use is appropriate and compatible with the surrounding area and as such, a special use permit is justified.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/mtf



05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VC-24-0103-BLUE HERON STONEWATER, LLC:**

**VARIANCE** to reduce the setback for a proposed single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highland Master Planned Community.

Generally located on the southwest side of Heron Fairway Drive, south of Stonewater Lane within Enterprise. JJ/rp/ng (For possible action)

---

**RELATED INFORMATION:**

**APN:**

191-06-525-004

**VARIANCE:**

Reduce the side setback for a primary residence to 7 feet 6 inches where 10 feet is required (a 33% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4085 Heron Fairway Drive
- Site Acreage: 0.1
- Project Type: Setback
- Number of Lots: 1

**Site Plan, History, & Request**

The Southern Highlands major project area created modified development standards that differ from the requirements of Title 30. The standards for this subdivision were approved by ZC-1604-99, which established a side setback requirement of zero feet for 1 side of a lot while maintaining 10 feet for the other side. The house will be 2.5 feet from the lot line that is allowed to be zero feet. This variance is being requested to allow the other side yard setback to be reduced to 7 feet 6 inches on the south side of the lot.

**Landscaping**

There are no proposed or required changes to the landscaping associated with this application.

### Elevations

The elevations are modern looking with stucco finished walls, decorative stone accents, metal staircases, window enhancements on all elevations, and flat rooflines. Also shown on the plans are rooftop decks and third story room additions.

### Floor Plan

The plan depicts an option of a 2 or 3 story single family residence on 0.1 acres. The first floor is 1,178 square feet (living area), the second floor is 1,673 square feet, and the third floor is 519 square feet. The different floor plan options depict between 2 through 4 bedrooms and 2.5 through 4.5 bathrooms.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states the reason for this request is because the home on Lot 5 has been constructed with the zero foot setback on the lot line between Lots 4 and 5 instead of between Lots 6 and 5.

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-21-0416	Reclassified to R-2 zoning and design review for a single family residential development	Approved by BCC	November 2021
TM-21-500126	36 single family residential lots	Approved by BCC	November 2021
VS-21-0417	Vacated and abandoned public drainage easement	Approved by BCC	November 2021
ZC-20-0603	Reclassified to R-3 zoning for an attached single family residential subdivision	Withdrawn by PC	June 2021
VS-20-0604	Vacated and abandoned public drainage easement	Withdrawn by PC	June 2021
TM-20-500203	79 single family residential lots on 5.4 acres	Withdrawn by PC	June 2021
TM-0034-05	1 lot commercial subdivision on 6.1 acres	Approved by PC	February 2005
ZC-0973-03	Reclassified this site and the areas east of this site to C-2 zoning for an office building	Approved by BCC	September 2003
ZC-1604-99	Reclassified 2,299 acres from R-E to R-2, R-4, C-1, C-2, and P-F zoning, all within the P-C zone, with use permits for a golf course and modified development standards, variances for setbacks, waivers for modified improvement standards, and street grid dedication requirements	Approved by BCC	December 1999

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, East, & South	Mid-Intensity Suburban Neighborhood (up to 9 du/ac)	R-2	Lots within this same subdivision
West	Mid-Intensity Suburban Neighborhood (up to 9 du/ac)	P-F	Open space & drainage basin

**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**

The proposed modified development standards will allow the creation of a development that will provide an opportunity for the use of creative design concepts to address community needs and will not jeopardize the welfare of the general area. The reduction of the side setback does not meet the established Code standards. Staff finds that the applicant has not provided evidence that a variance should be approved in this situation. Therefore, staff cannot support the application.

**Staff Recommendation**

Denial.

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

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** WESTWOOD PROFESSIONAL SERVICES

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,  
SUITE 100, LAS VEGAS, NV 89118

**DRAFT**



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# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 191-06-525-004

PROPERTY ADDRESS/ CROSS STREETS: Stonewater Ln / Southern Highlands Pkwy

### DETAILED SUMMARY PROJECT DESCRIPTION

Request for a Special Use Permit is needed due to the unique side yard setbacks for Lots 4 and 5. This request is to allow the option for a minimum side yard setback of 0.0' across the site. The reason for this request is because the home on Lot 5 has been constructed as a model home on the lot line between Lots 4 and 5. This request will maintain a minimum distance of 7.5' between Lots 3 and 4, and 4 and 5.

### PROPERTY OWNER INFORMATION

NAME: BLUE HERON STONEWATER L L C  
ADDRESS: 7900 W SUNSET RD STE 501  
CITY: Las Vegas STATE: NV ZIP CODE: 89113  
TELEPHONE: (702) 899-3486 CELL \_\_\_\_\_ EMAIL: JDamiani@blueheron.com

### APPLICANT INFORMATION

NAME: Matt Burrell - Wallace Morris Kline Surveying, LLC  
ADDRESS: 6525 W. Warm Springs Road, Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: (702) 212-3967 CELL \_\_\_\_\_ EMAIL: mburrell@wmksurveying.com

### CORRESPONDENT INFORMATION

NAME: Mariah Prunchak - Westwood Professional Services  
ADDRESS: 5725 W. Badura Ave., Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
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 Beucler, President  
Property Owner (Print)

3/7/2024  
Date

### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |                             |                             |
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| <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 <u>VE</u>             |

APPLICATION # (s) VC 24-0103

ACCEPTED BY RP

PC MEETING DATE 5/21/24

DATE 3/27/24

BCC MEETING DATE —

TAB/CAC LOCATION Enterprise DATE 5/1/24

from a shared property line. Because there is drainage area that is being filled, we need to waive the setback to bring the site up to an appropriate level and increase the grade. As a result, we are requesting a waiver to allow 4.9 feet within 5 feet of the shared residential property line to the east.

Request to eliminate parking lot landscaping. Landscaping is being placed adjacent along the street frontage. *The site is narrow (149 feet wide) and there is barely enough room for the building, a landscape buffer next to residential, parking (it can only fit parallel parking) and a drive aisle (it is designated one way).*

Request to reduce the landscape buffer adjacent to residential from 15 feet to 10 feet. *The site is narrow (149 feet wide) and there is barely enough room for the building, a landscape buffer next to residential, parking (it can only fit parallel parking) and a drive aisle (it is designated one way).*

Request to allow zero loading spaces. Each unit is owned, there are no deliveries to the site because it is used for storage only.

*The site has been redesigned to accommodate the new code as much as possible.*  
Thank you for your consideration in this matter.

Yours truly,

*Lucy Stewart*

Lucy Stewart

05/21/24 PC AGENDA SHEET

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-24-0122-DIAMOND WINDMILL, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Giles pie Street located between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). MN/RG/ng (For possible action)

RELATED INFORMATION:

**APN:**  
177-16-102-043

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

**BACKGROUND:**

**Project Description**

This is a request to vacate and abandon a 5 foot wide portion of Giles pie Street along the eastern portion of APN 177-16-102-043. According to the applicant, this will allow for a detached sidewalk for a proposed commercial development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-23-0625	Reclassified the site from C-P to C-1 zoning	Approved by BCC	November 2023
UC-22-0312	Increased the maximum combined area of all manager units and waivers for reduced setbacks, reduced landscaping, and alternative driveway geometrics, and design review for an office complex with non-residential design and lighting	Approved by PC	August 2022
WS-19-0314	Reduced driveway separation, throat depth, setbacks, and parking for an office facility	Approved by PC	August 2019
WS-0229-09	Alternative design standards for an office building on a portion of the site	Withdrawn by BCC	May 2009
ZC-1602-05	Reclassified the site from R-E to C-P zoning with a design review for an office building and waivers to reduce setbacks and parking	Approved by BCC	January 2006

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Single family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Neighborhood Commercial	RS20	Single family residential

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

##### 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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

#### Building Department - Addressing

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PETERSEN MANAGEMENT, LLC**

**CONTACT: VTN NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146**

DRAFT



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# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-16-102-043

PROPERTY ADDRESS/ CROSS STREETS: 8125 GILESPIE STREET, WINDMILL LANE / GILESPIE STREET

### DETAILED SUMMARY PROJECT DESCRIPTION

COMMERCIAL DEVELOPMENT OF WINDMILL CORPORATE PARK

### PROPERTY OWNER INFORMATION

NAME: DIAMOND WINDMILL LLC c/o Petersen Management LLC  
ADDRESS: 5052 S JONES BLVD, SUITE 165  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118  
TELEPHONE: 702-734-9393 CELL 702-370-6571 EMAIL: DPAPPA@VISICONLV.COM

### APPLICANT INFORMATION (must match online record)

NAME: Petersen Management LLC - Darren C Petersen , manager  
ADDRESS: 5052 S JONES BLVD, SUITE 165  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-734-9393 CELL 702-370-6571 EMAIL: DPAPPA@VISICONLV.COM

### CORRESPONDENT INFORMATION (must match online record)

NAME: VTN NEVADA - KAYLA CASSELLA  
ADDRESS: 2727 S RAINBOW BLVD  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89146 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-253-2411 CELL \_\_\_\_\_ EMAIL: KAYLAC@VTNNV.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, all 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] DARREN C PETERSON 3/7/24  
Property Owner (Signature)\* Property Owner (Print) Date

- DEPARTMENT USE ONLY:
- |                              |                             |                              |                               |                             |  |                             |
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| <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) VS-24-0122  
PC MEETING DATE 5-21-24  
BCC MEETING DATE \_\_\_\_\_  
TAB/CAC LOCATION ENTERPRISE DATE 5-1-24  
ACCEPTED BY RR  
DATE 3-26-24  
FEES \$1200.00



March 6, 2024  
W.O. 8319

Clark County Public Works  
500 S Grand Central Parkway  
Las Vegas, Nevada 89155

**Attention: Planning Department**

**Subject: Vacation Request  
APN 177-16-102-043**

Planning Department,

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

1. Public Right-of-Way

The subject property is located South of Windmill Lane and West of Giles pie Street within the Enterprise land use planning area of Clark County jurisdiction.

The applicant is requesting this vacation in order to develop the subject property.

**Vacation Request**

The applicant is requesting to vacate 5' of right-of-way on Giles pie Street as shown on the vacation site plan and described in the legal description. The vacation of the right-of-way is to comply with the detached sidewalk requirement for a commercial development.

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

Sincerely,  
VTN Nevada

*Kayla Cassella*

Kayla Cassella  
Project Coordinator

PLANNER COPY



05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0123-ME 52 PARTNERS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Levi Avenue and Erie Avenue, and between Rainbow Boulevard and Tenaya Way (alignment) within Enterprise (description on file). JJ/tpd/ng (For possible action)

RELATED INFORMATION:

**APN:**

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

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

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 33 foot wide easement along the south and west sides of APN 176-34-601-006; and 2) a 3 foot wide easement along the north side of APN 176-34-601-006. The applicant indicates these easements are no longer necessary for utility or right-of-way purposes and their vacation will not impact the surrounding parcels.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-21-0666	Vacated and abandoned easements between Rainbow Boulevard and Montessouri Street (alignment), and between Erie Avenue and Levi Avenue - expired	Approved by BCC	January 2022
TM-21-500186	106 single family residential lots and common lots	Approved by BCC	January 2022
ORD-21-900516	Ordinance to adopt a development agreement for a residential development	Approved by BCC	October 2021
NZC-20-0545	Reclassified both subject parcels to RUD Planned Unit Development for an attached single family residential development consisting of 106 residential lots	Approved by BCC	March 2021

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
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	IP	Undeveloped
West	Open Lands	RS20 (PCO)	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 patent easements that are not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised 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**

- Right-of-way dedication to include 30 feet to the back of curb for Levi Avenue and associated spandrel;
- 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.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

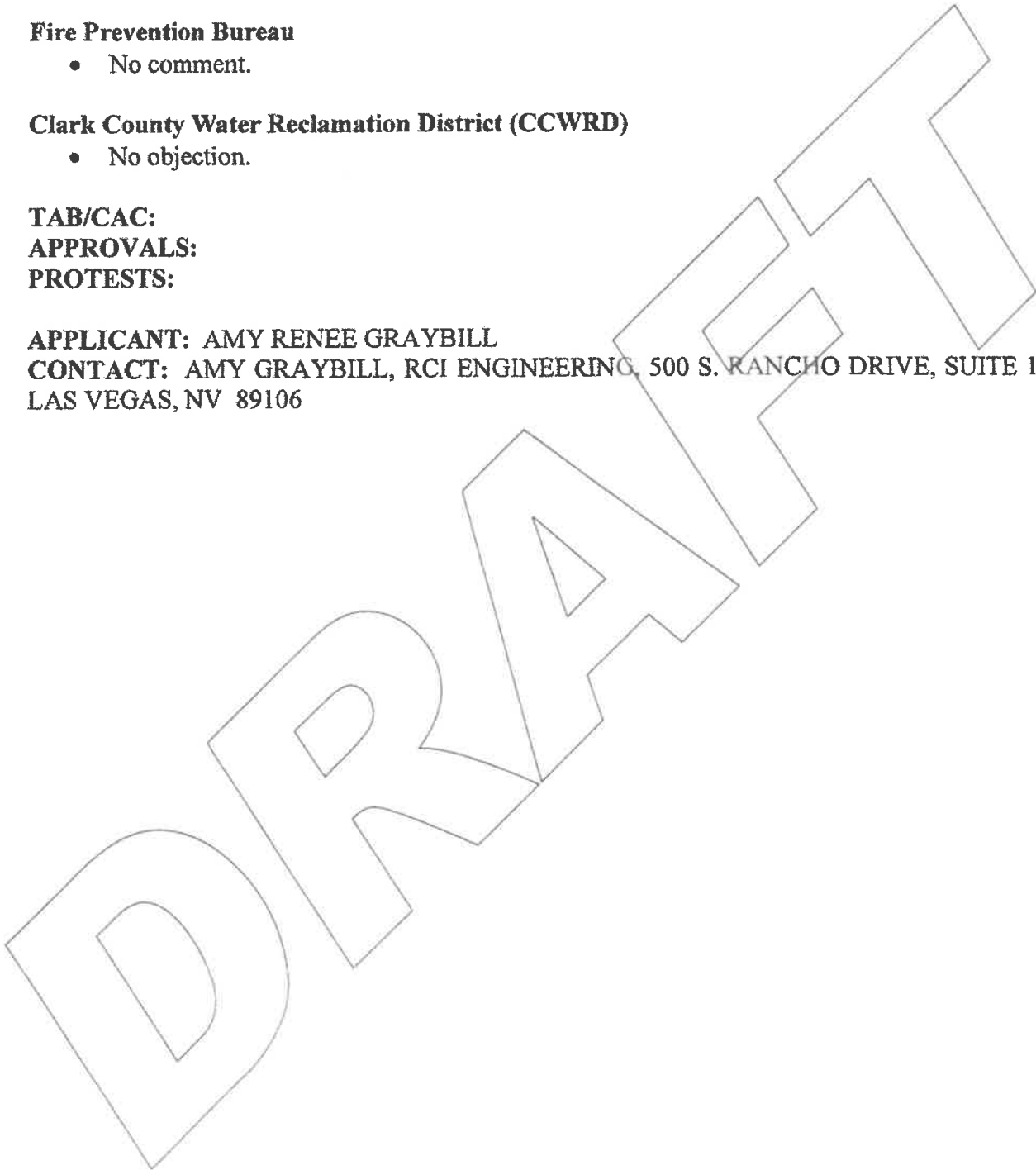
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: AMY RENEE GRAYBILL**

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







# Department of Comprehensive Planning Application Form

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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 # 210171

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 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

- |                              |                             |                              |                               |                             |  |                             |
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APPLICATION # (S) VS-24-0123

RECEIVED BY Tyler (tpd)

PC MEETING DATE 05/21/24

DATE 3/27/24

BCC MEETING DATE \_\_\_\_\_

\$1,200.00

TAB/PAC LOCATION Enterprise DATE 05/01/24

**PLANNER  
COPY**

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March 22, 2024

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

**RE: Vacation 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 a vacation for Mountain's Edge Town Homes a Single-Family Residential Development.

The Project site consists of 8.61 gross acres located at Erie Avenue and Rainbow Boulevard, Assessor's Parcel Numbers are 176-34-601-011 and 176-34-601-006

We are requesting the vacation of a 33-foot-wide patent easement along the subject parcel's western boundary and a 33-foot-wide patent easement along the subject parcel's southern boundary and the southernmost 3-feet of the patent easement located along the subject parcel's northern boundary. These patent easements are no longer needed for utility or right-of-way purposes and their vacation will not impact adjacent parcels.

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 be 'Chris Thompson', written over a light blue horizontal line.

Chris Thompson, P.E.  
Principal

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-24-400035 (VS-23-0784)-REUVEN YITZHAK:

WAIVER OF CONDITIONS of a vacation and abandonment of easement requiring a drainage study and compliance.

Generally located on the east side of Fairfield Avenue and the north side of Mesa Verde Lane within Enterprise. MN/tpd/ng (For possible action)

RELATED INFORMATION:

**APN:**

177-09-704-017

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The approved application (VS-23-0784) vacated and abandoned easements of interest to Clark County located between Fairfield Avenue and Bermuda Road, and between Mesa Verde Lane and Moberly Avenue (alignment). Now the applicant is seeking a waiver for the condition requiring a drainage study.

Previous Conditions of Approval

Listed below are the approved conditions for VS-23-0784:

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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;

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- Right-of-way dedication to include 30 feet for Fairfield Avenue, 30 feet for Mesa Verde Lane and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Applicant's Justification**

The applicant states the project had been cleared to mylar with an approved vacation and abandonment, and Public Works Department is requiring a technical drainage study. A drainage study was not requested through the first and second reviews. In addition, the applicant states that the property will be below one acre when the 30 feet of right-of-way is dedicated along Fairfield Avenue and East Mesa Verde Lane.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-23-0784	Vacated and abandoned easements of interest to Clark County	Approved by PC	February 2024
ZC-1026-05	Reclassified approximately 3,800 parcels from RS20 (formerly R-E) to RS20 (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-I)	Single family residential & 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**

**Public Works - Development Review**

Staff has no objection to waiving the drainage study condition. An upstream approved drainage study was reviewed to determine the depth of flow in the street. Based on the depth of flow obtained, it was determined that the proposed finish floor elevation would be elevated high enough to be flood protected.

**Staff Recommendation**

Approval.

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

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



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

**APPLICANT: ACG DESIGN**

**CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV  
89103**

**DRAFT**



WC-24-400035



# Department of Comprehensive Planning Application Form

11

ASSESSOR PARCEL #(s): 177-09-704-017

PROPERTY ADDRESS/ CROSS STREETS: Fairfield Ave and E Mesa Verde Lane

### DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Condition to NOFA for the submittal of a Technical Drainage Study for VS-23-0784

### PROPERTY OWNER INFORMATION

NAME: Isaac Reuven  
ADDRESS: 3521 Kahala Bay Lane  
CITY: Las Vegas STATE: NV ZIP CODE: 89147  
TELEPHONE: 702-278-2715 CELL: \_\_\_\_\_ EMAIL: Isaac@giclv.com

### APPLICANT INFORMATION (must match online record)

NAME: ACG Design  
ADDRESS: 4310 Cameron Street Suite 12-A  
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: (702) 523-0531 CELL: \_\_\_\_\_ EMAIL: acgdesignpermits@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Wyn K. Dahlke, ACG Design  
ADDRESS: 4310 Cameron Street Suite 12-A  
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: (702) 523-0531 CELL: \_\_\_\_\_ EMAIL: acgdesignpermits@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.

[Signature] Property Owner (Signature)\*      Yitzhak Reuven Property Owner (Print)      03/13/2024 Date

- DEPARTMENT USE ONLY:
- |                              |                              |                               |                                |                             |  |                                |
|------------------------------|------------------------------|-------------------------------|--------------------------------|-----------------------------|--|--------------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AP  | <input type="checkbox"/> ET   | <input type="checkbox"/> P(UD) | <input type="checkbox"/> SN | <input type="checkbox"/> UP            | <input type="checkbox"/> WS    |
| <input type="checkbox"/> ADP | <input type="checkbox"/> A/P | <input type="checkbox"/> IPA  | <input type="checkbox"/> SC    | <input type="checkbox"/> TC | <input type="checkbox"/> V*            | <input type="checkbox"/> ZC    |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR  | <input type="checkbox"/> IPUD | <input type="checkbox"/> SDR   | <input type="checkbox"/> TM | <input checked="" type="checkbox"/> WC | <input type="checkbox"/> OTHER |

APPLICATOR #(s): WC-24-400035      AC REF ID: MH  
BY MEETING DATE: 5-24-24      DATE: 3-14-24  
BGA FIRM: \_\_\_\_\_      FEE: 1800  
FABRIK LOCATION: Enterprise      DATE: 5-1-24

WC-24-400035



March 13, 2024

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

**RE: Waiver of Conditions for NOFA for Patent Easement Vacation VS-23-0784**  
**Project Name: E. Mesa Verde Ln.**  
**Project Address: NEC E. Mesa Verde Ln. & Fairfield Ave.**  
**Clark County, Nevada 89123**  
**Assessor's Parcel #: 177-09-704-017**

To Whom It May Concern:

Please find attached our application for a Waiver of Conditions to the Notice of Final Action for the Vacation of a Patent Easement along Fairfield Avenue and East Mesa Verde Lane. We have received approval to vacate the patent easement; however, per the NOFA, a Technical Drainage Study is now required.

This project had previously been approved to mylar by Clark County Public Works, pending the vacation of a patent easement. A drainage study was not requested through the first and second reviews.

In addition, once the 30 feet of right of way is dedicated on Fairfield Avenue and East Mesa Verde Lane, the property will be below one acre.

If you have any questions or concerns, please feel free to contact me.

Sincerely,



Randolph Skorpinski  
Principal/Civil Engineer  
Architectural Civil Group, LLC.  
[RSkorpinski@acg.design](mailto:RSkorpinski@acg.design)  
(702) 569-9157

05/22/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400023 (UC-22-0012)-BORISA ZEN CENTER INC:

**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) place of worship (meditation room); and 2) allow an existing carport to not be architecturally compatible to the main residence.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate landscaping adjacent to a less intensive use; 2) allow alternative landscaping adjacent to an arterial street; 3) allow alternative landscaping adjacent to a less intensive use; 4) eliminate trash enclosure; 5) allow modified driveway geometrics; and 6) waive full off-site improvements.

**DESIGN REVIEW** for a place of worship (meditation room) in conjunction with an existing single family residence on 1.0 acre in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Warm Springs Road, 150 feet west of Cameron Street within Enterprise. MN/my/ng (For possible action)

---

RELATED INFORMATION:

**APN:**

177-06-402-027

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate landscaping adjacent to a less intense use (single family residence) to the north and a portion of the west property line where Figure 30.64-11 is required.
2. Allow alternative landscaping adjacent to an arterial street (Warm Springs Road) where Figure 30.64-11 is required.
3. Allow alternative landscaping adjacent to a less intense use (single family residence) to the east and west where Figure 30.64-11 is required.
4. Eliminate the trash enclosure where required per Section 30.56.120.
5. Allow the existing driveway geometrics to remain where commercial driveways are required per Uniform Standard Drawing 222.1.
6. Waive full off-site requirements (curb, gutter, sidewalk, streetlights, and partial paving).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4662 W. Warm Springs Road

- Site Acreage: 1
- Project Type: Place of worship (meditation room)
- Number of Stories: 1
- Building Height (feet): 13 (existing residence)/10 (existing accessory storage structure #1)/9 (existing accessory storage structure #2)/10 (existing accessory storage structure #3)/8 (existing detached accessory shade structure)/12 (existing detached metal carport)
- Square Feet: 3,303 (existing residence)/382 (proposed interior meditation room)/201 (existing accessory storage structure #1)/172 (existing accessory storage structure #2)/99 (existing accessory storage structure #3)/347 (existing detached accessory shade structure)/393 (existing detached metal carport)
- Parking Required/Provided: 4/4 (related to a place of worship only – meditation room)

#### Site Plan

The approved site plan depicts an existing single family residence on 1 acre with five accessory structures. Three structures are situated in the northwest corner of the lot. A detached shade structure is located near the northern property line. A car shade has been erected near the eastern property line. One room within the residence is being converted into a meditation room.

#### Landscaping

Waivers for alternative landscaping were approved. This allows landscaping to stay as it currently exists along the property lines. Landscaping finger islands are being added to the required parking on the parcel.

#### Elevations

The applicant submitted photos with dimensions which depict all of the existing structures on the site. All structures but the carport are architecturally compatible with the main residence. None of the structures' heights exceed the 13 foot height of the home.

#### Floor Plans

The approved plans show that the main residence has an overall area of 3,303 square feet. The floor plan shows that the proposed interior meditation room has an overall area of 382 square feet. Attendees of the meditation space will access this area directly from the foyer room of the main residence.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0012:

#### Current Planning

- Plant 2 trees in the southwest corner landscape planter;
- Relocate the detached accessory shade structure 5 feet south from the rear (north) wall;
- Design review as a public hearing for significant changes to the plans;

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

#### Public Works - Development Review

- "No Parking" signs must be posted on both the north and south sides of Warm Springs Road between Cameron Street and Ullom Drive;
- Applicant to coordinate a contribution with Public Works for improvements on Warm Springs Road;
- Coordinate with Public Works - Design Division for the Warm Springs Road improvement project;
- Dedicate any right-of-way and easements necessary for the Warm Springs Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement; so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

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

#### Applicant's Justification

The applicant has stated that they are seeking more time to complete the meditation room as the permitting process with the Building Department has taken longer than expected. The applicant says that they have had a difficult time finding an engineer who was willing to assist them with their project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-22-0012	Conversion of part of a single family residence to a place of worship	Approved by BCC	March 2022
VS-22-0013	Vacation and abandonment of 2 alignment easements - expired	Approved by BCC	March 2022

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (Residential Single-Family 20) (NPO-RNP)	Undeveloped
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (Residential Single-Family 20) (NPO-RNP)	Single family residential

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

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request 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 notes that the applicant has made very little progress but can support a first extension of time with the expectation that progress will be made in the next 2 years.

**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 2, 2026 to commence 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.

**Fire Prevention Bureau**

- No comment

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

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: SUNJUNG PARK**

**CONTACT: SUZANA RUTAR, SUZANA RUTAR ARCHITECTURE, 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119**



E1-24-400023



# Department of Comprehensive Planning Application Form

12

ASSESSOR PARCEL #(s): 177-06-402-027

PROPERTY ADDRESS/ CROSS STREETS: 4662 W. Warm Springs Rd., Las Vegas, NV 89118

### DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time for UC-22-0012

### PROPERTY OWNER INFORMATION

NAME: Borisa Zen Center  
ADDRESS: 4662 W. Warm Springs Rd.  
CITY: Las Vegas STATE: NV ZIP CODE: 89118  
TELEPHONE: 702-909-9453 CELL 510-717-5181 EMAIL: borisazencenter@gmail.com

### APPLICANT INFORMATION (must match online record)

NAME: SunJung Park  
ADDRESS: 4662 W. Warm Springs Rd.  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-909-9453 CELL 510-717-5181 EMAIL: borisazencenter@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: SUZANA RUTAR Architect LTD. (Simona Stephens)  
ADDRESS: 1950 E. Warm Springs Rd.  
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 193461  
TELEPHONE: 702-263-6176 CELL \_\_\_\_\_ EMAIL: simona@srutar.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 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)\*

SUNJUNG PARK  
Property Owner (Print)

2/16/2024  
Date

- |                              |                             |  |                               |                             |                             |                             |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input checked="" type="checkbox"/> IT | <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"/> SF   | <input type="checkbox"/> TI | <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 _____                 |

DEPARTMENT FILE NO: E1-24-400023      COUNTY FILE NO: MY

APPLICANT FILE NO: \_\_\_\_\_      DATE: 2/22/24

APPLICANT TYPE: Enterprise      (S-22-24)

APPLICANT TYPE: \_\_\_\_\_      (S-1-24)      \$900.00

ET-24-400023

RUTAR

SUZANA RUTAR, Architect Ltd.,  
A Professional Corporation

February 21, 2024

Clark County Comprehensive Planning  
Current Planning Division  
500 South Grand Central Pky.  
P.O. Box 551744  
Las Vegas, Nevada 89155-1744

Re: **Extension of Time for UC-22-0012**  
**Justification Letter**  
APN # 177-06-402-027  
4662 W. Warm Springs Rd.  
Las Vegas, NV 89118

To Whom It May Concern:

This is a Justification Letter for the above referenced property for Extension of Time. The reason we are asking for an extension to have more time to address the comments from the building. The Building Department has required a grading permit for this property, for the parking lot and due to the small size of the project, it has been challenging in finding a civil engineer who would be interested in completing it. Finally, when owner was able to retain a civil engineer, their workload has been high and small scale projects haven't been a priority. The project is moving forward, but at the very slow pace. We would like to request for additional time to respond to all comments.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702-263-6176.

Sincerely,



Simona Stephens  
Project Architect

SUZANA RUTAR Architect Ltd.  
A Professional Corporation

1950 E. Warm Springs Road · Las Vegas, Nevada 89119  
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582  
Email: [Simona@SRutar.com](mailto:Simona@SRutar.com)



# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

12

Application Number: ET-24-400023

Property Owner or Subdivision Name: BORISA ZEN CENTER

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: TAB/CAC \_\_\_\_\_ PC \_\_\_\_\_ BCC \_\_\_\_\_

Add this application to the: TAB/CAC \_\_\_\_\_ PC \_\_\_\_\_ BCC \_\_\_\_\_

**Change(s) to be made:**

- Held no date specific
- Withdrawn
- No change to meeting(s) TAB 05/01/24; BCC 05/22/24
- Amend Write-up
- Renotify
- Make a public hearing (Radius: \_\_\_\_\_)
- Rescheduling
- Other: REMOVE SIGN POSTING
- Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_
- Refund
  - 80%
  - 100% (please include justification for full refund below)

AMOUNT OF REFUND\$: \_\_\_\_\_

Reason for Change: REMOVE SIGN POSTING

Change initiated by: MY Date: 04/01/24

Change authorized by: [Signature] Date: 4/1/24

Change processed by: [Signature] Date: 4/1/24

Follow up assigned to: \_\_\_\_\_ Instructions: \_\_\_\_\_

Parcel Number(s): 177-06-402-027

Town Board(s): ENTERPRISE



05/22/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0112-SHANGOOLY, LLC:**

**ZONE CHANGE** to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise (description on file). JJ/bb/ng (For possible action)

RELATED INFORMATION:

**APN:**

176-30-501-002

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates the proposed zone change is compatible with the area given the similarly zoned RS3.3 developments to the north, and Mid-Intensity Suburban Neighborhood (up to 8 du/acre) planned land use on the east, west, and south of the site. This area is anticipated to be developed within this density, as outlined in the Master Plan.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WT-0779-95	Overhead power lines	Approved by PC	June 1995

**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, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

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

**Related Applications**

Application Number	Request
WS-24-0113	Waivers of development standards for wall height, increased finished grade, and driveway separation is a companion item on this agenda.
VS-24-0114	Vacation of patent easements is a companion item on this agenda.
TM-24-500029	A tentative map for a 15 lot single family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that there has been a trend for parcels in the area to be reclassified to an RS3.3 zone for single family residential development, especially in the area to the south of Blue Diamond Road, west of Fort Apache Road, north of Gomer Road and to the east of Hualapai Way. This location represents the first reclassification of lands south of Gomer Road for RS3.3 development. The underlying planned land use is Mid-Intensity Suburban Neighborhood with up to 8 du/ac on the property surrounding this parcel. There has been no indication from public service providers that the project would have a substantial adverse effect on public facilities and services in the area. The project complies with Policy 6.1.4, which encourages compact development within the disposal boundary along with other applicable goals and policies. For these reasons, staff finds the request for the RS3.3 zone is appropriate for this location.

**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:**

**Public Works - Development Review**

- Right-of-way dedication to include 35 feet to the back of curb for Gomer Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0473-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KHUSROW ROOHANI**

**CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BLVD, LAS VEGAS, NV 89147**



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# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-30-501-002

PROPERTY ADDRESS/ CROSS STREETS: Gomer Rd and Durham Ranch St

### DETAILED SUMMARY PROJECT DESCRIPTION

15 Lot Single-Family Residential Subdivision on 2.5 acres south of Gomer Road and 1,000 feet west of Fort Apache Road.

### PROPERTY OWNER INFORMATION

NAME: Shangooly LLC  
ADDRESS: 9500 Hillwood Drive, Suite 201  
CITY: Las Vegas STATE: NV ZIP CODE: 89134  
TELEPHONE: (702) 249-0777 CELL \_\_\_\_\_ EMAIL: freddierohani@gmail.com

### APPLICANT INFORMATION

NAME: Freddie Rohani  
ADDRESS: 9500 Hillwood Drive, Suite 201  
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-249-0777 CELL \_\_\_\_\_ EMAIL: freddierohani@gmail.com

### CORRESPONDENT INFORMATION

NAME: Taney Engineering; Attn: Jessica Walesa  
ADDRESS: 6030 S Jones Blvd  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-362-8844 CELL \_\_\_\_\_ EMAIL: jessicaw@taneycorp.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.

[Signature]  
Property Owner (Signature)\*

FARHANG ROHANI  
Property Owner (Print)

01/03/2024  
Date

### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |                             |   |
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| <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 checked="" type="checkbox"/> ZC Conforming |
| <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) ZC-24-0112

ACCEPTED BY [Signature]

PC MEETING DATE \_\_\_\_\_

DATE 3-21-2024

BCC MEETING DATE 5-22-2024

TAB/CAC LOCATION Enterprise

DATE May 1, 2024

APR-23-101556



## TANEY ENGINEERING

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

February 9, 2024

Clark County  
Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89115

**Re: Gomer & Durham Ranch**  
**APR-23-101556**  
**APN: 176-30-501-002**  
**Justification Letter**

**PLANNER  
COPY**

ZC-24-0112

To whom it may concern:

Taney Engineering, on behalf of Shangooly LLC, is respectfully submitting justification a Zone Boundary Amendment in support of a proposed 2.5 gross acre, 15-lot single-family residential subdivision. A separate request has been submitted for a Tentative Map, Waiver of Development Standards, and Design Reviews.

### **Property Information**

The subject site is 2.5 gross acres and located south of Gomer Road and approximately 1,000 square feet west of Fort Apache Road. The rezoning is requested in support of a proposed 15-lot single-family residential subdivision with a density of 6 dwelling units per acre. The lots range in size from 3,462 square feet to 4,551 square feet, with an average lot size of 3,818 square feet. The site is currently zoned RS20 (Rural Estates Residential District) with a planned land use of MN (Mid- Intensity Suburban Neighborhood).

### **Zone Boundary Amendment**

This request is to rezone the subject parcels, currently zoned RS20 (Rural Estates Residential), to RS3.3 (Single Family Residential District). Although the subject parcels abut properties zoned RS20 (Rural Estates Residential District), there is a development to the north with an RS3.3 (Single Family Residential District) zoning category. The presence of this adjacent RS3.3 zoning, coupled with the conformity to the current land use category, underscores the appropriateness of this requested zoning change for the area.

Furthermore, this Zone Boundary Amendment serves as a proactive response to the community's call for thoughtful and coordinated development. By aligning with approved entitlements for neighboring parcels, this request contributes to the creation of a cohesive and harmonious urban environment. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use, minimizing urban sprawl, and fostering a more sustainable and connected urban fabric. This request actively promotes the county's sustainability goals by repurposing and enhancing underutilized spaces.

In addition to addressing the immediate needs of the community, this proposed amendment signifies a forward-thinking approach to zoning decisions. The compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region. The Zone Boundary Amendment prioritizes the optimization of the subject parcels within the broader context of its geographical and environmental considerations, contributing to the long-term vision for the area.



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

Sincerely,

Handwritten signature of Susan Florian in cursive script.

Susan Florian  
Land Planner

PLANNER  
COPY



05/22/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0114-SHANGOOLY, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Gomer Road and Le Baron Avenue (alignment), and between Grand Canyon Drive (alignment) and Fort Apache Road within Enterprise (description on file). JJ/bb/ng (For possible action)

RELATED INFORMATION:

**APN:**

176-30-501-002

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant is proposing to develop the site as a single family residential development. The request is to vacate patent easements that the applicant indicates are not necessary for the development of the area. Any required rights-of-way, utility, and drainage easements will be dedicated with the recording of a subdivision map that is a companion item on this agenda.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WT-0779-95	Overhead power lines	Approved by PC	June 1995

**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
South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

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

**Related Applications**

Application Number	Request
WS-24-0113	Waiver of development standards for wall height, increased finished grade, and driveway separation is a companion item on this agenda.

### Related Applications

Application Number	Request
ZC-24-0112	A zone change to reclassify 2.5 acres from RS20 to RS3.3 zoning is a companion item on this agenda.
TM-24-500029	A tentative map for a 15 lot single family residential development is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 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

- Right-of-way dedication to include 35 feet to the back of curb for Gomer Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.



- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

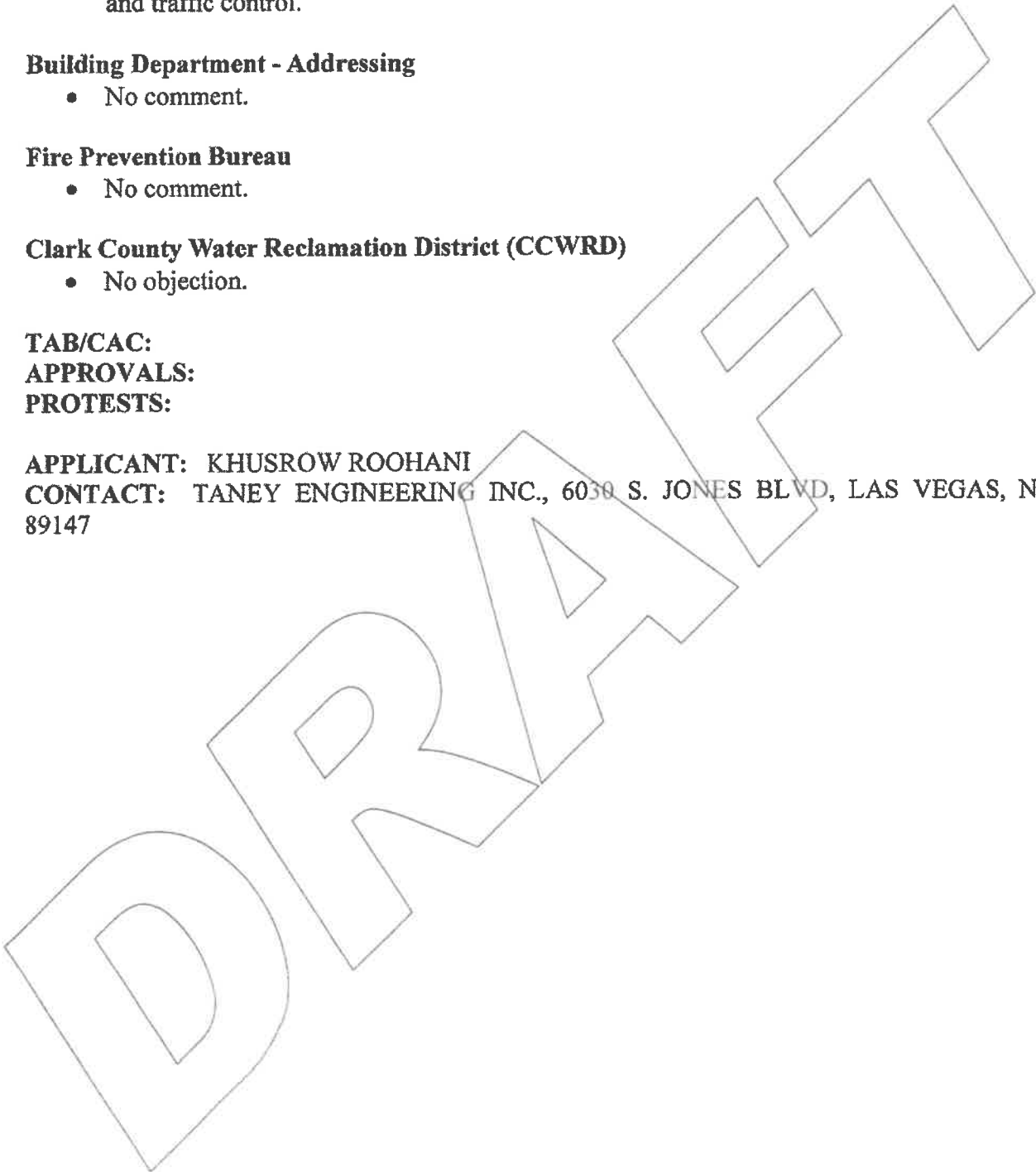
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KHUSROW ROOHANI**

**CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BLVD, LAS VEGAS, NV  
89147**





14



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-30-501-002

PROPERTY ADDRESS/ CROSS STREETS: Gomer Rd and Durham Ranch St

### DETAILED SUMMARY PROJECT DESCRIPTION

15 Lot Single-Family Residential Subdivision on 2.5 acres south of Gomer Road and 1,000 feet west of Fort Apache Road.

### PROPERTY OWNER INFORMATION

NAME: Shangooly LLC  
ADDRESS: 9500 Hillwood Drive, Suite 201  
CITY: Las Vegas STATE: NV ZIP CODE: 89134  
TELEPHONE: (702) 249-0777 CELL \_\_\_\_\_ EMAIL: freddierohani@gmail.com

### APPLICANT INFORMATION

NAME: Freddie Rohani  
ADDRESS: 9500 Hillwood Drive, Suite 201  
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-249-0777 CELL \_\_\_\_\_ EMAIL: freddierohani@gmail.com

### CORRESPONDENT INFORMATION

NAME: Taney Engineering; Attn: Jessica Walesa  
ADDRESS: 6030 S Jones Blvd  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-362-8844 CELL \_\_\_\_\_ EMAIL: jessicaw@taneycorp.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.

[Signature]  
Property Owner (Signature)\*

FARHANG ROHANI  
Property Owner (Print)

01/03/2024  
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) VS-24-0114

ACCEPTED BY [Signature]

PC MEETING DATE \_\_\_\_\_

DATE 3-21-2024

BCC MEETING DATE 5-22-2024

TAB/CAC LOCATION Enterprise

DATE 5-1-2024



# TANEY ENGINEERING

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

February 9, 2024

Clark County  
Department of Public Works  
500 South Grand Central Parkway  
Las Vegas, NV 89155

**Re: Gomer & Durham Ranch**  
**APR-23-101556**  
**APN: 176-30-501-002**  
**Justification Letter**

PLANNER  
COPY

US-24-0114

To whom it may concern:

Taney Engineering, on behalf of Shangooly, LLC, is respectfully submitting justification for the vacation of a patent easements.

### **Patent Easement Vacation**

This request is to vacate 33-foot-wide portions of patent easements located along the east, south, and west property boundaries of APN: 176-30-501-002.

Due to the subject parcel being developed into a single-family residential subdivision, the stated patent easement is no longer necessary.

A legal description, exhibit, and supporting documents for the vacation have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian  
Land Planner

05/22/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0113-SHANGOOLY, LLC:

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height in conjunction with a single-family development; 2) finished grades; and 3) alternative driveway geometrics.

**DESIGN REVIEW** for a single-family residential development on 2.5 acres in a RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise. JJ/bb/ng (For possible action)

RELATED INFORMATION:

APN:

176-30-501-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase retaining wall height to 6 feet where a maximum height of 3 feet is permitted per Section 30.04.03C (a 100% increase).
2. Allow 6 feet of fill where a maximum of 3 feet is allowed within 5 feet of a shared property line per Section 30.04.06 F (a 100% increase).
3.
  - a. Reduce driveway separation for Lot 1 to 1 foot where 12 feet is required to a curb return per Uniform Standard Drawing 222 (a 92% decrease).
  - b. Reduce driveway separation for Lot 15 to 7 feet where 12 feet is required to a curb return per Uniform Standard Drawing 222 (a 42% decrease).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential
- Number of Lots/Units: 15
- Density (du/ac): 6
- Minimum/Maximum Lot Size (square feet): 3,462/4,551
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 1,614 to 2,643

- Open Space Required/Provided: 0/7,173 sf
- Parking Required/Provided: 33/33
- Sustainability Points Required/Provided:

### Site Plan

The site plan depicts a 15 lot single family residential subdivision located 1,000 feet west of Fort Apache Road on the south side of Gomer Road. The subdivision is accessed from the south side of Gomer Road directly across from Durham Ranch Street on the north side of Gomer Road. The access street dead-ends into an east west street that has a cul-de-sac on the west side of the property, and a stub street on the east side of the property. Four common element lots include landscaping along Gomer Road and power line easements at the northeast corner of the property and on the south side of the property. The 6 foot high retaining wall and up to 6 feet of fill is located along the east property line. The property to the east is currently undeveloped and planned for similar density single-family residential development.

### Landscaping

The landscape plan depicts a 5 foot wide detached sidewalk located along Gomer Road, and a 4 foot wide sidewalk leading to the interior of the development on the west side of the entry street. Three on street parking spaces are provided for visitor use at the east end of the interior stub street. Twelve medium or large trees are depicted on the landscape plan along Gomer Road in common element areas A, B, and C. Five medium size trees are in common element area A and the open space area under the existing power easement at the northeast corner of the property. Common element area D is a 24 foot wide easement area for an existing power line; no improvements are proposed to this area and access is provided for the utility company through easements to the east and west. A meandering trail is depicted in common element area A running northwest to southeast.

### Elevations

The plans depict 4 two story models from 1,614 square feet to 2,643 square feet. Each model has 3 elevations with a variety of façade treatments on each side of the elevations. Each home has a combination of slate or rolled tile roofing, a variety of earth tone colors, decorative shutters, faux wood siding, pop outs, wall returns, stucco siding, covered entry, stone veneer, section garage doors, foam trim, and end beam accents.

### Floor Plans

Floor plans depict 3, three bedroom models, and 1, four bedroom model. The floor plans range in area from 1,614 square feet to 2,643 square feet. Each home will have a 2 car garage with EV charging capability.

### Applicant's Justification

The applicant is proposing to develop 2.5 gross acres with 15 lots and 4 common element lots 1,000 feet west of Fort Apache Road and on the south side of Gomer Road. The property has 2 large power line easements running through the site at the south side and northeast corner of the property. The access road will provide a pedestrian connection to Gomer Road with a 4 foot sidewalk on the west side of the entry street and includes 3 on street parking spaces, full size driveways and 2 car garages to meet parking requirements.

### Prior Land Use Requests

Application Number	Request	Action	Date
WT-0779-95	Overhead power lines	Approved by PC	June 1995

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

### 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
South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

### Related Applications

Application Number	Request
ZC-24-0112	A zone change to reclassify 2.5 acres from RS20 to RS3.3 is a companion item on this agenda.
TM-24-500029	A tentative map for a 15 lot single family residential development is a companion item on this agenda.
VS-24-0114	A request to vacate patent easements 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

#### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

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

Approximately 6 feet of increased finished grade along the east property line will not meet the intent of Title 30 for limiting the impacts to adjacent planned residential property. The proposed lot sizes are typically 35 feet wide with a home footprint of 25 feet in width. The resulting 5 foot side setback does not provide enough room for tiered retaining walls on Lot 14 as required by code. Additionally, while tiered walls could be provided in the backyard area for Lot 15, and for common lots A and B, the applicant did not choose to do this. These are self-imposed hardships

that can be rectified with a redesign of the subdivision. The proposed wall and increased finished grades on the residential property line do not meet the intent of Clark County Master Plan Policy EN-1.1 Neighborhood Integrity related to contiguous and uniform neighborhood development. For these reasons, staff cannot support waivers #1 and #2.

#### 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 proposed lot design does not accommodate compliance with Title 30 requirements for increased finished grades, and wall height standards. The development does provide site access and circulation, including visitor parking and adequate driveway spaces without negative impacts to adjacent roadways or neighborhood traffic. The proposed residential homes will meet setbacks, architectural, and aesthetic standards and are not unsightly or undesirable in appearance. However, staff finds that the site should be redesigned to meet the code requirements for increased fill and retaining walls. Therefore, staff cannot support this request.

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

##### Waiver of Development Standards #3a

Staff has no objection to the reduced distance from the back of curb radius (BCR) to the driveway for Lot 15 as there should be minimal traffic from the east, reducing conflicts at the driveway. However, since staff cannot support the application in its entirety, staff cannot support this request.

##### Waiver of Development Standards #3b

Staff cannot support the request to reduce the distance from the back of curb radius (BCR) to the driveway for Lot 1 as there are potential conflicts with traffic navigating the turn onto Barranca Court.

#### **Staff Recommendation**

**Denial**

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

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

##### **Comprehensive Planning**

If approved.

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;



- 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 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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Gomer Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- 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.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KHUSROW ROOHANI**

**CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BLVD, LAS VEGAS, NV  
89147**



15



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-30-501-002

PROPERTY ADDRESS/ CROSS STREETS: Gomer Rd and Durham Ranch St

### DETAILED SUMMARY PROJECT DESCRIPTION

15 Lot Single-Family Residential Subdivision on 2.5 acres south of Gomer Road and 1,000 feet west of Fort Apache Road.

### PROPERTY OWNER INFORMATION

NAME: Shangooly LLC  
ADDRESS: 9500 Hillwood Drive, Suite 201  
CITY: Las Vegas STATE: NV ZIP CODE: 89134  
TELEPHONE: (702) 249-0777 CELL \_\_\_\_\_ EMAIL: freddierohani@gmail.com

### APPLICANT INFORMATION

NAME: Freddie Rohani  
ADDRESS: 9500 Hillwood Drive, Suite 201  
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-249-0777 CELL \_\_\_\_\_ EMAIL: freddierohani@gmail.com

### CORRESPONDENT INFORMATION

NAME: Taney Engineering; Attn: Jessica Walesa  
ADDRESS: 6030 S Jones Blvd  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-362-8844 CELL \_\_\_\_\_ EMAIL: jessicaw@taneycorp.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)\*

FARHANG ROHANI  
Property Owner (Print)

01/03/2024  
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 checked="" 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 checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) NS/DR-24-0113

ACCEPTED BY [Signature]

PC MEETING DATE \_\_\_\_\_

DATE 3-21-2024

BCC MEETING DATE 5-22-2024

TAB/CAC LOCATION Enterprise

DATE 5-1-2024

AVR-23-101556



# TANEY ENGINEERING

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

March 13, 2024

Clark County  
Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89115

Re: **Gomer & Durham Ranch**  
**APR-23-101556**  
**APN: 176-30-501-002**  
**Justification Letter**

**PLANNER  
COPY**

WS/DR-24-0113

To whom it may concern:

Taney Engineering, on behalf of Shangooly, LLC, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 2.5 gross acre, 15-lot single-family residential subdivision.

### Tentative Map

The subject site is 2.5 gross acres and located south of Gomer Road and approximately 1,000 square feet west of Fort Apache Road. A Tentative Map is requested to allow for the development of a 15-lot single-family residential subdivision with a density of 6 dwelling units per acre. The lots range in size from 3,462 square feet to 4,551 square feet, with an average lot size of 3,818 square feet. The site is currently zoned RS20 (Rural Estates Residential District) with a planned land use of MN (Mid-Intensity Suburban Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS3.3 (Single-Family Residential District) zoning.

Gomer Road will receive full off-site improvements including curb, gutter, sidewalk, and streetlights. All lots will be accessed via 43-foot-wide private street with 30" modified roll curb and gutter.

The project site is adjacent to properties with the following zoning categories and planned land use:

- North: RS3.3 (Rural Estates Residential District); MN (Mid -Intensity Suburban Neighborhood)
- East, South & West: RS20 (Rural Estates Residential District); MN (Mid -Intensity Suburban Neighborhood)
- 

A 15-foot landscape buffer, with a detached 5-foot sidewalk, will be provided along Gomer Road. Common lot area A will feature a pathway with medium-sized trees beneath the power easement, adhering to the guidelines set by the SNWA (Southern Nevada Regional Water Authority) specifying the permissible tree species beneath power transmission lines.



### **Waiver of Development Standards – Reduce Driveway Separation to Curb Return**

This request is to allow for a minimum 1.3-foot separation from a driveway and a curb return where a 12-foot minimum is required per the Uniform Standard Drawing 222. To accommodate the proposed two-car driveways, we are requesting that lot 1 have a separation of 1.3 feet and lot 15 have a separation of 7 feet. Reductions of this nature have been approved throughout Clark County and do not pose a safety or functionality concern within this development or for traffic on Ciao Street.

### **Waiver of Development Standards – Wall Height**

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 11.5-foot-high combination 5.5-foot screen wall and 6-foot retaining wall along the east property boundary. The increase in height is necessary so that the site maintains adequate drainage. As the properties adjacent to the proposed retaining walls are currently undeveloped, the expected impact is negligible.

### **Waiver of Development Standards – Excess Fill**

This request is for a waiver to allow for an excess fill of 5.5 feet within 5 feet of shared property line, where a 3-foot maximum is allowed per Section 30.04.06(F)(1). The excess fill is needed for Common Element A to ensure adequate drainage of the lot. As the property adjacent to the proposed excess fill is currently undeveloped, the expected impact is negligible.

### **Design Review – Architecture**

This request is for a design review for architectural floor plans and elevations. The two-story detached single-family homes range from 1,800 square feet to 2,555 square feet in size. The exterior elevations reflect Spanish Colonial, Craftsman, and Tuscan designs and finishes. A two-car garage will be provided for each home, in addition to a full-length driveway that can park a minimum of two vehicles. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

**PLANNER  
COPY**

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

Sincerely,



*Susan Florian*

Susan Florian  
Land Planner

PLANNER  
COPY

05/22/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-24-500029-SHANGOOLY, LLC:**

**TENTATIVE MAP** consisting of 15 residential lots and 4 common lots on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Gomer Road, 1,000 feet west of Fort Apache Road within Enterprise. JJ/bb/ng (For possible action)

RELATED INFORMATION:

**APN:**  
176-30-501-002

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

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

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family residential
- Number of Lots/Units: 15
- Density (du/ac): 6
- Minimum/Maximum Lot Size (square feet): 3,462/4,551

**Prior Land Use Requests**

Application Number	Request	Action	Date
WT-0779-95	Overhead power lines	Approved by PC	June 1995

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

**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
South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-24-0113	Waivers of development standards for wall height, increased finished grade (within 5 feet), and driveway separation is a companion item on this agenda.
ZC-24-0112	A zone change to reclassify 2.5 acres from RS20 to RS3.3 is a companion item on this agenda.
VS-24-0114	A request to vacate patent easements 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**

This request meets the tentative map requirements and standards for approval as outlined in Title 30. However, since staff cannot support the design of the project submitted with WS-24-0113, staff cannot support this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- 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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Gomer Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.



- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Barranca is a street name duplicate;
- Ciao Street is in alignment with and shall assume the name of Durham Ranch Street.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0473-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KHUSROW ROOHANI**

**CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BLVD, LAS VEGAS, NV 89147**



16



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-30-501-002

PROPERTY ADDRESS/ CROSS STREETS: Gomer Rd and Durham Ranch St

### DETAILED SUMMARY PROJECT DESCRIPTION

15 Lot Single-Family Residential Subdivision on 2.5 acres south of Gomer Road and 1,000 feet west of Fort Apache Road.

### PROPERTY OWNER INFORMATION

NAME: Shangooly LLC  
ADDRESS: 9500 Hillwood Drive, Suite 201  
CITY: Las Vegas STATE: NV ZIP CODE: 89134  
TELEPHONE: (702) 249-0777 CELL \_\_\_\_\_ EMAIL: freddierohani@gmail.com

### APPLICANT INFORMATION

NAME: Freddie Rohani  
ADDRESS: 9500 Hillwood Drive, Suite 201  
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-249-0777 CELL \_\_\_\_\_ EMAIL: freddierohani@gmail.com

### CORRESPONDENT INFORMATION

NAME: Taney Engineering; Attn: Jessica Walesa  
ADDRESS: 6030 S Jones Blvd  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-362-8844 CELL \_\_\_\_\_ EMAIL: jessicaw@taneycorp.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.

[Signature]  
Property Owner (Signature)\*

FARHANG ROHANI  
Property Owner (Print)

01/03/2024  
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 type="checkbox"/> SDR  | <input checked="" type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) TM-24-500029

ACCEPTED BY [Signature]

PC MEETING DATE \_\_\_\_\_

DATE 3-21-2024

BCC MEETING DATE 5-22-2024

TAB/CAC LOCATION Enterprise

DATE 5-1-2024



# TANEY ENGINEERING

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

February 20, 2024

Clark County  
Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89115

TM-24-500029

PLANNER  
COPY

**Re: Gomer & Durham Ranch**  
**APR-23-101556**  
**APN: 176-30-501-002**  
**Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Shangooly, LLC, is respectfully submitting justification for a Tentative Map, a Waiver of Development Standards, and a Design Review for a proposed 2.5 gross acre, 15-lot single-family residential subdivision.

### **Tentative Map**

The subject site is 2.5 gross acres and located south of Gomer Road and approximately 1,000 square feet west of Fort Apache Road. A Tentative Map is requested to allow for the development of a 15-lot single-family residential subdivision with a density of 6 dwelling units per acre. The lots range in size from 3,462 square feet to 4,551 square feet, with an average lot size of 3,818 square feet. The site is currently zoned RS20 (Rural Estates Residential District) with a planned land use of MN (Mid-Intensity Suburban Neighborhood). A separate Zone Boundary Amendment is requested in support of the proposed RS3.3 (Single-Family Residential District) zoning.

Gomer Road will receive full off-site improvements including curb, gutter, sidewalk, and streetlights. All lots will be accessed via 43-foot-wide private street with 30" modified roll curb and gutter.

The project site is adjacent to properties with the following zoning categories and planned land use:

- North: RS3.3 (Rural Estates Residential District); MN (Mid-Intensity Suburban Neighborhood)
- East, South & West: RS20 (Rural Estates Residential District); MN (Mid-Intensity Suburban Neighborhood)
- 

A 15-foot landscape buffer, with a detached 5-foot sidewalk, will be provided along Gomer Road.

### **Waiver of Development Standards – Alternative Landscaping**

This request is to waive Section 30.04.01 (7)(i) to allow for alternative landscaping along Gomer Road. In compliance with Section 30.04.01 (7)(ii)(b), this development is proposing to provide a 15-foot-wide landscape buffer, behind a detached 5-foot sidewalk, large trees planted every 14 feet on-center on the left side of the street frontage; in compliance with Nevada Energy power regulations that prohibit planting large trees beneath their powerlines.



PLANNER  
COPY

### **Waiver of Development Standards – Reduce Driveway Separation to Curb Return**

This request is to allow for a minimum 1.3-foot separation from a driveway and a curb return where a 12-foot minimum is required per the Uniform Standard Drawing 222. To accommodate the proposed two-car driveways, we are requesting that lot 1 have a separation of 1.3 feet and lot 15 have a separation of 7 feet. Reductions of this nature have been approved throughout Clark County and do not pose a safety or functionality concern within this development or for traffic on Ciao Street.

### **Waiver of Development Standards – Wall Height**

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 11.5-foot-high combination 5.5-foot screen wall and 6-foot retaining wall along the east property boundary. The increase in height is necessary so that the site maintains adequate drainage. As the properties adjacent to the proposed retaining walls are currently undeveloped, the expected impact is negligible.

### **Waiver of Development Standards – Excess Fill**

This request is for a waiver to allow for an excess fill of 5.5 feet within 5 feet of shared property line, where a 3-foot maximum is allowed per Section 30.04.06(F)(1). The excess fill is needed for Common Element A to ensure adequate drainage of the lot. As the property adjacent to the proposed excess fill is currently undeveloped, the expected impact is negligible.

### **Design Review – Architecture**

This request is for a design review for architectural floor plans and elevations. The two-story detached single-family homes range from 1,800 square feet to 2,555 square feet in size. The exterior elevations reflect Spanish Colonial, Craftsman, and Tuscan designs and finishes. A two-car garage will be provided for each home, in addition to a full-length driveway that can park a minimum of two vehicles. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

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

Sincerely,

Susan Florian  
Land Planner



05/22/24 BCC AGENDA SHEET

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**ZC-24-0119-LV BLUE DIAMOND ROAD ONE, LLC:**

**ZONE CHANGE** to reclassify 5.5 acres from H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone.

Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise. JJ/lm/ng (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-19-101-011 through 176-19-101-013

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

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

**General Summary**

- Site Address: N/A
- Site Acreage: 5.5

**Applicant's Justification**

The request for Commercial General (CG) zoning is to allow commercial use of the property to establish convenience store with gasoline station and vehicle wash, restaurants with drive-thru and restaurant (tavern) on the subject site. The intended uses will support the residential development to the south by providing needed commercial services using public transit, personal vehicles, and foot. Additionally, the transition of commercial to residential development will provide a buffer to the busy Blue Diamond Road.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	RS3.3 & H-2	Undeveloped & single family residential
South	Public Use & Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	H-2	Undeveloped

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Outlying Neighborhood (up to 0.5 du/ac)	H-2	Undeveloped

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

### Related Applications

Application Number	Request
VS-24-0120	A request to vacate and abandon easements is a companion item on this agenda.
UC-24-0121	A use permit for a retail center consisting of convenience store with gasoline, drive-thru restaurant, and restaurant (tavern) is a companion item on this agenda.
TM-24-500031	A tentative map for 1 lot is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area.

The existing land use in the Master Plan for the subject site is Neighborhood Commercial (NC). This land use is primarily intended for a mix of retail, restaurants, offices, service commercial, and other professional services. The CG (Commercial General) Zone is established to accommodate traditional commercial uses. The CG zone is considered a conforming zone within the NC land use designation while the current zone, H-2 is non-conforming. The developed areas to the south of the subject property are zoned RS3.3. Rezoning the subject property to CG will be consistent with the intent of Master Plan Goal 1.6.3 encouraging supporting opportunities for local economic development. For these reasons, staff finds the request for the CG Zone is appropriate for this location.

#### 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:**

**Public Works - Development Review**

- Right-of-way dedication to include 35 feet to the back of curb for Hualapai Way, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0242-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BOAM BFR, LLC

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





# Department of Comprehensive Planning Application Form

19

ASSESSOR PARCEL #(s): 176-19-101-011; 176-19-101-012; and 176-19-101-013

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond/Hualapai

### DETAILED SUMMARY PROJECT DESCRIPTION

ZC, DR, UC, TM and VS for commerical shopping center. (See previously executed applications, attached hereto).

### PROPERTY OWNER INFORMATION

NAME: LV Blue Diamond Road One LLC  
ADDRESS: 3900 S. Hualapai Way, #200  
CITY: Las Vegas STATE: NV ZIP CODE: 89147  
TELEPHONE: n/a CELL n/a EMAIL: n/a

### APPLICANT INFORMATION

NAME: BOAM BFR LLC  
ADDRESS: 3900 S. Hualapai Way, #200  
CITY: Las Vegas STATE: NV ZIP CODE: 89147 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: n/a CELL n/a EMAIL: n/a

### CORRESPONDENT INFORMATION

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza, Suite 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-792-7000 CELL 702-792-7085 EMAIL: mfehrman@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) \_\_\_\_\_ Brendan Keating Property Owner (Print) \_\_\_\_\_ Date \_\_\_\_\_

### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |                             |  |
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| <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 checked="" 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) 20-24-0119

ACCEPTED BY MNO

PC MEETING DATE \_\_\_\_\_

DATE 3/25/24

BCC MEETING DATE 5/22/24 @ 9:00 AM

TAB/CAC LOCATION ENTERPRISE @ 6:00 PM DATE 5/1/24

\* SUBJECT PROPERTY W/EN PFNA  
\* UC-24-0121, VS-24-0120  
& TM-24-50031 ARE  
COMPANION ITEMS  
ON THIS AGENDA.



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	STAFF	PROPERTY OWNER	APPLICANT	CORRESPONDENT
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____	NAME: <u>LV BLUE DIAMOND ROAD ONE LLC</u> ADDRESS: <u>3900 S. Hualapai Way #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>	NAME: <u>BOAM BFR LLC</u> ADDRESS: <u>3900 S. Hualapai Way #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>	NAME: <u>Bob Gronauer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-693-4262</u> CELL: <u>702-792-7000</u> E-MAIL: <u>psieck@kcnvlaw.com</u> REF CONTACT ID #: <u>n/a</u>

ASSESSOR'S PARCEL NUMBER(S): 17619101011; 012; 013

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

PROJECT DESCRIPTION: ZC, DR, and UC for Commercial Center

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


Property Owner (Signature)\* [Signature] Property Owner (Print) Brenda Keating

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 8-1-23 (DATE)

By [Signature]

NOTARY PUBLIC: [Signature]

 **Alejandro Heredia**  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 Appt. No. 16-3491-1  
 My Appt. Expires September 22, 2024

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

March 13, 2024

**VIA ONLINE SUBMITTAL**

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

**PLANNER  
COPY**

***Re: Justification Letter – Zone Change, Design Review, Special Use Permit,  
Waivers  
BOAM BFR Acquisitions, LLC  
APNs: 176-19-101-011 through 013***

To Whom It May Concern:

Please be advised this office represents BOAM BFR Acquisitions, LLC (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 5.48 acres and is located on the southeast corner of Blue Diamond Road and Hualapai Way. The property is more particularly described as APNs: 176-19-101-011 through 013 (the “Site”). The Applicant is proposing a future commercial development. As such, the Applicant is requesting a zone change from General Highway Frontage (H-2) to Commercial General (CG). This application is submitted under the newly adopted Title 30 Code.

**Zone Change**

The Applicant is requesting a zone change from H-2 to CG to allow for a commercial shopping center, which will include a tavern, gas station with attached carwash, and three (3) drive-thru restaurants. The H-2 zoning district is no longer utilized and will be removed with the newly adopted Code rewrite in 2024. CG is a compatible zoning designation under the existing master plan, Neighborhood Commercial (NC) and is an appropriate zoning designation for the Site based on the location along Blue Diamond Road, a heavily travelled 200-foot right-of-way. Immediately adjacent to the south is an existing RS3.3, American Homes 4 Rent, residential development. Along Blue Diamond are various uses, including single-family residential, commercial, and office. Just east of the Site, on the north and south side of Blue Diamond, are several acres of commercial property zoned CG, directly adjacent to residential developments. This clearly shows the two land uses can exist in harmony, and more importantly, support each other. The location of the proposed development will allow future residents to easily access the needed commercial services using public transit, cars, or by foot. Additionally, the transition of commercial to residential from the busy Blue Diamond right-of-way is appropriate and will provide a buffer for the existing residents to the south.

## Special Use Permits

### **1. Gas Station with Carwash**

Gas stations and carwash facilities are conditional uses within CG. The Applicant is requesting a reduced setback for the gas station and carwash of 88-feet, 9-inches where 200-feet is required to the adjacent residential. There is significant buffering between the uses, including landscaping, a row of parking and a drive aisle. The gas station and carwash tunnel are located west of the residential and will therefore be off-set from the backyards of the homes. Gas stations and carwashes have been previously approved with reduced setbacks, including the carwash located near Fort Apache and Sunset and the gas station recently approved at Blue Diamond and Grand Canyon.

The Applicant is also requesting a special use permit to waive the required screening of the carwash bay from Blue Diamond. The exit of the carwash is setback over 167-feet from the right-of-way, and partially screened by the proposed fuel canopy in front of the gas station. Therefore, cars travelling south on Blue Diamond will not be able to see the carwash bay. Cars travelling west on Blue Diamond will also not have a view of the carwash bay because the carwash is screened by the proposed landscaping on either side of the tunnel, as well as the perimeter landscaping along Blue Diamond. Therefore, the Applicant believes the proposed landscaping throughout the Site, the gas station canopy, and the large setback provides significant mitigation for the required screening.

## Design Review

The project shows five (5) buildings – a gas station with attached carwash, three (3) drive through restaurants, and a tavern. The buildings will be single story with a maximum height of 43-feet, 6-inches where 50-feet is permitted in CG. The buildings will be comprised of painted stucco, wood panels, ceramic tile, and large decorative windows.

Pursuant to Chapter 30.04.05, the Applicant is providing the following design measures to meet the requirements for a commercial development:

- All buildings have consistent four-sided architectural design.
- All buildings have variations in parapet heights.
- All buildings incorporate changes in wall planes, massing.
- Materials vary on each elevation.
- Each building entrance is clearly identified with canopies.

Access to the Site is from Blue Diamond Road and Hualapai Drive, providing appropriate circulation in and out of the project. Surface parking is provided throughout, with a total of 158 spaces where only 107 spaces are required. The Applicant is also providing the required number of EV installed spaces and EV capable spaces, as noted on the site plan. The Applicant is providing detached sidewalks and the required perimeter landscaping along Blue Diamond and Hualapai to

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Page 3

provide shade and visual relief. A 15-foot landscape buffer is also being provided along the southern property line adjacent to single family residential, as required by Code.

As for the parking located adjacent to the single family residential to the north, the Applicant believes this location will not only provide better circulation through the Site than if the parking was located elsewhere, but will also provide additional buffering from the single family. Rather than having the drive aisle or a building directly adjacent to the homes, the parking stalls will provide more space between the actual uses and internal traffic.

The Applicant is requesting a design review to allow for alternative parking lot landscaping, which will allow for a reduced number of parking lot landscape fingers throughout the Site. Adjacent to three (3) of the proposed buildings, the Applicant is requesting to not provide the landscape fingers every six (6) spaces. To compensate for this request, the Applicant is providing more than ample trees throughout the Site as follows: 51 trees in the parking lot where 18 are required; 103 trees provided in the landscape buffer where 92 are required; and 291 trees provided in the perimeter landscaping where 235 are required.

296 trees throughout the interior of the project, which totals approximately 27% of the Site.

Additionally, the Applicant requests a design review to allow for partial pedestrian connectivity throughout the Site. The Applicant believes there is enough pedestrian connectivity provided for the proposed uses in the Commercial Center (from Hualapai Way to the C-store and from QSR 1 to Blue Diamond Road) and further, that complete connectivity is not necessary here. For example, it is not likely that a customer of the tavern will need pedestrian connectivity throughout the parking lot to walk to the C-store on the opposite end of the commercial center. The same goes for a car wash customer walking to another fast food restaurant on another pad. Thus, Applicant feels justified in only providing partial pedestrian connectivity.

The Applicant is providing the following sustainability measures throughout the project to meet the requirements pursuant to Section 30.04.05.J:

- Trees at street are spaced at 20' OC where 30' is required (1 point).
- 95% or more landscaping are low water plants (1 point).
- Landscape buffer along Blue Diamond exceeds requirement by 20% (1 point).
- Landscaping material is located on the west and south sides of each building (1/2 point).
- Cool roofs provided (1 point).
- Floor to ceiling of each building is a minimum of 11' (1/2 point).
- Over 50% of the south and west facing windows and shade awnings (1 point).
- Over 50% of remaining windows have shade awnings (1 point).

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## Waivers

### **Throat Depth**

The Applicant is requesting to reduce the throat depth to 22-feet 9inches along Hualapai where 75-feet is required. There are two driveways provided – one along Blue Diamond and one along Hualapai – to provide better circulation throughout the Site. The Applicant is not providing any parking spaces north of the driveway along Hualapai to provide better visibility for cars entering the Site from the west and turning north. As for the parking spaces along the south property line, the Applicant has provided a large landscaped area adjacent to the spaces to ensure visibility to the east, as well.

### **Reduce Distance from Drive-Thru Lanes**

The Applicant is requesting a waiver to allow the drive-thru lanes to be located a minimum of 75-feet from the south property line where 200-feet is required. The Applicant is providing significant screening and buffering between the drive-thru lanes and the residential homes, including a 15-foot landscape buffer along the southern property line, a row of parking, a drive aisle, and additional landscaping south of the drive-thru lanes. Additionally, updated speaker boxes for drive-thru restaurants automatically reduce the sound output during various times of the day, including late at night and early mornings. Moreover, any potential sound from the drive-thru lanes will be far less than the noise coming from Blue Diamond Road. Therefore, with the provided landscaping and overall layout of the project, the location of the drive-thru lanes will not create a negative impact to the residential homes to the south

### **Eliminate 8-foot Buffer Wall**

The Applicant is requesting to waive the required 8-foot wall along the southern property line. The Code requires 15-feet of landscaping plus an 8-foot wall to buffer any existing residential. Here, the Applicant is providing a minimum of 15-feet of landscaping along the southern property line and utilizing the existing 6-foot wall provided by the residential development. Providing an additional redundant wall would create a dead space between the two walls, which would create a space for trash and dead animals. To mitigate this requirement, the Applicant is instead providing an intense, double row of trees along the southern property line to ensure adequate buffering is provided.

### **Carwash Bay Doors Facing Right-of-Way**

The Applicant is requesting to allow the car wash bay doors to face the right-of-way. The car wash bay door is set back significantly at more than 167-feet from Blue Diamond. Additionally, the Site is slanted along Blue Diamond which allows for the car wash bay to be offset from view from travelers coming north or south along Blue Diamond. The landscaping provided along both sides of the driveway along Blue Diamond will sufficiently screen the bay door since cars will not view the car wash on a straight angle.



### Height Step-Back Requirement for the C-Store

The Applicant is requesting to waive the height step back requirement for buildings over 35-feet per Chapter 30.04.96.H. The convenience store has a maximum height of 43-feet 6-inches, however, the majority of the building is only 23 to 27-feet. The highest portion of the building is along the west side, farthest away from the residential development to the south. Additionally, the building is setback almost 86-feet from the residential, significantly more than what's required. Further, the encroachment occurs at approximately 138 feet and 11 inches from the property line adjacent to the residential. (See Setback Exhibit). Had the building been capped at a height of 35-feet, the required setback would only be 10-feet. Therefore, while the Applicant is not stepping the parapet of the building, the building is set back much farther than would normally be required.

### Reduced Parking Lot Landscaping

Lastly, the Applicant requests a waiver for reduced parking lot landscaping. As designed, the landscape plans depicts a landscape finger island every 7 parking spaces where a finger island is required every 6 spaces. This is only a minor reduction from the required spacing between finger islands in some areas. What's more, the number of street and perimeter trees exceed the number of required trees per Code to further offset the reduced parking lot landscaping.

Thank you in advance for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson



05/22/24 BCC AGENDA SHEET

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-24-0120-LV BLUE DIAMOND ROAD ONE, LLC:

**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Agate Avenue (alignment), and between Hualapai Way and Conquistador Street within Enterprise (description on file). JJ/lm/ng (For possible action)

RELATED INFORMATION:

**APN:**  
176-19-101-011 through 176-19-101-013

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 25 foot wide easement located in the westly portion of the site. There are 25 foot to 33 foot wide patent easements located on the site. The site will be developed as a retail center, and according to the applicant, the easements are no longer required as the site has access from existing rights-of-way.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	RS3.3 & H-2	Undeveloped & single family residential
South	Public Use & Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	H-2	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	H-2	Undeveloped

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

**Related Applications**

Application Number	Request
ZC-24-0199	A zone change to reclassify the site to CG zoning is a companion item on this agenda.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-24-0121	A use permit for a retail center consisting of convenience store with gasoline, drive-thru restaurant, and restaurant (tavern) is a companion item on this agenda.
TM-24-500031	A tentative map for 1 lot is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 4 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**

- Right-of-way dedication to include 35 feet to the back of curb for Hualapai Way, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

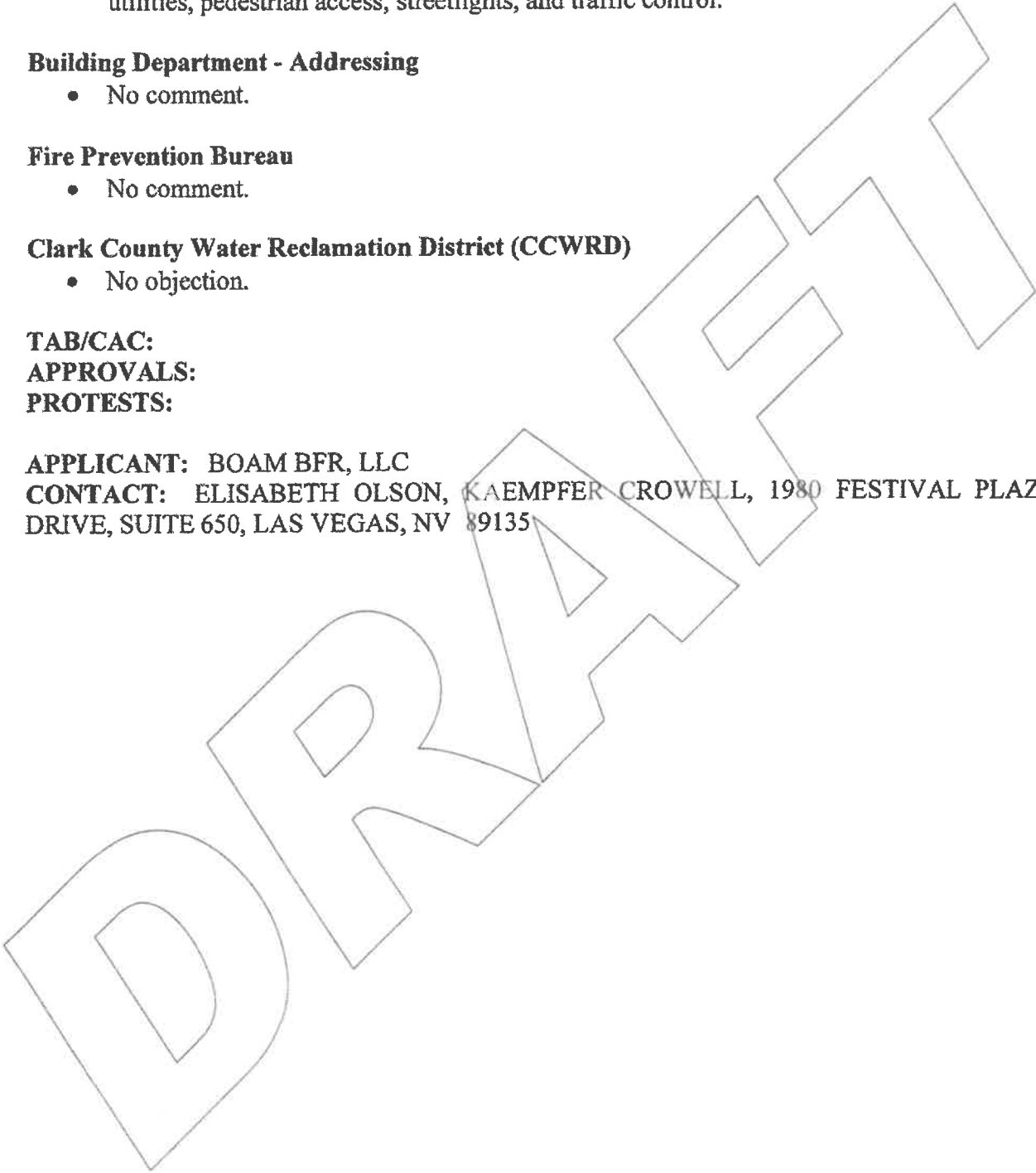
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BOAM BFR, LLC

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







# Department of Comprehensive Planning Application Form

*Handwritten mark*

ASSESSOR PARCEL #(s): 176-19-101-011; 176-19-101-012; and 176-19-101-013

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond/Hualapai

### DETAILED SUMMARY PROJECT DESCRIPTION

ZC, DR, UC, TM and VS for commercial shopping center. (See previously executed applications, attached hereto).

### PROPERTY OWNER INFORMATION

NAME: LV Blue Diamond Road One LLC  
ADDRESS: 3900 S. Hualapai Way, #200  
CITY: Las Vegas STATE: NV ZIP CODE: 89147  
TELEPHONE: n/a CELL n/a EMAIL: n/a

### APPLICANT INFORMATION

NAME: BOAM BFR LLC  
ADDRESS: 3900 S. Hualapai Way, #200  
CITY: Las Vegas STATE: NV ZIP CODE: 89147 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: n/a CELL n/a EMAIL: n/a

### CORRESPONDENT INFORMATION

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza, Suite 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-792-7000 CELL 702-792-7085 EMAIL: mfehrman@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)\* \_\_\_\_\_ Brendan Keating \_\_\_\_\_  
Property Owner (Print) 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) VS-24-0120 ACCEPTED BY MNO  
PC MEETING DATE - DATE 3/25/24  
BCC MEETING DATE 5/22/24 @ 9:00 AM \*SUBJECT PRIMARY w/EN PANA  
TAB/CAC LOCATION ENTERPRISE @ 6:00 PM DATE 5/1/24



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

### APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
- EASEMENT(S)
- RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)  
(ORIGINAL APPLICATION #): \_\_\_\_\_

DEPARTMENT USE

APP. NUMBER: \_\_\_\_\_ DATE FILED: \_\_\_\_\_

PLANNER ASSIGNED: \_\_\_\_\_

TAB/CAC: \_\_\_\_\_ TAB/CAC DATE: \_\_\_\_\_

PC MEETING DATE: \_\_\_\_\_

BCC MEETING DATE: \_\_\_\_\_

FEE: \_\_\_\_\_

PROPERTY OWNER

NAME: LV BLUE DIAMOND ROAD ONE LLC

ADDRESS: 3900 S. Hualapai Way #200

CITY: Las Vegas STATE: NV ZIP: 89147

TELEPHONE: n/a CELL: n/a

E-MAIL: n/a

APPLICANT

NAME: BOAM BFR LLC

ADDRESS: 3900 S. Hualapai Way #200

CITY: Las Vegas STATE: NV ZIP: 89147

TELEPHONE: n/a CELL: n/a

E-MAIL: n/a REF CONTACT ID #: n/a

CORRESPONDENT

NAME: Bob Gronauer - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza. Suite 650

CITY: Las Vegas STATE: NV ZIP: 89135

TELEPHONE: 702-693-4262 CELL: 702-792-7000

E-MAIL: psieck@kcnvlaw.com REF CONTACT ID #: n/a

ASSESSOR'S PARCEL NUMBER(S): 17619101011; 012; 013

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

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

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

Brendan Keating  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 10-12-23 (DATE)

By Paula Cleveland

NOTARY PUBLIC: Paula Cleveland



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



LAS VEGAS 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@kcniav.com](mailto:eolson@kcniav.com)  
D: 702.792.7000

March 13, 2024

**VIA ELECTRONIC UPLOAD**

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

**Re: *Justification Letter – Vacation  
BOAM BFR Acquisitions, LLC  
APNs: 176-19-101-011 through 013***

To Whom It May Concern:

Please be advised this office represents BOAM BFR Acquisitions, LLC (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 5.48 acres and is located on the southeast corner of Blue Diamond Road and Hualapai Way. The property is more particularly described as APNs: 176-19-101-011 through 013 (the “Site”).

The Applicant is proposing a future commercial development on the Site. As part of the submittal, the Applicant is requesting to vacate the existing patent easements on the Site as they are no longer needed for development. The Applicant further seeks to vacate the Bureau of Land Management’s right-of-way grant along the western portion of the Site as shown in the accompanying exhibit.

Thank you in advance for your consideration. Please let me know if you have any questions or need additional information.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

**PLANNER  
COPY**



05/22/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0121-LV BLUE DIAMOND ROAD ONE, LLC:

**USE PERMITS** for the following: 1) vehicle wash; and 2) gas station.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce landscaping and buffering; 2) parking; 3) residential adjacency standards; and 4) driveway geometrics.

**DESIGN REVIEWS** for the following: 1) vehicle wash; 2) gas station, and 3) commercial center on 5.5 acres in CG (Commercial General) Zone.

Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise. JJ/lm/ng (For possible action)

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RELATED INFORMATION:

**APN:**

176-19-101-011 through 176-19-101-013

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce the number of required parking lot landscape finger islands required per Section 30.04.01D.
  - b. Reduce the height of a buffer wall to 6 feet where 8 feet is required per Section 30.04.02C (a 25% reduction).
  - c. Reduce the landscape buffer width to 9 feet 5 inches where 15 feet is required per Section 30.04.02C (a 38% reduction).
2. Allow a 32% increase (141 spaces) in maximum provided parking spaces where a maximum increase of 15% (123 spaces) is allowed per Section 30.04.04D.
3.
  - a. Reduce distance from drive-thru lane to residential property to 75 feet where 200 feet is required per Section 30.04.06E (a 62% reduction).
  - b. Allow higher activity areas of development (parking) adjacent to areas subject to Residential Adjacent standards, per Section 30.04.06G.
  - c. Allow the tallest and largest structures (convenience store and restaurant/tavern) of multiple building developments to not be within the core of the site, per Section 30.04.06G.
  - d. Allow the building to encroach into the height step back, per Section 30.04.06H.
  - e. Reduce trash enclosure separation to residential properties to 10 feet where 50 feet is required per Section 30.04.06K (an 80% decrease).
  - f. Allow roll-up overhead doors to face a residential district where not permitted per Section 30.04.06N.
4. Reduce throat depth to 22 feet 9 inches on Hualapai Way where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 70% reduction).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 5.5
- Project Type: retail center with convenience store, gas station, vehicle wash, restaurants (quick serve and tavern)
- Number of Stories: 1
- Building Height (feet): 43 feet 6 inches (convenience store)/27 feet 9 inches (quick serve restaurants 1, 2 & 3)/27 feet 1 inch (Restaurant/Tavern)/19 feet 6 inches (fuel canopy)
- Square Feet: 3,800 (convenience store with vehicle wash)/ 3,000 (quick serve restaurants 1 & 2)/2,000 (quick serve restaurant 3)/5,411 (Restaurant/Tavern)/3,240 (fuel canopy)
- Parking Required/Provided: 107/174
- Sustainability Required/Provided: 7/4.5

Site Plans

The plans depict a retail center consisting of a convenience store with an attached vehicle wash and a gasoline station. The site includes 3 quick serve restaurants and a freestanding restaurant/tavern pad. A single family development is abutting the site to the south. The vehicle wash, gas station canopy and fuel pumps, and quick serve restaurants with drive-thru lanes are less than 200 feet from an area subject to residential adjacency and thus require use permits. From the south property line, the vehicle wash entrance tunnel with overhead roll-up door is set back 79 feet, the quick service restaurant drive-thru lanes and speakers are set back a minimum of 52 feet, the restaurant pad is set back 9 feet 5 inches, and the trash enclosure as set back a minimum of 10 feet. The vehicle wash entry and exit face the residential properties to the south and Blue Diamond Road. The gas station canopy is located on the north side of the convenience store building and set back approximately 40 feet from Hualapai Way and 81 feet from Blue Diamond Road. The site has access to Hualapai Way and Blue Diamond Road with 1 driveway located on each street. Parking is provided adjacent to the building entrances as well as along the north, west and south property lines. There are a total of 6 installed EV charging stations, 2 along Blue Diamond Road in front of the quick serve restaurant 3 Building, and 4 located to the south of the quick serve restaurant 1 Building. There are 3 sets of 6 EV capable charging stations along Blue Diamond Road in front of the convenience store, quick serve restaurants 1 and 3. Along Blue Diamond Road there are 2 off-site pedestrian connections and 1 from Hualapai Way.

Landscaping

Parking lot landscape finger island spacing has been decreased in some areas of the site to 1 per every 7 parking spaces along the south property line on the east side of the site adjacent to the freestanding restaurant (tavern) and on the west side of buildings quick serve restaurants 1 and 2 where 1 per every 6 parking spaces is required. On the north side of the convenience store the parking lot finger islands have been decreased to 1 per every 9 parking spaces. Medium sized trees (European Fruitless Olive) have been provided within the parking lot areas.

Along Blue Diamond Road and Hualapai Way, landscaping between the back of curb and sidewalk has been provided with medium evergreen trees (African Sumac), spaced 20 feet apart. Small evergreen trees (Texas Mountain Laurel) are located on opposite side of the detached sidewalks spaced 30 feet apart and the required shrubbery. The street landscaping width along Blue Diamond Road is 29 feet wide and along Hualapai Way it is 28 feet 10 inches wide.

Large trees (Shoestring Acacia) have been provided along the south property line, adjacent to the existing residential properties in 2 rows within a 9.5 foot to 10 foot wide landscape buffer with additional buffer widths provided along the east and west sides of the southerly property line.

#### Elevations

The plan depicts 5 proposed single story buildings. The exterior materials include painted stucco, wood panels, ceramic tile, decorative storefront doors, and windows over all sides of all buildings, and screened roof mounted mechanical equipment. The convenience store includes an attached vehicle wash with roll-up doors over the wash tunnel entry and exit. The majority of the building is 27 feet 9 inches in height with an entry feature that has an overall height of 43 feet 6 inches, which is the subject of the waiver request to reduce the height step back. The quick serve restaurants 1, 2, and 3 have an overall height of 27 feet 9 inches. The restaurant (tavern) pad building has an overall height of 27 feet 1 inch. Canopies are provided above all building entrances. The fuel pump canopy has an overall height of 19 feet 6 inches and the proposed materials and color scheme is designed to match the convenience store building.

#### Floor Plans

The plans depict a 3,800 square foot convenience store with attached vehicle wash along with two, 3,000 square foot quick serve restaurants, a 2,000 square foot quick serve restaurant, and a 5,411 square foot restaurant/tavern. The fuel pump includes 8 fuel pump islands.

#### Applicant's Justification

The applicant indicates that the proposed uses are compatible with the adjacent residential properties to the south with the buffer between uses, which includes landscaping, a row of parking, and drive aisle. The proposed design includes 5 retail and restaurant buildings with a mix of uses. The convenience store with vehicle wash tunnel is located north of the open space provided for the residential development to the south. The applicant also indicates that the driveway on Hualapai Way was designed with no parking on the north side of the driveway to allow for better visibility for vehicles entering and exiting the site. The applicant believes that significant screening and buffering has been provided between the drive-thru lanes and the residential homes to the south. Additionally, the speaker boxes for the drive-thru restaurants automatically reduce the sound output during various times of the day, including late at night and early mornings.

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	RS3.3 & H-2	Undeveloped & single family residential
South	Public Use & Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	H-2	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	H-2	Undeveloped

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

### Related Applications

Application Number	Request
ZC-24-0199	A zone change to reclassify the site to CG zoning is a companion item on this agenda.
VS-24-0120	A request to vacate and abandon easements is a companion item on this agenda.
TM-24-500031	A tentative map for 1 lot 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

#### Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

While staff typically supports commercial uses, the proposed requests are self-imposed due to the design of the site, since the vehicle wash and gas station would be permitted if located more than 200 feet from residential districts. Staff finds that the site could be redesigned to move the proposed buildings closer to Blue Diamond Road. The revised design would allow for the buildings and uses to meet separation requirements to the existing single family residential properties to the south. Staff recommends denial.

#### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the

subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

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

Staff finds that the proposed waivers are self-imposed as the site has been over-parked for the proposed uses. If the provided parking was reduced the site could be designed to provide the required landscaping finger island layout. Additionally, the landscape buffer adjacent to the residential development to the south could be widened. With the landscape buffer and decreased separation between the drive-thru lane and vehicle wash, staff is unable to support the request for the 6 foot wall height, as the additional height would buffer some the potential impacts of the proposed uses.

Staff is unable to support the reduced number of parking lot finger islands and the redistribution of trees to other areas of the site, where relief along the street frontage and within the eastern portion of the site is readily available on the site. The decreased number of parking lot island trees is located on the west sides of the quick serve restaurants where the trees are most needed to provide relief in the parking areas. The purpose of parking lot landscaping is to provide relief from summer temperatures within the black top areas of the site and help reduce the heat vulnerability measure of large, paved areas.

Staff finds that the southerly landscape buffer does not provide an adequate buffer to the proposed uses, especially when the site is over parked, and EV-installed and EV-capable spaces are taken into consideration. The required 15 feet of landscaping is also the minimum recommended space for the tree roots to have adequate area to grow for 2 rows of trees adjacent to paved areas.

#### Waiver of Development Standards #3

The intent of the required 200 feet of separation distance for residential adjacency standards is to ensure an appropriate buffer is established between the proposed uses to reduce any negative impacts on the residential use. The reduced separation between the drive-thru lane, tavern, and residential use is a result of self-imposed hardship. The sound associated with these uses and the proximity of trash enclosures is not appropriate so close to residential uses. The site has an overage of parking, which indicates that the site has adequate space to relocate the trash enclosures to the north property line and reduce the impact on the single family residences to the south. With these 6 waivers to residential adjacency standards, staff finds that the design of the site did not consider the adjacent residential uses.

#### Design Reviews

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 proposed location of the buildings will create an undue hardship on the residences to the south. The intent of the required 200 feet of separation distance for residential adjacency standards is to ensure an appropriate buffer is established between the proposed uses to reduce any negative impacts on the residential use. The reduced separation between the drive-thru lane, tavern, and residential use is a result of self-imposed hardship. Staff finds the vehicle wash doors are not screened by landscaping facing Blue Diamond Road as the driveway entrance is located in line of way bay. Buildings could be reoriented to provide the vehicle wash on the north side of the convenience store building, providing a buffer to the existing adjacent residential properties to the south. Relocating the entrances for the quick serve restaurants to the north sides of the buildings would allow for talk boxes to face west instead of south towards the residential properties to the south.

Per the recently adopted development code, the loading space should be located adjacent to, or as close as possible, the main structure. In the presented design, the one loading space for the site is located adjacent to Hualapai Way street landscaping with no on-site pedestrian connectivity for safe delivery of goods to any of the proposed buildings. There are no designated on-site pedestrian connections between the parking lots to each on-site building entrance and between all buildings for parking lot connections. Staff finds that providing designated space for pedestrian access between uses on the site may reduce the need for short hops between uses on the site as well as traversing large drive aisles with separated parking from building entrances for visitors and employees. The site is designed with parking spaces along the south property line adjacent to the single-family residences and along the north property line adjacent to Blue Diamond Road. These separated parking areas result in hazards with pedestrian access to the building entrances.

The applicant indicates that 4.5 sustainability points have been achieved through the site design, where a minimum of 7 points are required. Staff finds that additional sustainability measures may be able to be provided to increase the sustainability points for the proposed development to support implementation of the Clark County Sustainability and Climate Action Plan to adapt to future climate challenges.

While the proposed exterior design and materials of the structures are common for the current architectural trends in the area, staff is unable to support the requested site design.

#### **Public Works - Development Review** **Waiver of Development Standards #4**

Staff has no objection to the reduced throat depth for the commercial driveway on Hualapai Way as the 2 driveways should see equal use mitigating potential impacts from the reduced throat depth. However, since Planning is recommending denial of the application, staff cannot support this waiver.

**Staff Recommendation**  
**Denial.**



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

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

##### **Comprehensive Planning**

If approved:

- Approval of this application does not constitute or imply approval of a liquor or gaming license, or any other County issued permit, license or approval;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- 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 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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb to Hualapai Way, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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 the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

##### **Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0242-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BOAM BFR, LLC

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

DRAFT





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: LV BLUE DIAMOND ROAD ONE LLC ADDRESS: 3900 S. Hualapai Way #200 CITY: Las Vegas STATE: NV ZIP: 89147 TELEPHONE: n/a CELL: n/a E-MAIL: n/a
	<b>APPLICANT</b>  NAME: BOAM BFR LLC ADDRESS: 3900 S. Hualapai Way #200 CITY: Las Vegas STATE: NV ZIP: 89147 TELEPHONE: n/a CELL: n/a E-MAIL: n/a REF CONTACT ID #: n/a
	<b>CORRESPONDENT</b>  NAME: Bob Gronauer - Kaempfer Crowell ADDRESS: 1980 Festival Plaza, Suite 650 CITY: Las Vegas STATE: NV ZIP: 89135 TELEPHONE: 702-693-4262 CELL: 702-792-7000 E-MAIL: psieck@kcnvlaw.com REF CONTACT ID #: n/a

ASSESSOR'S PARCEL NUMBER(S): 17619101011; 012; 013

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

PROJECT DESCRIPTION: ZC, DR, and UC for Commercial Center

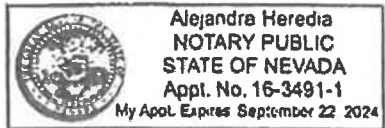
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature)\* *Brandon Keating*  
 Property Owner (Print) Brandon Keating

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 8-1-23 (DATE)

By *Brandon Keating*  
 NOTARY PUBLIC: *[Signature]*



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

March 13, 2024

UC 24-0121

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**VIA ONLINE SUBMITTAL**

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

***Re: Justification Letter – Zone Change, Design Review, Special Use Permit,  
Waivers  
BOAM BFR Acquisitions, LLC  
APNs: 176-19-101-011 through 013***

To Whom It May Concern:

Please be advised this office represents BOAM BFR Acquisitions, LLC (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 5.48 acres and is located on the southeast corner of Blue Diamond Road and Hualapai Way. The property is more particularly described as APNs: 176-19-101-011 through 013 (the “Site”). The Applicant is proposing a future commercial development. As such, the Applicant is requesting a zone change from General Highway Frontage (H-2) to Commercial General (CG). This application is submitted under the newly adopted Title 30 Code.

**Zone Change**

The Applicant is requesting a zone change from H-2 to CG to allow for a commercial shopping center, which will include a tavern, gas station with attached carwash, and three (3) drive-thru restaurants. The H-2 zoning district is no longer utilized and will be removed with the newly adopted Code rewrite in 2024. CG is a compatible zoning designation under the existing master plan,, Neighborhood Commercial (NC) and is an appropriate zoning designation for the Site based on the location along Blue Diamond Road, a heavily travelled 200-foot right-of-way. Immediately adjacent to the south is an existing RS3.3, American Homes 4 Rent, residential development. Along Blue Diamond are various uses, including single-family residential, commercial, and office. Just east of the Site, on the north and south side of Blue Diamond, are several acres of commercial property zoned CG, directly adjacent to residential developments. This clearly shows the two land uses can exist in harmony, and more importantly, support each other. The location of the proposed development will allow future residents to easily access the needed commercial services using public transit, cars, or by foot. Additionally, the transition of commercial to residential from the busy Blue Diamond right-of-way is appropriate and will provide a buffer for the existing residents to the south.

**Special Use Permits**

**1. Gas Station with Carwash**

Gas stations and carwash facilities are conditional uses within CG. The Applicant is requesting a reduced setback for the gas station and carwash of 88-feet, 9-inches where 200-feet is required to the adjacent residential. There is significant buffering between the uses, including landscaping, a row of parking and a drive aisle. The gas station and carwash tunnel are located west of the residential and will therefore be off-set from the backyards of the homes. Gas stations and carwashes have been previously approved with reduced setbacks, including the carwash located near Fort Apache and Sunset and the gas station recently approved at Blue Diamond and Grand Canyon.

The Applicant is also requesting a special use permit to waive the required screening of the carwash bay from Blue Diamond. The exit of the carwash is setback over 167-feet from the right-of-way, and partially screened by the proposed fuel canopy in front of the gas station. Therefore, cars travelling south on Blue Diamond will not be able to see the carwash bay. Cars travelling west on Blue Diamond will also not have a view of the carwash bay because the carwash is screened by the proposed landscaping on either side of the tunnel, as well as the perimeter landscaping along Blue Diamond. Therefore, the Applicant believes the proposed landscaping throughout the Site, the gas station canopy, and the large setback provides significant mitigation for the required screening.

**Design Review**

The project shows five (5) buildings – a gas station with attached carwash, three (3) drive through restaurants, and a tavern. The buildings will be single story with a maximum height of 43-feet, 6-inches where 50-feet is permitted in CG. The buildings will be comprised of painted stucco, wood panels, ceramic tile, and large decorative windows.

Pursuant to Chapter 30.04.05, the Applicant is providing the following design measures to meet the requirements for a commercial development:

- All buildings have consistent four-sided architectural design.
- All buildings have variations in parapet heights.
- All buildings incorporate changes in wall planes, massing.
- Materials vary on each elevation.
- Each building entrance is clearly identified with canopies.

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Access to the Site is from Blue Diamond Road and Hualapai Drive, providing appropriate circulation in and out of the project. Surface parking is provided throughout, with a total of 158 spaces where only 107 spaces are required. The Applicant is also providing the required number of EV installed spaces and EV capable spaces, as noted on the site plan. The Applicant is providing detached sidewalks and the required perimeter landscaping along Blue Diamond and Hualapai to

provide shade and visual relief. A 15-foot landscape buffer is also being provided along the southern property line adjacent to single family residential, as required by Code.

As for the parking located adjacent to the single family residential to the north, the Applicant believes this location will not only provide better circulation through the Site than if the parking was located elsewhere, but will also provide additional buffering from the single family. Rather than having the drive aisle or a building directly adjacent to the homes, the parking stalls will provide more space between the actual uses and internal traffic.

The Applicant is requesting a design review to allow for alternative parking lot landscaping, which will allow for a reduced number of parking lot landscape fingers throughout the Site. Adjacent to three (3) of the proposed buildings, the Applicant is requesting to not provide the landscape fingers every six (6) spaces. To compensate for this request, the Applicant is providing more than ample trees throughout the Site as follows: 51 trees in the parking lot where 18 are required; 103 trees provided in the landscape buffer where 92 are required; and 291 trees provided in the perimeter landscaping where 235 are required.

296 trees throughout the interior of the project, which totals approximately 27% of the Site.

Additionally, the Applicant requests a design review to allow for partial pedestrian connectivity throughout the Site. The Applicant believes there is enough pedestrian connectivity provided for the proposed uses in the Commercial Center (from Hualapai Way to the C-store and from QSR 1 to Blue Diamond Road) and further, that complete connectivity is not necessary here. For example, it is not likely that a customer of the tavern will need pedestrian connectivity throughout the parking lot to walk to the C-store on the opposite end of the commercial center. The same goes for a car wash customer walking to another fast food restaurant on another pad. Thus, Applicant feels justified in only providing partial pedestrian connectivity.

The Applicant is providing the following sustainability measures throughout the project to meet the requirements pursuant to Section 30.04.05.J:

- Trees at street are spaced at 20' OC where 30' is required (1 point).
- 95% or more landscaping are low water plants (1 point).
- Landscape buffer along Blue Diamond exceeds requirement by 20% (1 point).
- Landscaping material is located on the west and south sides of each building (1/2 point).
- Cool roofs provided (1 point).
- Floor to ceiling of each building is a minimum of 11' (1/2 point).
- Over 50% of the south and west facing windows and shade awnings (1 point).
- Over 50% of remaining windows have shade awnings (1 point).

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## Waivers

### **Throat Depth**

The Applicant is requesting to reduce the throat depth to 22-feet 9inches along Hualapai where 75-feet is required. There are two driveways provided – one along Blue Diamond and one along Hualapai – to provide better circulation throughout the Site. The Applicant is not providing any parking spaces north of the driveway along Hualapai to provide better visibility for cars entering the Site from the west and turning north. As for the parking spaces along the south property line, the Applicant has provided a large landscaped area adjacent to the spaces to ensure visibility to the east, as well.

### **Reduce Distance from Drive-Thru Lanes**

The Applicant is requesting a waiver to allow the drive-thru lanes to be located a minimum of 75-feet from the south property line where 200-feet is required. The Applicant is providing significant screening and buffering between the drive-thru lanes and the residential homes, including a 15-foot landscape buffer along the southern property line, a row of parking, a drive aisle, and additional landscaping south of the drive-thru lanes. Additionally, updated speaker boxes for drive-thru restaurants automatically reduce the sound output during various times of the day, including late at night and early mornings. Moreover, any potential sound from the drive-thru lanes will be far less than the noise coming from Blue Diamond Road. Therefore, with the provided landscaping and overall layout of the project, the location of the drive-thru lanes will not create a negative impact to the residential homes to the south.

### **Eliminate 8-foot Buffer Wall**

The Applicant is requesting to waive the required 8-foot wall along the southern property line. The Code requires 15-feet of landscaping plus an 8-foot wall to buffer any existing residential. Here, the Applicant is providing a minimum of 15-feet of landscaping along the southern property line and utilizing the existing 6-foot wall provided by the residential development. Providing an additional redundant wall would create a dead space between the two walls, which would create a space for trash and dead animals. To mitigate this requirement, the Applicant is instead providing an intense, double row of trees along the southern property line to ensure adequate buffering is provided.

### **Carwash Bay Doors Facing Right-of-Way**

The Applicant is requesting to allow the car wash bay doors to face the right-of-way. The car wash bay door is set back significantly at more than 167-feet from Blue Diamond. Additionally, the Site is slanted along Blue Diamond which allows for the car wash bay to be offset from view from travelers coming north or south along Blue Diamond. The landscaping provided along both sides of the driveway along Blue Diamond will sufficiently screen the bay door since cars will not view the car wash on a straight angle.

**PLANNER  
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### Height Step-Back Requirement for the C-Store

The Applicant is requesting to waive the height step back requirement for buildings over 35-feet per Chapter 30.04.96.H. The convenience store has a maximum height of 43-feet 6-inches, however, the majority of the building is only 23 to 27-feet. The highest portion of the building is along the west side, farthest away from the residential development to the south. Additionally, the building is setback almost 86-feet from the residential, significantly more than what's required. Further, the encroachment occurs at approximately 138 feet and 11 inches from the property line adjacent to the residential. (See Setback Exhibit). Had the building been capped at a height of 35-feet, the required setback would only be 10-feet. Therefore, while the Applicant is not stepping the parapet of the building, the building is set back much farther than would normally be required.

### Reduced Parking Lot Landscaping

Lastly, the Applicant requests a waiver for reduced parking lot landscaping. As designed, the landscape plans depicts a landscape finger island every 7 parking spaces where a finger island is required every 6 spaces. This is only a minor reduction from the required spacing between finger islands in some areas. What's more, the number of street and perimeter trees exceed the number of required trees per Code to further offset the reduced parking lot landscaping.

Thank you in advance for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

PLANNER  
COPY



05/22/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-24-500031-LV BLUE DIAMOND ROAD ONE, LLC:**

**TENTATIVE MAP** for a 1 lot commercial subdivision on 5.5 acres in CG (Commercial General) Zone.

Generally located on the east side of Hualapai Way and the south side of Blue Diamond Road within Enterprise. JJ/lm/ng (For possible action)

RELATED INFORMATION:

**APN:**

176-19-101-011 through 176-19-101-013

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5.5
- Project Type: Commercial Subdivision
- Number of Lots: 1

The plan depicts a 1 lot commercial subdivision on a 5.5 acre site. The site is accessed from Hualapai Way and Blue Diamond Road. The requested mapping is in conjunction with request for a future commercial development.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	RS3.3& H-2	Undeveloped & single family residential
South	Public Use & Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	H-2	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac)	H-2	Undeveloped

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

### Related Applications

Application Number	Request
ZC-24-0199	A zone change to reclassify the site to CG zoning is a companion item on this agenda.
UC-24-0121	A use permit for a retail center consisting of convenience store with gasoline, drive-thru restaurant, and restaurant (tavern) is a companion item on this agenda.
VS-24-0120	A request to vacate and abandon easements 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

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

##### Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, 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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;

- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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 the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0242-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BOAM BER, LLC

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





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-19-101-011; 176-19-101-012; and 176-19-101-013

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond/Hualapai

### DETAILED SUMMARY PROJECT DESCRIPTION

ZC, DR, UC, TM and VS for commerical shopping center. (See previously executed applications, attached hereto).

### PROPERTY OWNER INFORMATION

NAME: LV Blue Diamond Road One LLC  
ADDRESS: 3900 S. Hualapai Way, #200  
CITY: Las Vegas STATE: NV ZIP CODE: 89147  
TELEPHONE: n/a CELL n/a EMAIL: n/a

### APPLICANT INFORMATION

NAME: BOAM BFR LLC  
ADDRESS: 3900 S. Hualapai Way, #200  
CITY: Las Vegas STATE: NV ZIP CODE: 89147 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: n/a CELL n/a EMAIL: n/a

### CORRESPONDENT INFORMATION

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza, Suite 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-792-7000 CELL 702-792-7085 EMAIL: mfehrman@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 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)\* \_\_\_\_\_  
Brendan Keating  
Property Owner (Print) \_\_\_\_\_  
Date \_\_\_\_\_

DEPARTMENT USE ONLY:  
 AC     AR     ET     PUDD     SN     UC     WS  
 ADR     AV     PA     SC     TC     VS     ZC  
 AG     DR     PUD     SDR     TM     WC    OTHER \_\_\_\_\_

APPLICATION # (s) TM-24-500031 ACCEPTED BY MND  
PC MEETING DATE — DATE 3/25/24  
BCC MEETING DATE 5/22/24 @ 9:00AM \* SUBJECT PROPERTY w/EN PFNA  
TAB/CAC LOCATION ENTERPRISE @ 6:00 PM DATE 5/1/24





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05/22/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0128-SOUTH DECATUR HOLDING CO, LLC:**

**ZONE CHANGE** to reclassify 2.6 acres from an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located on the south side of Moberly Avenue (alignment) and the east side of Decatur Boulevard within Enterprise (description on file). MN/hw/ng (For possible action)

RELATED INFORMATION:

**APN:**

177-07-301-016; 177-07-301-036

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.6
- Existing Land Use: Undeveloped & single family residential dwelling

Applicant's Justification

The applicant states that the proposed zone change is to rezone the site from RS20 and RS3.3 to CG. The applicant also states that the proposed zone change to CG is conforming given the site's plan designation of Neighborhood Commercial. The zone change to CG is not only supported by the plan designation, but also the fact that there are similar zoned parcels approximately 1,000 feet to the south along Decatur Boulevard.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0116-09*	Reclassified the site from R-E to C-P for an office building - expired	Approved by BCC	April 2009
TM-0277-05**	16 lot single family residential subdivision.	Withdrawn by Applicant	June 2005
ZC-1592-99**	Reclassified the site from R-E to R-2 for a single family residential subdivision with compact lots - expired	Approved by BCC	December 1999

\*For South Parcel APN 177-07-301-036 \*\*For North Parcel APN 177-07-301-016

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial	RS20	Single family detached residential
East & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family detached residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS3.3	Single family detached residential

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-24-0129	A 2 building 23-unit RV storage and mini-warehouse facility is a companion item on this agenda.
VS-24-0130	A request to vacate and abandon easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the proposed zone change is located within a Neighborhood Commercial planned land use area. This plan designation extends from the subject site north along Decatur Boulevard up to Warm Springs Road. Based on this, staff finds that there is a desire for a lower intensity commercial corridor to be created along the eastern side of Decatur Boulevard. While no commercial zoning currently exists within the indicated stretch, there is a history of commercial zoning along the Decatur Boulevard, particularly at its intersections with major streets. In addition, given the large number of residential developments that have been built in the surrounding area, there is reason to believe that there is a need for neighborhood serving commercial development within the area. Since the subject site is not located at a major intersection and the requested zoning district is the most intense within the range of districts for Neighborhood Commercial, staff finds that the request for Commercial General zoning is not appropriate for this location.

**Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

**Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

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

If approved:

- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.

### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

### **Fire Prevention Bureau**

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

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

- For the APN 177-07-301-036, the applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0163-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SOUTH DECATUR HOLDING CO, LLC

**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BLD 3 STE 577, LAS VEGAS, NV 89134



# Department of Comprehensive Planning Application Form

21

ASSESSOR PARCEL #(s): 177-07-301-016, 036

PROPERTY ADDRESS/ CROSS STREETS: East side of Decatur, 660 +/- feet south of Robindale

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change, design review, waivers

PROPERTY OWNER INFORMATION

NAME: S. Decatur Holding CO LLC  
 ADDRESS: 1000 N. Green Valley Pkwy Suite 440-350  
 CITY: Henderson STATE: NV ZIP CODE: 89074  
 TELEPHONE: 702-366-4221 CELL: \_\_\_\_\_ EMAIL: gblackburn@strategiclv.com

APPLICANT INFORMATION (must match online record)

NAME: same as owner  
 ADDRESS: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting  
 ADDRESS: 1930 Village Center Circle Bldg 3-577  
 CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577  
 TELEPHONE: 7024996469 CELL: \_\_\_\_\_ EMAIL: stewplan@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 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] - President  
 Property Owner (Signature)\*

Randel W. Alteman  
 Property Owner (Print)

3-11-24  
 Date

DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |                             |  |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
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| <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 checked="" 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) ZC-24-0128  
 PC MEETING DATE \_\_\_\_\_  
 BCC MEETING DATE 5-22-24  
 TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY RR  
 DATE 3-27-24  
 FEES \$1200.00

DATE 5-1-24

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Page 5

### Height Step-Back Requirement for the C-Store

The Applicant is requesting to waive the height step back requirement for buildings over 35-feet per Chapter 30.04.96.H. The convenience store has a maximum height of 43-feet 6-inches, however, the majority of the building is only 23 to 27-feet. The highest portion of the building is along the west side, farthest away from the residential development to the south. Additionally, the building is setback almost 86-feet from the residential, significantly more than what's required. Further, the encroachment occurs at approximately 138 feet and 11 inches from the property line adjacent to the residential. (See Setback Exhibit). Had the building been capped at a height of 35-feet, the required setback would only be 10-feet. Therefore, while the Applicant is not stepping the parapet of the building, the building is set back much farther than would normally be required.

### Reduced Parking Lot Landscaping

Lastly, the Applicant requests a waiver for reduced parking lot landscaping. As designed, the landscape plans depicts a landscape finger island every 7 parking spaces where a finger island is required every 6 spaces. This is only a minor reduction from the required spacing between finger islands in some areas. What's more, the number of street and perimeter trees exceed the number of required trees per Code to further offset the reduced parking lot landscaping.

Thank you in advance for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

*LAS Consulting*  
1930 Village Center Circle 3 #577  
Las Vegas, NV. 89134  
(702) 499-6469-cell

March 13, 2024

Mr. Richard Ruggles, AICP, Principal Planner  
Comprehensive Planning Department  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: Justification Letter - APR 23-100973

PLANNER COPY

Dear Mr. Ruggles:

Please accept this as our request for a zone change, design review, and use permit. A vacation and abandonment application is a companion item with this request.

The property is two parcels located on the east side of Decatur Avenue, south of Moberly Avenue. The parcels are planned Neighborhood Commercial. The northern most parcel is zoned RS 3.3 and the southern parcel is zoned RS20. The property surrounding the site are: To the north is an RS20 house on 1.1 acres, to the east and south is a RS 3.3 subdivision with existing homes.

This request is for a zone change from RS3.3 & RS-20 to CG, a conforming zone change, a use permit for a mini-storage facility and the individual units will be owned by the people storing their vehicles.

#### Site Plan

The site plan depicts a 2.64-acre property with 2 storage buildings for the storage of personal recreational vehicles, off-highway vehicles. or watercrafts. The facility will operate as a mini-storage business, individually

owned. The buildings include 23 indoor parking and storage units. All buildings are oriented to facing west. Parallel parking spaces for tenants and guests are located along the Decatur frontage and parking is provided within the units themselves. Two accessible parking spaces are in the center of the site. We are requesting to increase the grade to 59" inches where 36 inches is the max. The site has significant drainage running through the site, and it has been placed underground. A portion of the site will drain to the underground system and the remainder must be raised so it can drain to the street.

### Landscaping

The landscape plan depicts landscaping along Decatur Blvd and includes 5-foot detached sidewalk. An intense landscape buffer is placed along the eastern boundary. In the previous Title 30, the intense landscape buffer was required to be a minimum of 10 feet. The new code requires 15 feet in width. The property is 149'7" wide, there is not adequate room to meet the new code on several items, especially widening the intense landscape buffer. The new code also requires one large tree for every 30 feet of frontage but planted as a double row of trees. The property frontage is 331 feet, which would require 11 trees. Because the property is so narrow, a double row of trees will not fit in this space, however, we are requesting a design review for alternative landscaping. There is a single row of 27 semi-evergreen trees shown along the street frontage, with Green Cloud Texas Ranger (GCTR) between the trees. The Green Cloud Texas Ranger (GCTR) grows up to 5-7 feet in height and width, therefore the landscaping will obscure any view from the street. We are requesting this be reviewed with the design review.

### Elevations

The plans depict 2 storage buildings with a modern architectural design consisting primarily of flat building facades, two levels. There is no one main entrance since the units are own individually. The doors that face west have been provided with an awning to provide screening from the west sun.

The first floor is an open floor plan for the storage of vehicles and watercraft and the second story includes a mezzanine for storage with



large view windows on the north elevation. The west elevation has large RV sized roll-up garage doors for access into the storage units, and single door emergency exits on the east side; units with mezzanines have small clear windows on the upper facades. The new Title 30 requires architectural enhancements on all four sides of the building when adjacent to residential. But the code also requires an 8-foot wall and intense landscaping. The building shows banding along the top of the building that matches the front and sides of the building. However, any architectural enhancements would be wasted.

### Floor Plans

The floor plans depict 62,542 total square feet of floor area divided among two buildings. The northern building has 10 units, and the southern building has 13 units. The building depth is 65 feet, and most luxury Recreational Vehicles (RV) are 45 feet or longer. In order to park the RV's within the units and still be able to walk around it, there needs to be adequate room.

### Sustainability

The design of the site provides the following for the sustainability of the site.

- Water efficient landscaping, all landscaping is from the SNWA plant list and are low water/drought tolerant.
- Parking lot tree canopy- the trees are planted 20 feet on center, the spread of each tree is over 20 feet and the tree canopies will connect and overlap.
- Energy conservative/solar gain landscaping.
- Provide a cool roof: metal roof with metal, color: white, solar reflective index: 110.
- There is a shade structure coverage in the amenity zone.
- Nonresidential ventilation.
- Low-e glass: all windows will be solar low-e glazing.
- Alternative energy: approximately 70% of main roof will have solar panels.

### Newly adopted Title 30

In the newly adopted Title 30.04.05 Site and Building Design states" 4. Access, Ingress/Egress, and Parking i. Cross Access For nonresidential land uses that are similar or complementary, with consistent levels of intensity and similar parking standards, curb cuts shall be minimized, and cross access shall be provided through the recording of perpetual cross access, ingress/egress, and parking.

easements or agreements with adjacent lots.” -Even though the adjacent parcel is planned for CG, there is an existing, occupied house, therefore we will not be providing cross access, but if it should be converted later, there is room for it to be installed. Therefore, we are requesting this be reviewed as part of the design review.

**Requested Applications:**

Zone change -from RS3.3 & RS-20 to CG.

Vacation & Abandonment for easements, patent easements and BLM ROW.

Use Permit- Mini-Warehouse.

Design Review- For buildings and site layout.

Design Review-- The new Title 30 requires architectural enhancements on all four sides of the building when adjacent to residential. But the code also requires an 8-foot wall and intense landscaping. The evergreen trees must be 7 feet in height when planted. The building shows banding along the top of the building that matches the front and sides of the building, however, any architectural enhancements would be wasted, therefore, we are requesting a design review to not provide the elevations on all four sides.

Design Review to provide alternative landscaping along the street frontage.

Design Review - Request to eliminate screening of overhead doors from the street. *There isn't enough room to build a wall to eliminate the view of the overhead doors nor orient the building in a different way so the doors cannot be seen from the street. Semi-evergreen trees are planted with shrubs between them that will obscure any view from the street.*

**Waiver of Development Standards**

Request to allow a retaining wall of 6 feet in height. *There is an existing block wall for the adjacent residential property. A retaining wall is needed to maintain the block wall, plus fill the existing wash on the site.*

**Title 30.04.06 Residential Adjacency G Site and Building Orientation requires that grading “1. Not place more than 3 feet of fill a minimum of 5 feet from a shared property line. 2. Not place more than 6 feet of fill for a distance of 20 feet from a shared property line. 3. Not place more than 9 feet of fill for a distance of 50 feet**

from a shared property line. Because there is drainage area that is being filled, we need to waive the setback to bring the site up to an appropriate level and increase the grade. As a result, we are requesting a waiver to allow 4.9 feet within 5 feet of the shared residential property line to the east.

Request to eliminate parking lot landscaping. Landscaping is being placed adjacent along the street frontage. *The site is narrow (149 feet wide) and there is barely enough room for the building, a landscape buffer next to residential, parking (it can only fit parallel parking) and a drive aisle (it is designated one way).*

Request to reduce the landscape buffer adjacent to residential from 15 feet to 10 feet. *The site is narrow (149 feet wide) and there is barely enough room for the building, a landscape buffer next to residential, parking (it can only fit parallel parking) and a drive aisle (it is designated one way).*

Request to allow zero loading spaces. Each unit is owned, there are no deliveries to the site because it is used for storage only.

*The site has been redesigned to accommodate the new code as much as possible.*  
Thank you for your consideration in this matter.

Yours truly,

*Lucy Stewart*

Lucy Stewart



22

05/22/24 BCC AGENDA SHEET

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-24-0130-SOUTH DECATUR HOLDING CO, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive (alignment) and between Moberly Avenue (alignment) and Mesa Verde Lane (alignment) within Enterprise (description on file). MN/hw/ng (Far possible action)

RELATED INFORMATION:

APN:  
177-07-301-016; 177-07-301-036

LAND USE PLAN:  
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements, a BLM right-of-way grant, and Clark County Regional Flood Control drainage easements. The plans show that the government patent easements being requested to be vacated are 33 feet wide and are found on all four sides of the southern parcel of the subject site APN 177-07-301-036. The plans show the remaining easements mainly impact the northern parcel APN 177-07-301-016. The plans show there is a 100 foot wide Clark County Regional Flood Control District easement running east to west along the southern portion of the northern parcel that will be vacated, along with a 30 foot wide underground drainage easement running along the northern portion of the northern parcel that will also be vacated. Finally, a 5 foot wide portion of a BLM right-of-way grant that runs along Decatur Boulevard on the western portion of the northern parcel will also be vacated. The applicant indicates that these vacations are needed as the easements are no longer needed and need to be vacated to allow the development of the parcel and the installation of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0116-09*	Reclassified the site from R-E to C-P zoning for an office building - expired	Approved by BCC	April 2009
TM-0277-05**	16 lot single family residential subdivision	Withdrawn by Applicant	June 2005
ZC-1592-99**	Reclassified the site from R-E to R-2 zoning for a single-family residential subdivision with compact lots - expired	Approved by BCC	December 1999

\*For South Parcel APN 177-07-301-036      \*\*For North Parcel APN 177-07-301-016

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Single family detached residential
East & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family detached residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS3.3	Single family detached residential

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

### Related Applications

Application Number	Request
ZC-24-0128	A zone change to reclassify the site from RS3.3 and RS20 to CG zoning is a companion item on this agenda.
UC-24-0129	An RV storage and mini-warehouse facility is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

##### Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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**

- Drainage study and compliance;
- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Decatur improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SOUTH DECATUR HOLDING CO, LLC

**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BLD 3 STE 577, LAS VEGAS, NV 89134







# Department of Comprehensive Planning Application Form

22

ASSESSOR PARCEL #(s): 177-07-301-016, 036

PROPERTY ADDRESS/ CROSS STREETS: East side of Decatur, 660 +/- feet south of Robindale

DETAILED SUMMARY PROJECT DESCRIPTION

vacate easements and rights of way

PROPERTY OWNER INFORMATION

NAME: S. Decatur Holding CO LLC

ADDRESS: 1000 N. Green Valley Pkwy Suite 440-350

CITY: Henderson

STATE: NV ZIP CODE: 89074

TELEPHONE: 702-366-4221

CELL \_\_\_\_\_

EMAIL: gblackburn@strategiclv.com

APPLICANT INFORMATION (must match online record)

NAME: same as owner

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting

ADDRESS: 1930 Village Center Circle Bldg 3-577

CITY: Las Vegas

STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577

TELEPHONE: 7024996469

CELL \_\_\_\_\_

EMAIL: stewplan@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 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.

 - President  
Property Owner (Signature)\*

Randel W Aleman  
Property Owner (Print)

3-11-24  
Date

DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |  |                             |
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| <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) VS-24-0130

ACCEPTED BY RR

PC MEETING DATE \_\_\_\_\_

DATE 3-27-24

BCC MEETING DATE 5-22-24

FEES \$1200.00

TAB/CAC LOCATION ENTERPRISE

DATE 5-1-24

*LAS Consulting*  
1930 Village Center Circle 3 #577  
Las Vegas, NV. 89134  
(702) 499-6469 cell

December 14, 2023

Comprehensive Planning Department  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: Vacation Justification Letter - APR 23-100973

Dear Sir or Madam:

Please accept this as our request for a vacation and abandonment, for the property on the east side of Decatur, south of Moberly. We are requesting to vacate patent easements and drainage easements, which need to be vacated so development may occur. In addition, we are requesting to vacate 5 feet of the Bureau of Land Management right-of-way grant, in order to provide a detached sidewalk on Decatur Blvd.

Thank you for your consideration in this matter.

Yours truly,

*Lucy Stewart*

Lucy Stewart

PLANNER COPY

**PUBLIC HEARING**  
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**UC-24-0129-SOUTH DECATUR HOLDING CO, LLC:**

**USE PERMIT** to allow a mini-warehouse facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping; 2) buffering and screening standards; 3) wall height; and 4) residential adjacency standards.  
**DESIGN REVIEW** for a proposed RV storage & mini-warehouse facility on 2.6 acres in a CG (Commercial General) Zone.

Generally located on the south side of Moberly Avenue (alignment) and the east side of Decatur Boulevard within Enterprise. MN/hw/ng (For possible action)

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**RELATED INFORMATION:**

**APN:**  
177-07-301-016; 177-07-301-036

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate parking lot landscaping where landscaping is required per Section 30.04.01D.
2.
  - a. Allow a 2 foot tall decorative CMU block wall associated with a landscape buffer where an 8 foot tall decorative wall is required per Section 30.04.02C (a 75% reduction).
  - b. Reduce the width of a buffering landscape strip to 10 feet where 15 feet is required per Section 30.04.02C (a 33% reduction).
3. Increase the height of a retaining wall to 6 feet where 3 feet is the maximum permitted by Section 30.04.03C (a 100% increase)
4.
  - a. Increase the amount of fill within 5 feet of a shared residential property line to 4.4 feet (53 inches) as permitted by Section 30.04.06F (a 47% increase).
  - b. Allow a drive aisle to be located adjacent to a residential use without a screening buffer where such a buffer is required per Section 30.04.06G.
  - c. Allow roll-up overhead doors to face a residential district where not permitted per Section 30.04.06N.

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

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

- Site Address: N/A
- Site Acreage: 2.6
- Project Type: RV storage & Mini-warehouse facility

- Number of Stories: 2
- Building Height (feet): 32
- Square Feet: 28,542 (North Building)/34,000 (South Building)/62,542 (Total)
- Parking Required/Provided: 1/2
- Sustainability Points Required/Provided: 7/7

### Site Plans

The plans depict a 2.6 acre site that consists of an undeveloped northern parcel and a southern parcel that contains an existing single family home located on the east side of Decatur Boulevard and the south side of Moberly Avenue. The plans show a 28,542 square foot northern building and a 34,000 square foot southern building are being proposed. The northern building is shown to be set back 30 feet from the northern property line and 10 feet from the eastern property line. The southern building is shown to be set back 10 feet from the southern property line and 10 feet from the eastern property line. Both buildings are set back 68.6 feet from Decatur Boulevard and are separated by approximately 35 feet from each other. Between the 2 buildings is a shared amenity area which includes paved open areas with landscaping and a shade structure. Parking is shown to be located within a 2 space area between the 2 buildings, where 2 spaces are required. Access to the site is provided by 2, 43 foot wide driveways with 1 driveway located in the northwestern corner of the property and the other in the southwestern corner of the property. The 2 driveways are connected by a 31 foot wide 1 way drive aisle with a 25 foot wide auxiliary loading area. The provided cross sections show that a maximum fill of 4.4 feet is required along the northeastern portion of the property and will require a 6 foot high retaining wall.

### Landscaping

The plans show that street and perimeter landscaping is being provided. Along the street, Willow Acacia (*Acacia salicina*) and Holly Oak (*Quercus illex*) trees are provided in a 2-3 alternating pattern in 1 row approximately every 25 feet. The street trees are provided in the second of two 5 foot wide landscape strips that are split by the 5 foot wide detached sidewalk. Along the perimeter of the site adjacent to the surrounding residential uses, a 10 foot wide landscape buffering strip has been provided with a proposed 2 foot high decorative CMU block wall on top of a 6 foot high retaining wall. Within the buffering landscape strip, 2 staggered rows of Shoestring Acacia (*Acacia stenophylla*) and Willow Acacia trees have been provided approximately every 10 feet on center.

### Elevations

The elevations show that the 2 proposed storage buildings are identical in height and design. The elevation shows that the buildings will be 2 stories with a maximum height of 32 feet and will consist of painted stucco and decorative CMU block. Each unit is clearly identifiable based on the features shown on the western façade, with each unit being provided a glass overhead roll-up door, a metal entrance door with an overheard awning, and a second story sliding glass door with balcony. The western and eastern façades is primarily white with a beige stucco dormer separating the 2 floors of the buildings, and a grey painted stucco articulation that runs along the roof and down the northern and southern portions of the western façade. The eastern façade has grey metal doors for each unit that lead out into separated outside areas. Along the southern façade the walls are a grey and white painted stucco delineated by a grey stucco dormer. Along the northern and southern façades of the building, the facades are primarily painted white with a

grey dormer delineating the first and second floors and grey stucco pop-out running along the roofline. The facades that face into the spaces between the buildings contain 2 metal roll-up doors.

Floor Plans

The floor plans show that the northern building is 28,542 square feet and is spread out between 10, 2 story RV and mini-storage units. Eight of the units within this building are a total of 2,728.5 square feet and contain a 1,657.5 square foot first floor RV storage area, which also contains a work bench area that contains a sink and similar fixtures. These same eight units also contain a 1,071 square foot second story loft storage area, which contains a small bathroom. The northern most unit of the building is slightly larger at 3,370.5 square feet and contains a 2,047.5 square foot RV storage area on the first floor and a 1,323 square foot second story loft storage area. The southern most unit also contains a 1,657.5 square foot first floor RV storage area but contains a 1,281 square foot second story loft area due to the first floor of the unit being reduced in width due to the common support rooms on the southern side of the unit. The building support rooms (power, janitorial, telephone, etc.) run the length of the building, are 5 feet wide, and open into the central courtyard on the southern portion of the building.

The floor plans show that the southern building is 34,000 square feet and is spread out between 13, 2 story RV and mini-storage units. Eleven of the units within this building are a total of 2,568 square feet and contain a 1,560 square foot first floor RV storage area, which also contains a work bench area that contains a sink and similar fixtures. These same 11 units also contain a 1,008 square foot second story loft storage area, which contains a small bathroom. The northern most unit also contains a 1,560 square foot first floor RV storage area but contains a 1,218 square foot second story loft area due to the first floor of the unit being reduced in width due to the common support rooms on the northern side of the unit. The building support rooms (power, janitorial, telephone, etc.) run the length of the building, are 5 feet wide, and open into the central courtyard on the northern portion of the building.

Applicant's Justification

The applicant states that the proposed facility will act as a mini-storage facility for the storage of personal recreational vehicles, off-highway vehicles, and watercraft. The applicant further states that each unit will be individually owned and will also contain an upper storage loft area. They also indicate that many of the waivers are needed due to the width and size of the subject lot, as the necessary mitigation measures are not possible to build due to the size of the lot. Finally, they state the area along Decatur Boulevard is mostly residential and the units could be sold to those who live in the surrounding residential neighborhoods.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0116-09*	Reclassified the site from R-E to C-P zoning for an office building - expired	Approved by BCC	April 2009
TM-0277-05**	16 lot single family residential subdivision	Withdrawn by Applicant	June 2005

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1592-99**	Reclassified the site from R-E to R-2 zoning for a single-family residential subdivision with compact lots - expired	Approved by BCC	December 1999

\*For South Parcel APN 177-07-301-036    \*\*For North Parcel APN 177-07-301-016

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Single family detached residential
East & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family detached residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS3.3	Single family detached residential

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

**Related Applications**

Application Number	Request
ZC-24-0128	A zone change to reclassify the site from RS3.3 and RS20 to CG zoning is a companion item on this agenda.
VS-24-0130	A request to vacate and abandon easements 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  
Use Permit**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden. Staff finds that when evaluating the appropriateness of a mini-warehouse facility, the proximity of uses of a similar intensity and nearby residential developments is important. Staff finds that the surrounding areas are comprised almost entirely of low to medium density residential development. This type of development is important for mini-warehouse facilities as those renting or buying the units will most likely come from the nearby area. In addition, staff finds that a mini-warehouse tends to generate very little in terms of traffic and people as compared to similar service and retail

businesses and would have little impact on the surrounding residential developments, provided a sufficient buffer is provided. Ultimately, this use conforms to both the zoning and the Master Plan Designation. In addition, this use permit, as proposed, would comply with Policy EN-5.3, which encourages the development of viable business areas. For these reasons, staff could support this use permit, but since staff is not supporting the zone change, design review or the waivers of development standards, staff cannot support this request.

#### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1

Staff finds that the purpose of landscaping within the parking lot is to help soften the appearance of the site from the street, reduce building massing, and most importantly aid in the reduction of the urban heat island effect. Staff finds that the parking area needed for the site is small and is located close to the proposed buildings. Staff finds that the location and size of the parking spaces would make landscaping not practical. For these reasons, staff could support this waiver; however, since staff is not supporting the other waivers or the design review, staff cannot support this request.

#### Waivers of Development Standards #2a, #2b, #4b, & #4c

The purpose of buffering and perimeter landscaping is to reduce the impact of commercial uses and the massing and bulk of commercial buildings to pre-existing residential uses. Staff finds that while a buffer has been provided along the northern, eastern, and southern portions of the property, 2 key components of this buffer have been withheld, an 8 foot high screen wall and a 15 foot wide landscape strip. The 15 foot wide landscape strip is needed to assure that the screening trees will have sufficient space to grow and will accommodate the necessary number of trees and wall necessary to add an additional level of screening that the trees may not provide. Staff finds that these buffers are needed due to the privacy concerns that may arise due to the elevation differences between the residential properties to the east and the mini-warehouse facility. In addition, drive aisles have been placed along the northern and southern sides of the property and staff finds that the buffer is needed to help reduce the light and noise issues that may be caused by cars driving by, even though there may not be many cars. Finally, staff could support the waiver regarding the screening of overhead doors, as an appropriate street landscaping strip has been provided and the residential uses they are facing are across Decatur Boulevard, but since staff cannot support the other waivers of development standards or the design review, staff cannot support this request.

#### Waivers of Development Standards #3 & #4a

The purpose of reviewing increased fill and retaining walls is to assure that the proposed grading is necessary and will not have negative impacts on the surrounding property owners. Staff finds

that the proposed grading and retaining wall are necessary for the proper drainage of the site. With that said, since the wall and screening landscaping provided are not sufficient per Code, staff has concerns that there may be adverse issues related to privacy due to the height difference between the subject site and the adjacent residential property. For these reasons, staff cannot support this request.

#### 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. Overall, staff finds that the proposed buildings are attractive and modern and would be an enhancement for the area. In addition, the building will contain mostly neutral tones that should also not be too intrusive on the surrounding developments. No windows will face the surrounding areas. The site should see limited traffic so the provided parking should be sufficient. The provided access points and drive aisles are sufficient to handle the necessary traffic and will provide ample spaces for ancillary loading needs. The landscaping along the street should also be sufficient to screen any distracting action on the property as well. With that said, staff finds that the landscaping buffer being provided along the perimeter of the site is insufficient to reduce the potential effects of the building on the surrounding residential development, and thus cannot support this design review.

#### **Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

#### **Staff Recommendation**

Denial.

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

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

##### **Comprehensive Planning**

If approved:

- No outside storage is permitted;
- The addition of balconies or other second story external additions are prohibited along the eastern façade of the building;
- 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 approval of a Certificate of Compliance.
- Applicant is advised that additional land use may be required to allow the sale of individual units; that 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**

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Decatur improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- 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.

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as

determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0163-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: SOUTH DECATUR HOLDING CO, LLC**

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BLD 3 STE 577, LAS VEGAS, NV 89134**



# Department of Comprehensive Planning Application Form

23

ASSESSOR PARCEL #(s): 177-07-301-016, 036

PROPERTY ADDRESS/ CROSS STREETS: East side of Decatur, 660 +/- feet south of Robindale

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change, design review, waivers

PROPERTY OWNER INFORMATION

NAME: S. Decatur Holding CO LLC

ADDRESS: 1000 N. Green Valley Pkwy Suite 440-350

CITY: Henderson

STATE: NV

ZIP CODE: 89074

TELEPHONE: 702-366-4221

CELL \_\_\_\_\_

EMAIL: gblackburn@strategiclv.com

APPLICANT INFORMATION (must match online record)

NAME: same as owner

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting

ADDRESS: 1930 Village Center Circle Bldg 3-577

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # 165577

TELEPHONE: 7024996469

CELL \_\_\_\_\_

EMAIL: stewplan@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.

[Signature] - President  
Property Owner (Signature)\*

Randal W. Ateman  
Property Owner (Print)

3-11-24  
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 checked="" type="checkbox"/> UC | <input checked="" 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 checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC            | OTHER _____                            |

APPLICATION # (s) UC-24-0129

ACCEPTED BY RR

PC MEETING DATE \_\_\_\_\_

DATE 3-27-24

BCC MEETING DATE 5-22-24

FEES \$1,800.00

TAB/CAC LOCATION ENTERPRISE

DATE 5-1-24

*LAS Consulting*  
1930 Village Center Circle 3 #577  
Las Vegas, NV. 89134  
(702) 499-6469-cell

March 13, 2024

Mr. Richard Ruggles, AICP, Principal Planner  
Comprehensive Planning Department  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: Justification Letter - APR 23-100973

PLANNER COPY

Dear Mr. Ruggles:

Please accept this as our request for a zone change, design review, and use permit. A vacation and abandonment application is a companion item with this request.

The property is two parcels located on the east side of Decatur Avenue, south of Moberly Avenue. The parcels are planned Neighborhood Commercial. The northern most parcel is zoned RS 3.3 and the southern parcel is zoned RS20. The property surrounding the site are: To the north is an RS20 house on 1.1 acres, to the east and south is a RS 3.3 subdivision with existing homes.

This request is for a zone change from RS3.3 & RS-20 to CG, a conforming zone change, a use permit for a mini-storage facility and the individual units will be owned by the people storing their vehicles.

Site Plan

The site plan depicts a 2.64-acre property with 2 storage buildings for the storage of personal recreational vehicles, off-highway vehicles. or watercrafts. The facility will operate as a mini-storage business, individually

owned. The buildings include 23 indoor parking and storage units. All buildings are oriented to facing west. Parallel parking spaces for tenants and guests are located along the Decatur frontage and parking is provided within the units themselves. Two accessible parking spaces are in the center of the site. We are requesting to increase the grade to 59" inches where 36 inches is the max. The site has significant drainage running through the site, and it has been placed underground. A portion of the site will drain to the underground system and the remainder must be raised so it can drain to the street.

### Landscaping

The landscape plan depicts landscaping along Decatur Blvd and includes 5-foot detached sidewalk. An intense landscape buffer is placed along the eastern boundary. In the previous Title 30, the intense landscape buffer was required to be a minimum of 10 feet. The new code requires 15 feet in width. The property is 149'7" wide, there is not adequate room to meet the new code on several items, especially widening the intense landscape buffer. The new code also requires one large tree for every 30 feet of frontage but planted as a double row of trees. The property frontage is 331 feet, which would require 11 trees. Because the property is so narrow, a double row of trees will not fit in this space, however, we are requesting a design review for alternative landscaping. There is a single row of 27 semi-evergreen trees shown along the street frontage, with Green Cloud Texas Ranger (GCTR) between the trees. The Green Cloud Texas Ranger (GCTR) grows up to 5-7 feet in height and width, therefore the landscaping will obscure any view from the street. We are requesting this be reviewed with the design review.

### Elevations

The plans depict 2 storage buildings with a modern architectural design consisting primarily of flat building facades, two levels. There is no one main entrance since the units are own individually. The doors that face west have been provided with an awning to provide screening from the west sun.

The first floor is an open floor plan for the storage of vehicles and watercraft and the second story includes a mezzanine for storage with

large view windows on the north elevation. The west elevation has large RV sized roll-up garage doors for access into the storage units, and single door emergency exits on the east side; units with mezzanines have small clear windows on the upper facades. The new Title 30 requires architectural enhancements on all four sides of the building when adjacent to residential. But the code also requires an 8-foot wall and intense landscaping. The building shows banding along the top of the building that matches the front and sides of the building. However, any architectural enhancements would be wasted.

### Floor Plans

The floor plans depict 62,542 total square feet of floor area divided among two buildings. The northern building has 10 units, and the southern building has 13 units. The building depth is 65 feet, and most luxury Recreational Vehicles (RV) are 45 feet or longer. In order to park the RV's within the units and still be able to walk around it, there needs to be adequate room.

### Sustainability

The design of the site provides the following for the sustainability of the site.

- Water efficient landscaping, all landscaping is from the SNWA plant list and are low water/drought tolerant.
- Parking lot tree canopy- the trees are planted 20 feet on center, the spread of each tree is over 20 feet and the tree canopies will connect and overlap.
- Energy conservative/solar gain landscaping.
- Provide a cool roof: metal roof with metal, color: white, solar reflective index: 110.
- There is a shade structure coverage in the amenity zone.
- Nonresidential ventilation.
- Low-e glass: all windows will be solar low-e glazing.
- Alternative energy: approximately 70% of main roof will have solar panels.

### Newly adopted Title 30

In the newly adopted Title 30.04.05 Site and Building Design states" 4. Access, Ingress/Egress, and Parking i. Cross Access For nonresidential land uses that are similar or complementary, with consistent levels of intensity and similar parking standards, curb cuts shall be minimized, and cross access shall be provided through the recording of perpetual cross access, ingress/egress, and parking

easements or agreements with adjacent lots.” -Even though the adjacent parcel is planned for CG, there is an existing, occupied house, therefore we will not be providing cross access, but if it should be converted later, there is room for it to be installed. Therefore, we are requesting this be reviewed as part of the design review.

Requested Applications:

Zone change -from RS3.3 & RS-20 to CG.

Vacation & Abandonment for easements, patent easements and BLM ROW.

Use Permit- Mini-Warehouse.

Design Review- For buildings and site layout.

Design Review-- The new Title 30 requires architectural enhancements on all four sides of the building when adjacent to residential. But the code also requires an 8-foot wall and intense landscaping. The evergreen trees must be 7 feet in height when planted. The building shows banding along the top of the building that matches the front and sides of the building, however, any architectural enhancements would be wasted, therefore, we are requesting a design review to not provide the elevations on all four sides.

Design Review to provide alternative landscaping along the street frontage.

Design Review - Request to eliminate screening of overhead doors from the street. *There isn't enough room to build a wall to eliminate the view of the overhead doors nor orient the building in a different way so the doors cannot be seen from the street. Semi-evergreen trees are planted with shrubs between them that will obscure any view from the street.*

Waiver of Development Standards

Request to allow a retaining wall of 6 feet in height. *There is an existing block wall for the adjacent residential property. A retaining wall is needed to maintain the block wall, plus fill the existing wash on the site.*

Title 30.04.06 Residential Adjacency G Site and Building Orientation requires that grading “1. Not place more than 3 feet of fill a minimum of 5 feet from a shared property line. 2. Not place more than 6 feet of fill for a distance of 20 feet from a shared property line. 3. Not place more than 9 feet of fill for a distance of 50 feet

**from a shared property line.** Because there is drainage area that is being filled, we need to waive the setback to bring the site up to an appropriate level and increase the grade. As a result, we are requesting a waiver to allow 4.9 feet within 5 feet of the shared residential property line to the east.

**Request to eliminate parking lot landscaping.** Landscaping is being placed adjacent along the street frontage. *The site is narrow (149 feet wide) and there is barely enough room for the building, a landscape buffer next to residential, parking (it can only fit parallel parking) and a drive aisle (it is designated one way).*

**Request to reduce the landscape buffer adjacent to residential from 15 feet to 10 feet.** *The site is narrow (149 feet wide) and there is barely enough room for the building, a landscape buffer next to residential, parking (it can only fit parallel parking) and a drive aisle (it is designated one way).*

**Request to allow zero loading spaces.** Each unit is owned, there are no deliveries to the site because it is used for storage only.

*The site has been redesigned to accommodate the new code as much as possible.*  
Thank you for your consideration in this matter.

Yours truly,

*Lucy Stewart*

Lucy Stewart



05/22/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0079-STRAIGHT-LINE LEASING, LLC:

**VACATE AND ABANDON** easements of interest to Clark County located between Eldorado Lane and Maulding Avenue, and between Gilespie Street and Placid Street within Enterprise (description on file). MN/nai/ng (For possible action)

RELATED INFORMATION:

**APN:**

177-09-601-016

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 33 foot wide patent easement along the west and south property lines. Also, a 3 foot wide patent easement will be vacated and abandoned along the north property line. The property is proposed to be subdivided into 2 separate parcels.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0053-10	Appeal of an administrative denial (09-901327) for an extension of time in lieu of an off-site permit (03-29715) in conjunction with a proposed residential development	Approved by BCC	March 2010
ZC-1026-05	Reclassified approximately 3,800 parcels of land 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)	RS10	Single family residential
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single family residential & undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-24-0080	A waiver of development standards for full off-site improvements and landscaping is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised 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**

- Drainage study and compliance;
- 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.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ACG DESIGN

**CONTACT:** ACG DESIGN, 4310 CAMERON ST, SUITE 12A, LAS VEGAS, NV 89103

DRAFT





# Department of Comprehensive Planning Application Form

24

ASSESSOR PARCEL #(s): 177-09-601-016

PROPERTY ADDRESS/ CROSS STREETS: 221 E. Eldorado Lane (Eldorado Lane & Gilespie Street)

### DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of development standards for full offsite improvements, and the vacation of a patent easement

### PROPERTY OWNER INFORMATION

NAME: Straight-Line Leasing, LLC  
ADDRESS: 221 E. Eldorado Ln.  
CITY: Las Vegas STATE: NV ZIP CODE: 89123  
TELEPHONE: (702) 580-0260 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: ACG Design  
ADDRESS: 4310 Cameron Street, Suite 12-A  
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: (702) 523-0531 CELL: \_\_\_\_\_ EMAIL: acgdesignpermits@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: ACG Design  
ADDRESS: 4310 Cameron Street, Suite 12-A  
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: (702) 523-0531 CELL: \_\_\_\_\_ EMAIL: acgdesignpermits@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.

[Signature]  
Property Owner (Signature)\*

Randy Pinkston Straight-Line Leasing LLC  
Property Owner (Print)

3/5/2024  
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) 24-0079  
PC MEETING DATE \_\_\_\_\_  
BCC MEETING DATE 5/22/24  
TAB/CAC LOCATION Enterprise

ACCEPTED BY Jm  
DATE 3/11/24  
FEES 1200

DATE 5/1/24



February 14, 2024

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

VS-24-0079

**RE: Design Review (APR-23-100952)**  
**221 E Eldorado Lane**

To Whom It May Concern,

Please find attached our Wavier of Development Standards and Vacation request package for the above referenced project.

Waiver of Development Standards:

We are requesting a waiver of development standards to eliminate the full offsite improvements to include: street lights, curb, gutter, and detached sidewalk, and street landscape along Eldorado Ln. We are located inside a RPN (Rural Preservation Neighborhood) and are matching the existing aesthetics of surrounding parcels.

Vacation of Patent Easement:

We are requesting the vacation of a Patent Easement along the East 33' of the property and along the South 33' of the property.

If you have any questions or concerns, please feel free to contact me.

Sincerely,



Randolph Skorpinski  
Principal/Civil Engineer  
Architectural Civil Group, LLC.  
[RSkorpinski@acg.design](mailto:RSkorpinski@acg.design)  
(702) 569-9157

**PUBLIC HEARING**

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

**WS-24-0080-STRAIGHT-LINE LEASING, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1) street landscaping; and 2) off-site improvements on 1.0 acre in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay.**

Generally located on the south side of Eldorado Lane, 145 feet east of Gilespie Street within Enterprise. MN/nai/ng (For possible action)

**RELATED INFORMATION:**

**APN:**

177-09-601-016

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate street landscaping where required by Section 30.04.01D.
2. Waive off-site improvements (streetlights, curb, gutter, and sidewalk) where required by Section 30.04.08C.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 221 E. Eldorado Lane
- Site Acreage: 1.0
- Project Type: Two lot subdivision

**Site Plan**

The site plan indicates a site that is 1.0 acres that will be subdivided into 2 separate parcels, shaped like a flag lot. The parcel closest to Eldorado Lane has an existing 2,200 square foot residence, while the parcel towards the south will have an approximate 2,200 square foot concrete pad. There will be a 6 foot CMU block wall built all around the property lines including the flag lot lines.

**Applicant's Justification**

The applicant is requesting a waiver of development standards for full off-site improvements, excluding paving. They indicate that they are in an RNP overlay and are matching the aesthetics of the surrounding parcels.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0053-10	Appeal of an administrative denial (09-901327) for an extension of time in lieu of an off-site permit (03-29715) in conjunction with a proposed residential development	Approved by BCC	March 2010
ZC-1026-05	Reclassified approximately 3,800 parcels of land from an R-E to R-E (RNP-I) Zone	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)	RS10	Single family residence
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single family residence
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single family residence & Undeveloped

**Related Applications**

Application Number	Request
VS-24-0079	A request to vacate and abandon patent easements 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**

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff finds that along the north side of Eldorado Lane there is an attached sidewalk with trees planted approximately every 20 feet. Along the south side of Eldorado Lane, where the entrance of the property is located, there is no landscaping. However, there are boundary walls built all



along the south side of the street. Street landscaping is important for reducing the urban heat island effect. Therefore, staff cannot support this request.

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

#### **Waiver of Development Standards #2**

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

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **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**

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

#### **Fire Prevention Bureau**

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

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ACG DESIGN**

**CONTACT: ACG DESIGN, 4310 CAMERON ST, SUITE 12A, LAS VEGAS, NV 89103**

**DRAFT**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

25

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>24-0080</u> DATE FILED: <u>3/1/24</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Ent-prise</u> TAB/CAC DATE: <u>5/1/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5/22/24</u> FEE: <u>800</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Straight-Line Leasing, LLC</u> ADDRESS: <u>221 E. Eldorado</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702.580.0260</u> CELL: <u>N/A</u> E-MAIL: <u>mthomas@acg.design</u>
	<b>APPLICANT</b>  NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron Street, Suite 12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-931-2992</u> CELL: <u>N/A</u> E-MAIL: <u>ACGDesignPermits@gmail.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron Street, Suite 12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-445-1114</u> CELL: <u>N/A</u> E-MAIL: <u>mthomas@acg.design</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-09-601-016

PROPERTY ADDRESS and/or CROSS STREETS: 221 E Eldorado Lane

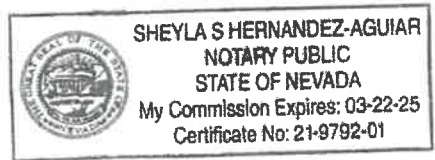
PROJECT DESCRIPTION: The Finished Floor of the building has been set above the current Clark County criteria

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

[Signature] Property Owner (Signature)\*      Randy Pinkston Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JULY 18TH 2023 (DATE)  
 By RANDY JAMES PINKSTON  
 NOTARY PUBLIC: [Signature]



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



February 14, 2024

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

WS-24-0080

**RE: Design Review (APR-23-100952)**  
**221 E Eldorado Lane**

To Whom It May Concern,

Please find attached our Wavier of Development Standards and Vacation request package for the above referenced project.

Waiver of Development Standards:

We are requesting a waiver of development standards to eliminate the full offsite improvements to include: street lights, curb, gutter, and detached sidewalk, and street landscape along Eldorado Ln. We are located inside a RPN (Rural Preservation Neighborhood) and are matching the existing aesthetics of surrounding parcels.

Vacation of Patent Easement:

We are requesting the vacation of a Patent Easement along the East 33' of the property and along the South 33' of the property.

If you have any questions or concerns, please feel free to contact me.

Sincerely,



Randolph Skorpinski  
Principal/Civil Engineer  
Architectural Civil Group, LLC.  
[RSkorpinski@acg.design](mailto:RSkorpinski@acg.design)  
(702) 569-9157

05/22/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-24-0116-COUGAR-JONES INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Westwind Road, and between Cougar Avenue and Wigwam Avenue and a portion of a right-of-way being Red Rock Street located between Cougar Avenue and Ford Avenue (alignment) within Enterprise (description on file). JJ/sd/ng (For possible action)

RELATED INFORMATION:

APN:  
176-13-301-014

LAND USE PLAN:  
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

**Project Description**

The plans depict the vacation and abandonment of patent easements and a portion right-of-way being Red Rock Street. The right-of-way being vacated is a remnant portion of Red Rock Street on the south side of Cougar Avenue and is not necessary to perpetuate the existing or future roadway section. The patent easements that will be vacated are 33 feet wide located along the west, east and south property lines and 3 feet wide along Cougar Avenue. The applicant states these patent easements are no longer needed for the development of this parcel.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0060-03	Vacated and abandoned a portion of Red Rock Street	Approved by PC	February 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	
East & South & West	Business Employment	R-E & IL	Undeveloped

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

## Related Applications

Application Number	Request
WS-24-0115	Waiver of development standards for attached sidewalks and design review for a storage yard is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised 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

- Right-of-way dedication to include 30 feet for Cougar 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.

**Fire Prevention Bureau**

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** COUGAR-JONES INVESTMENTS, LLC

**CONTACT:** BAUGHMAN & TURNER INC, 1210 HINSON ST, LAS VEGAS, NV 89102

DRAFT





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# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-13-301-014

PROPERTY ADDRESS/ CROSS STREETS: Cougar / Jones

### DETAILED SUMMARY PROJECT DESCRIPTION

Vacation

### PROPERTY OWNER INFORMATION

NAME: Cougar-Jones Investments LLC  
ADDRESS: 355 E Torino Ave.  
CITY: Las Vegas STATE: NV ZIP CODE: 89123  
TELEPHONE: 702-361-2914 CELL \_\_\_\_\_ EMAIL: joew@jandjasphalt.com

### APPLICANT INFORMATION

NAME: Cougar-Jones Investments LLC  
ADDRESS: 355 E Torino Ave.  
CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-361-2914 CELL \_\_\_\_\_ EMAIL: joew@jandjasphalt.com

### CORRESPONDENT INFORMATION

NAME: Baughman & Turner, Inc.  
ADDRESS: 1210 Hinson St.  
CITY: Las Vegas STATE: NV ZIP CODE: 89102 REF CONTACT ID # 137071  
TELEPHONE: 702-870-8771 CELL 702-870-8772 EMAIL: joshh@baughman-turner.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)\*

Joseph Wyson, Trustee  
Property Owner (Print)

1/7/24  
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 type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) V5-24-0116

ACCEPTED BY 

PC MEETING DATE 5/2/24

DATE 3/21/24

BCC MEETING DATE \_\_\_\_\_

TAB/CAC LOCATION Enterprise

DATE 5/1/24

***Baughman & Turner, Inc.***  
*Consulting Engineers & Land Surveyors*

1210 Hinson Street  
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771  
Fax (702) 878-2695

December 18, 2023

**Clark County Current Planning**  
500 S Grand Central Parkway  
Las Vegas, Nevada 89155

**Re: Cougar Storage Yard**  
**APN 176-13-301-014**

To Whom It May Concern,

Please let this letter serve as a justification of the request to Vacate and Abandon a remnant portion of Cougar Avenue located east of Jones Boulevard and government patent easements. The right-of-way to be vacated is adjacent to APN 176-13-301-014.

This portion of right-of-way, located on the south side of the existing Cougar roadway, is not necessary to perpetuate the existing or future roadway section. Approval of this vacation will allow the dedication of the south 30' right-of-way on Cougar Avenue adjacent to APN 176-13-301-014.

Per the County's request we are vacating the unnecessary patent easements. Any utility and/or drainage easements required will be retained. Patent easements lie along the easterly, westerly, southerly, and northerly property lines. We are requesting to vacate the southerly 3.00 feet of the northerly 33.00 feet, the easterly 33.00 feet, westerly 33.00 feet and southerly 33.00 feet of APN 176-13-301-014

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,  
***Baughman & Turner, Inc.***

  
Josh Harney  
Project Coordinator

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05/22/24 BCC AGENDA SHEET

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-24-0115-COUGAR-JONES INVESTMENTS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow attached sidewalks.  
**DESIGN REVIEW** for an outdoor storage yard on 2.5 acres in an IL (Industrial Light) Zone.

Generally located on the south side of Cougar Avenue, 280 feet east of Jones Boulevard within Enterprise. JJ/sd/ng (For possible action)

---

RELATED INFORMATION:

**APN:**  
176-13-301-014

**WAIVER OF DEVELOPMENT STANDARDS:**  
Allow a proposed attached sidewalk where a detached sidewalk is required per Section 30.04.08C.

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

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

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Storage yard
- Parking Required/Provided: 7/8
- Sustainability Required/Provided: 7/2

Site Plans

The plans depict a proposed storage yard located east of the intersection of Jones Boulevard and Cougar Avenue. Access to the storage yard is from Cougar Avenue with 2 ingress/egress access points from Cougar Avenue. The proposed storage yard will provide for security of equipment that is stored on-site, which is associated with the primary business located just northeast of this parcel at 5920 Cougar Avenue and serve as an overflow yard. There is an existing chain-link fence around the property which will be replaced by an 8 foot high masonry block wall that will screen the outside storage from Cougar Avenue. No structures are being built and no employees are assigned to the yard. As a private storage yard, it is not open to the public. The property is surrounded by other industrial uses to the north and west that are zoned Industrial Light and a flood control channel to the east. The storage area for vehicles will be paved with compact reclaimed asphalt.

Landscaping

A landscape plan has been provided which depicts 8 trees to be planted in a 6 foot wide landscape strip along Cougar Avenue behind the proposed attached sidewalk.

Applicant's Justification

The applicant states this property will be utilized as a private overflow storage yard for equipment and vehicles associated with the main business that is located to the northeast. The site has been improved with reclaimed asphalt on the entire site, which includes all areas with vehicle access and/or storage, to provide dust control. The applicant has stated that there will be no business conducted at this site.

The applicant is requesting a waiver to allow for attached sidewalks with a proposed 6 foot wide landscape area behind the proposed attached sidewalk. Since none of the surrounding developed properties have a detached sidewalk, this will look out of place and detract from the uniformity of the area. The 6 foot wide landscaping buffer along Cougar Avenue is generous for the area and is not needed for the beautification of the neighborhood nor a zone buffer.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0060-03	Vacated and abandoned a right-of-way portion of Red Rock Street	Approved by PC	February 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	
East & South & West	Business Employment	IL	Undeveloped

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

**Related Applications**

Application Number	Request
VS-24-0116	A request to vacate and abandon easements and right-of-way is a companion item on this agenda.

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

There is an active zoning violation CE23-11243 for outside storage, stockpiling, grading without a permit, and accumulation of solid waste.

**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**

#### Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### 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 proposed storage yard is an appropriate use for this location. The surrounding properties are zoned for light industrial and manufacturing uses. The proposed use will include landscaping with large trees to buffer the outside storage from the right-of-way. In addition, the existing chain-link fence will be replaced by a new 8 foot high masonry block wall to screen the outside storage. Although staff can support the request for the outside storage yard, staff recommends denial of the design review since Public Works is not supporting the sidewalk waiver.

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

#### Waiver of Development Standards

Staff cannot support the request to not install detached sidewalks along Cougar Avenue. Detached sidewalks along public streets provide a safer pathway for pedestrians by increasing the distance from traffic.

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- 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 approval of a Certificate of Compliance.
- 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**

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 for Cougar Avenue.

**Fire Prevention Bureau**

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

- No comment.

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

**APPLICANT: COUGAR-JONES INVESTMENTS, LLC  
CONTACT: BAUGHMAN & TURNER INC, 1210 HINSON ST, LAS VEGAS, NV 89102**

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# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-13-301-014

PROPERTY ADDRESS/ CROSS STREETS: Cougar / Jones

### DETAILED SUMMARY PROJECT DESCRIPTION

Storage Yard

### PROPERTY OWNER INFORMATION

NAME: Cougar-Jones Investments LLC  
ADDRESS: 355 E Torino Ave.  
CITY: Las Vegas STATE: NV ZIP CODE: 89123  
TELEPHONE: 702-361-2914 CELL: \_\_\_\_\_ EMAIL: joew@jandjasphalt.com

### APPLICANT INFORMATION

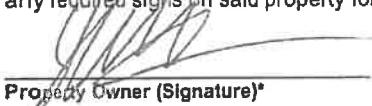
NAME: Cougar-Jones Investments LLC  
ADDRESS: 355 E Torino Ave.  
CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-361-2914 CELL: \_\_\_\_\_ EMAIL: joew@jandjasphalt.com

### CORRESPONDENT INFORMATION

NAME: Baughman & Turner, Inc.  
ADDRESS: 1210 Hinson St.  
CITY: Las Vegas STATE: NV ZIP CODE: 89102 REF CONTACT ID # 137071  
TELEPHONE: 702-870-8771 CELL: 702-870-8772 EMAIL: joshh@baughman-turner.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)\*

Joseph Wyson, Trustee  
Property Owner (Print)

11/5/24  
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 checked="" 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 checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                            |

APPLICATION # (s) WS-24-0115

ACCEPTED BY 

PC MEETING DATE 5/21/24

DATE 3/21/24

BCC MEETING DATE \_\_\_\_\_

TAB/CAC LOCATION Enterprise

DATE 5/1/24

***Baughman & Turner, Inc.***  
*Consulting Engineers & Land Surveyors*

1210 Hinson Street  
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771  
Fax (702) 878-2695

March 11, 2024

**Clark County Current Planning**  
500 S Grand Central Parkway  
Las Vegas, Nevada 89155

**Re: Cougar Private Storage Yard - APN 176-13-301-014**

To Whom It May Concern,

Please let this letter serve as justification for a Design Review and Waiver of Standards for a private storage yard located east of the intersection of Jones Boulevard and Cougar Avenue. The 2.43-acre site is comprised of APN 176-13-301-014. This application is requesting a Design Review for a proposed outdoor storage yard in an IL Zone, an alternative design for sustainability per 30.04.05 and a Waiver of Standards to allow attached sidewalks where detached is required per 30.04.08C.5 and a waiver for a trash enclosure per 30.04.05D.5. A Vacation and Abandonment of a portion of right-of-way (Red Rock Street remnant from VS-0060-03) and patent easements has been submitted separately.

The lot has already been improved with compacted reclaimed asphalt (per DCOP Permit No. 56721) and a chain link fence around the perimeter. Vehicles are currently being stored on the site. Since these improvements have not yet been approved, the Owner has received several violations under Case Number CE23-11243. The violations are for 1) grading without a permit, 2) Conditional Use for outside storage, 3) Compliance with County Codes. This application is requesting a Design Review to comply with the County codes and obtain the required permits. The goal of the Design review is to satisfy all conditions of the violation.

The proposed private storage yard is not open to the public. This storage yard will be an overflow yard for equipment and vehicles used at the business located northeast of the site, J & J Enterprises. There are no employees assigned to the yard. There are no structures being built on the site. Since this is a private storage yard, there are no assigned hours of operation.

The site is bordered by similar uses to the north, undeveloped land owned by the USA to the south and east, a regional flood control channel to the east, and undeveloped property to the west. All the surrounding properties are zoned IL (Industrial Light).

The existing undeveloped site has an existing chain link fence around the property which will be replaced by an 8 ft high masonry wall which will screen the outside storage. A proposed sliding gate at both entries will offer security to the property and associated equipment storage. A security guard will not be utilized for this development. The two proposed gates will also provide fire access to and from the property.

The site development will construct full offsite improvements and a 6' landscape buffer along Cougar Avenue. This development is in an industrial area and at the end of a dead-end road. The 6 ft of landscaping is generous for the area and is not needed for the beautification of the neighborhood nor a



zone buffer. A landscape plan has been provided which includes tree spacing, shrubs, and meets the plant materials identified in the SNRPC plant list. The landscape plan shows trees to scale and provides adequate special consideration for anticipated size and spread. We are requesting a waiver for the detached sidewalks and, if approved, the landscaping will not be as shown on Figure 30.64-17.

This property will be utilized as a private storage yard for equipment and vehicles only and will be improved with asphalt pavement over the entire site, which includes all areas with vehicle access and/or storage, to provide dust control.

Pursuant to Section 30.40.05 of the Clark County Design Guidelines, sustainability for non-residential development, the site must achieve seven (7) sustainability points. Due to the type of development being reviewed, it is near impossible to provide 7 sustainability points. Most points are awarded with the development of a building; however, the requested storage yard does not lend itself to the opportunity to gather points. This development has provided two (2) Sustainability points, one for an increase in the number of trees provided, and one for water efficient landscaping.

The business license associated with this site is #NV19911019076 for J & J Enterprises. The business address is 5920 W. Cougar Avenue, Las Vegas, NV 89139.

In addition to the DR, this applicant is asking for a Waiver of Development Standards for the detached sidewalk, Figure 30.64-17. The landscaping shown in that Figure will also be modified to accommodate the attached sidewalk. None of the surrounding developed properties have a detached sidewalk so the detached sidewalk will look out of place and detract from the uniformity of the area. The property is at the end of a dead-end road and not well travel. The detached sidewalk is not necessary for beautification or pedestrian ease. For these reasons, a waiver of the detached sidewalk is requested.

A Waiver of Development Standards for a trash enclosure is also being requested. As discussed above, this development is for an outside storage yard for vehicles and equipment. There is no building or business being conducted on the site. There is no refuse being generated at the site, therefore, a waiver of the trash enclosure is being requested.

The proposed improvements will improve the ingress and egress for surrounding properties. The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,  
*Baughman & Turner, Inc.*

  
Josh Harney  
Project Coordinator



05/22/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-24-400043 (ZC-1122-07)-PARACHUTE A B C T, LLC SERIES V, ET AL:**

**WAIVERS OF CONDITIONS** of a zone change for the following: **1)** prior to construction, applicant to build an 8 foot block wall along the east property line to buffer the residents during and after construction; **2)** the building will be placed on the west facing property line inward to the parking lot; **3)** all lighting shall be below 8 feet in height to prevent any spillover on to the adjacent property; and **4)** landscaping shall be minimized along Wigwam Avenue to maintain a line of sight across the property when the tenants are closed in conjunction with a proposed tavern on 0.5 acres in a CG (Commercial General) Zone.

Generally located on the northeast corner of Durango Drive and Wigwam Avenue within Enterprise. JJ/jor/ng (For possible action)

---

RELATED INFORMATION:

**APN:**

176-16-201-041

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8580 W. Wigwam Avenue
- Site Acreage: 0.55

History & Request

The site was previously reclassified to C-1 zoning via ZC-1122-07 for a proposed 2 story office/retail building. The site was hard zoned, but the project never commenced. With the Clark County Title 30 update the site now consists of a CG zoning district, which allows a restaurant and related services. The applicant is proposing a different site design than what was previously approved via ZC-1122-07.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-1122-07:

**Current Planning**

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Prior to construction, applicant to build an 8 foot high block wall along the east property line to buffer the residents during and after construction;

- The building will be placed on the west property line facing inward to the parking lot;
- All lighting shall be below 8 feet in height to prevent any spillover onto the adjacent property;
- Landscaping shall be minimized along Wigwam Avenue to maintain a line of sight across the property when the tenants are closed;
- 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;
- All applicable standard conditions for this application type.

#### Civil Engineering

- Drainage study and compliance;
- Construct full off-site improvements;
- Full off-sites and detached sidewalk shall be provided along Wigwam Avenue unless the Trail Plan requires a trail which conflicts with providing full off-sites and the detached sidewalk;
- Detached sidewalk will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control which may require a vacation of excess right-of-way or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus-turnout and/or passenger loading/shelter area in accordance with Regional Transportation Commission standards;
- Additional right-of-way dedication will be required for Durango Drive to 50 feet to back of curb with 54 foot spandrel;
- Driveway widths are required to be 32 feet minimum with throat depths to be 40 feet;
- Coordinate the construction, design, and location of the RTC bus turnout with the property to the north.

#### Applicant's Justification

The applicant is building a wall on the east property line that meets the condition of approval, but the wall will not be raised prior to construction, ultimately, this meets residential adjacency standards under today's Code. Additionally, the proposed structure is a different project type than what was approved under the ZC-1122-07 Notice of Final Action (NOFA). The proposed structure is single story, and not a 2 story structure, as previously approved under the prior NOFA. The current project seeks to place the structure on the east side of the property with sufficient buffers for residential adjacency. There will also be landscaping buffers and design elements that account for the proximity to the residential neighbors. Because the proposed structure will now be on the east side of the property, the amount of light that spills over into the neighboring property is greatly reduced. The height of the proposed lights will not exceed the height of the structure, and those lights are going to be shielded downlights that direct the visible light downward for the tenant's customers' benefit. Lastly, detached sidewalks and Code appropriate street landscaping along Durango Drive and Wigwam Avenue will be provided as required by today's Code. Approval of the proposed use is a distinctly different project compared to the prior project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1122-07	Reclassified the site to C-1 zoning for a proposed 2 story retail building	Approved by BCC	March 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Undeveloped
South, East, & West	Neighborhood Commercial	RS20	Single family residential

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

**Related Applications**

Application Number	Request
VS-24-0132	A vacation and abandonment for a portion of right-of-way being Durango Drive and Wigwam Avenue for detached sidewalks is a companion item on this agenda.
WS-24-0131	Waivers of development standards to reduce parking, reduce driveway throat depth, reduce departure distance, reduce the trash enclosure setback from the street, and reduce landscape finger islands in addition to a design review for a proposed tavern and lighting 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**

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose. Staff finds that the location of the proposed development is surrounded to the east, southeast, southwest, and northwest by existing single family residences. When ZC-1122-07 was approved, the conditions of approval were intended to minimize the potential impacts of a commercial building within the neighborhood. Although the subject parcel is master planned Neighborhood Commercial and is currently zoned CG, the applicant's building design is the opposite of what was approved with the ZC-1122-07 and the surrounding residential zoning districts and uses still exist to the east, southeast, southwest, and northwest. However, staff can support waiver of conditions #4. This condition states that landscaping shall be minimized along Wigwam Avenue to maintain a line of sight across the property when the tenants are closed. Landscaping along Durango Drive and Wigwam Avenue should not be minimized. The proposed landscaping along Wigwam Avenue complies with today's standard which includes detached sidewalk and street landscaping.

**Staff Recommendation**

Approval of waiver of conditions #4; denial of waivers of conditions #1, #2, and #3.

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Public Works - Development Review**

If approved:

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** VOLUNTEER CROSSING, LLC

**CONTACT:** HOWARD & HOWARD ATTORNEYS PLLC, 3800 HOWARD HUGHES  
PKWY, SUITE 1000, LAS VEGAS, NV 89169



# Department of Comprehensive Planning Application Form

28

ASSESSOR PARCEL #(s): 176-16-201-041

PROPERTY ADDRESS/ CROSS STREETS: Wigwam and Durango

**DETAILED SUMMARY PROJECT DESCRIPTION**

Developer is seeking a design review to build a tavern restaurant in a CG district.

**PROPERTY OWNER INFORMATION**

NAME: Parachute ABCT LLC - Series V and INA Trust  
 ADDRESS: 2774 Athens Ridge Drive  
 CITY: Henderson STATE: NV ZIP CODE: 89052  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: kimchilv@aol.com

**APPLICANT INFORMATION**

NAME: Michael Dahl  
 ADDRESS: 2690 Mirabella Street  
 CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-498-8018 CELL \_\_\_\_\_ EMAIL: mike@dahldevelopments.com

**CORRESPONDENT INFORMATION**

NAME: David Edelblute  
 ADDRESS: 3800 Howard Hughes Pkwy Suite 1000  
 CITY: Las Vegas STATE: NV ZIP CODE: 89169 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-370-0973 CELL \_\_\_\_\_ EMAIL: DLE@h2law.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.

Chinsuk Kim Chinsuk Kim 02/18/2024  
 \_\_\_\_\_  
 Property Owner (Signature)\* Property Owner (Print) Date

**DEPARTMENT USE ONLY:**

- |                              |                             |                              |                               |                             |  |                             |
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| <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 checked="" type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) WC-24-400043 (ZC-112207) ACCEPTED BY John  
 PC MEETING DATE \_\_\_\_\_ DATE 4/4/24  
 BEC MEETING DATE 5/22/24  
 TAB/CAC LOCATION ENTERPRISE DATE 5/1/24

# Howard & Howard

law for business

Chicago

Detroit

Las Vegas

Los Angeles

Peoria

direct dial: 702-667-1817

David L. Edelblute  
Attorney

email: dle@h2law.com

April 4, 2024

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

WC-24-400043

RE: Justification Letter for Waiver of Conditions | APR 24-100436<sup>195</sup>

Please accept this letter as justification for the requested waiver of conditions concerning a proposed construction of a new tavern located at the northeast corner of W. Wigwam Ave. and S. Durango Dr. (APN: 176-16-201-041) currently zoned as Commercial General (CG). Through this waiver of conditions application, we respectfully ask for your approval of the following waivers of conditions placed on the parcel under ZC-1122-07 and its Notice of Final Action.

- 1) Condition #2 – Prior to construction, applicant to build an 8-foot-high block wall along the east property line to buffer the residents during and after construction.
  - The applicant is building a wall on the east property line that meets this condition but not prior to construction. This meets residential adjacency standards. Additionally, the proposed structure is a different project type than what was approved under the prior NOFA. It is a single-story structure, and not a two-story structure as proposed under the prior NOFA for ZC-1122-07
- 2) Condition #3 – the building will be placed on the west property line facing inward to the parking lot.
  - The current project seeks to place the structure on the east side of the property with sufficient buffers for residential adjacency. There will also be landscaping buffers and design elements that account for the proximity to the residential neighbors.
- 3) Condition #4 – All lighting shall be below 8 feet in height to prevent any spillover onto the adjacent property.
  - Because the proposed structure will now be on the east side of the property, the amount of light that spills over into the neighboring property is greatly reduced. The height of the proposed lights will not exceed the height of the structure, and those lights are going to be shielded downlights that direct the visible light downward for the tenant's customers' benefit.
- 4) Condition #5 – Landscaping shall be minimized along Wigwam Avenue to maintain a line of sight across the property when tenants are closed.
  - This condition is inapplicable because the proposed design is substantially different than the prior project. The area referenced in this condition includes detached sidewalks and code appropriate landscaping that will not block the line of sight across the property from Wigwam Avenue to Durango Road.



24-100436  
April 4, 2024  
Page 2 of 2

We respectfully ask for your approval of the waivers of conditions due to the distinctly different project compared to the prior project. We feel that this new tavern proposed under the application will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this waiver of conditions.

**HOWARD & HOWARD ATTORNEYS PLLC**

*/s/ David L. Edelblute*  
David L. Edelblute, Esq.

DLE/bd



05/22/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0132-PARACHUTE A B C T, LLC SERIES V, ET AL:

**VACATE AND ABANDON** a portion of a right-of-way being Wigwam Avenue located between Durango Drive and Lisa Lane, and a portion of right-of-way being Durango Drive located between Wigwam Avenue and Camero Avenue within Enterprise (description on file). JJ/jor/ng (For possible action)

RELATED INFORMATION:

APN:

176-16-201-041

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

**Project Description**

The applicant is requesting to vacate a portion of right-of-way being Durango Drive and Wigwam Avenue to install detached sidewalks for future development on the subject parcel.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1122-07	Reclassified the site to C-1 zoning for a proposed 2 story retail building	Approved by BCC	March 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	RS20	Undeveloped
South, East, & West	Neighborhood Commercial	RS20	Single family residential

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

## Related Applications

Application Number	Request
WS-24-0131	Waivers of development standards to reduce parking, reduce driveway throat depth, reduce departure distance, reduce the trash enclosure setback from the street, and reduce landscape finger islands in addition to a design review for a proposed tavern and lighting is a companion item on this agenda.
WC-24-400043 (ZC-1122-07)	Waivers of conditions of a zone change to waive specific Planning conditions is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works – Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

#### 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

- Full off-site improvements;
- 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 a 54 foot property line radius;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** VOLUNTEER CROSSING, LLC

**CONTACT:** HOWARD & HOWARD ATTORNEYS P LLC, 3800 HOWARD HUGHES  
PKWY, SUITE 1000, LAS VEGAS, NV 89169



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# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-16-201-041

PROPERTY ADDRESS/ CROSS STREETS: S. Durango Dr. and W. Wigwam Ave.

### DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of right-of-way along S. Durango Dr. and Wigwam Ave.

### PROPERTY OWNER INFORMATION

NAME: Parachute ABCT, LLC - Series V

ADDRESS: 2774 Athens Ridge Drive

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: kimchilv@aol.com

### APPLICANT INFORMATION

NAME: Michael Dahl

ADDRESS: 2690 Mirabella St.

CITY: Henderson

STATE: NV

ZIP CODE: 89052

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-498-8018

CELL \_\_\_\_\_

EMAIL: mike@dahidevelopment.com

### CORRESPONDENT INFORMATION

NAME: David Edelblute

ADDRESS: 3800 Howard Hughes Pkwy Suite 1000

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-370-0973

CELL \_\_\_\_\_

EMAIL: DLE@h2law.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.

Chinsuk Kim  
Property Owner (Signature)\*

Chinsuk Kim  
Property Owner (Print)

2/29/2024  
Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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VS-24-0132

3/27/24

5/22/24  
ENTERPRISE

5/1/24



2526 W. Horizon Ridge Parkway, Suite 230,  
Henderson, NV 89052  
Tel: (702) 219-2070 Fax: (702) 219-9672  
Sheldon Colen, Architect (License No. 7701)

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February 28, 2024

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

**RE: Vacation Request – APN 176-16-201-041**

The purpose of this letter is to provide justification for approval of a Vacation of the following:

1. Public Right-of-Way Dedication per Record No. 0951:0901393

The subject property is located on the northeast corner of S. Durango Dr. and W. Wigwam Ave. within the Enterprise land use planning area of Clark County.

The applicant is requesting this vacation in order to develop the subject properties as a tavern.

**Vacation Request:**

The applicant is requesting to vacate five feet of right-of-way on West Wigwam Avenue and South Durango Drive as shown on the vacation site plan and described in the legal description. The vacation of a portion of right-of-way is needed in order to install the required detached sidewalks.

Thank you for your time and consideration.

Regards,

Sheldon Colen  
SCA Design



05/22/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0131-PARACHUTE A B C T, LLC SERIES V, ET AL

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; 2) reduce setback; 3) reduce landscape finger island; 4) reduce driveway throat depth; and 5) reduce driveway departure distance.

**DESIGN REVIEWS** for the following: 1) a proposed restaurant and related services building; and 2) lighting on 0.5 acres in a CG (Commercial General) Zone.

Generally located on the northeast corner of Durango Drive and Wigwam Avenue within Enterprise. JJ/jor/ng (For possible action)

RELATED INFORMATION:

**APN:**

176-16-201-041

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the proposed parking to 24 parking spaces where 30 parking spaces are required per Section 30.04.04 (a 20% reduction).
2. Reduce the side street setback for a proposed trash enclosure to 8 feet, 4 inches where 10 feet is required per Section 30.02.14 (a 16% reduction).
3. Reduce the proposed number of landscape finger islands on the west side of the building to 1 landscape island at the end of a row of 9 parking spaces where 1 landscape island is required after every 6 parking spaces (2 total) per Section 30.04.01.
4. Reduce the proposed driveway throat depth to 6 feet, 6 inches where 25 feet is required per Uniform Standard Drawing 222.1 (a 74% reduction).
5. Reduce the proposed driveway departure distance to 66 feet, 6 inches where 190 feet is required per Uniform Standard Drawing 222.1 (a 65% reduction).

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8580 W. Wigwam Avenue
- Site Acreage: 0.5
- Project Type: Restaurant and related services
- Number of Stories: 1
- Building Height (feet): 28 feet, 10 inches
- Square Feet: 4,450

- Parking Required/Provided: 30/24
- Sustainability Required/Provided: 7/7

### Request & Site Plan

The applicant is requesting the following: reduce parking to 24 parking spaces where 30 are required, reduce the side street setback of a proposed trash enclosure, reduce the amount of landscape finger islands, reduce driveway throat depth, and reduce departure distance.

The site plan depicts a proposed tavern building to be constructed on the northeast corner of the subject parcel. Access to the site is via 1 driveway on the northwest corner of the site adjacent to Durango Drive. The tavern building will be set back 15 feet from the east and north property lines, 67 feet from the south property line adjacent to Wigwam Avenue, and 83 feet from the west property line. The applicant is proposing to install an 8 foot high decorative block wall along the north property line. Along the east property line there is an existing 6 foot high block wall; the applicant is proposing to raise the block wall height to 8 feet as per Title 30 standards. The site plan shows a 6 foot to 10 foot wide walkway for patrons along the west and south sides of the building, along with a new stained concrete pedestrian walkway west of the building. A total of 24 parking spaces are distributed on the west and south portions of the parcel. A proposed trash enclosure will be installed 8 feet, 4 inches from the west property line where a minimum setback of 10 feet is required per code.

### Landscaping

The landscaping for the site consists of a 15 foot wide landscape buffer along the north and east property lines. The double row of trees will include Shoestring Acacia trees per the SNWA plant list. The applicant will install detached sidewalks with street landscaping along Durango Drive and Wigwam Avenue. The street landscaping includes large trees (Indian Rosewood) spaced every 20 feet with shrubs in between. Lastly, there are 9 parking spaces on the west side of the proposed tavern building. Code requires a landscape finger island after every 6 parking spaces. The plan shows that there is 1 missing parking lot landscape finger island within the row of 9 parking spaces west of the building, hence the waiver of development standards request. Nine trees along the streets are required, and 14 trees total are provided.

### Elevations and Lighting

The plans show a proposed 1 story tavern building with a maximum height of 28 feet, 10 inches to the top of the parapet. The elevations show a variety of architectural roof heights, stucco walls, composite cladding, aluminum storefront and windows with awnings, large stucco reveal grid patterns on all sides of the building. Proposed lighting on-site includes 1 shielded wall pack light on the east and north sides of the building to be installed a maximum height of 14 feet. The plan also shows 2 proposed light poles that will be down shielded and have an overall height of 18 feet.

### Floor Plan

The applicant is proposing a tavern building with an overall area of 4,450 square feet.

**Applicant's Justification**

The applicant is requesting to reduce parking to 24 parking spaces where 30 are required and reduce the number of landscape finger islands along the west side of the tavern building. To help mitigate this request additional trees are proposed. The applicant further requests to reduce the side street setback for a proposed trash enclosure to be set back 8 feet, 4 inches from the street where 10 feet is required. Per the applicant, providing the 10 foot setback would have a negative impact on the site. The trash enclosure gates would open into the drive aisle. Furthermore, the applicant is requesting to reduce the proposed driveway throat depth to 6 feet, 6 inches where 25 feet is the minimum required. Per the applicant, providing the 25 foot throat depth would have a negative impact on the flow of traffic within the site and would require additional parking to be removed. Lastly, the applicant is requesting to reduce the proposed driveway departure distance to 66 feet, 6 inches where 190 feet is required. The driveway is located as far away from the intersection as possible without encroaching into the neighboring parcel.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1122-07	Reclassified the site to C-1 zoning for a proposed 2 story retail building	Approved by BCC	March 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Undeveloped
South, East, & West	Neighborhood Commercial	RS20	Single family residential

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

**Related Applications**

Application Number	Request
VS-24-0132	A request to vacate and abandon a portion of right-of-way being Durango Drive and Wigwam Avenue for detached sidewalks is a companion item on this agenda.
WC-24-400043 (ZC-1122-07)	Waiver of conditions of a zone change (ZC-1122-07) to waive specific Planning conditions 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**

**Waivers of Development Standards**

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the

subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1

Sufficient parking counts provide safe and convenient interaction between vehicles and pedestrians, provide necessary access for service and emergency vehicles, and avoids unnecessary off-site parking adjacent to existing residences. The applicant is requesting to reduce the proposed parking to 24 parking spaces where 30 parking spaces are required per Section 30.04.04. Staff finds that the site can be designed to have a smaller building footprint, which would allow the accommodation of additional parking spaces. Staff does not support this request.

#### Waiver of Development Standards #2

The applicant is requesting to reduce the proposed trash enclosure side street setback to 8 feet, 4 inches where 10 feet is required per Section 30.02.14. Staff finds that this request is a self-imposed hardship and falls on the overall site design. Although the site is on a half-acre parcel, the placement of the trash enclosure can be located to meet the required side street setback. Staff does also does not support this request.

#### Waiver of Development Standards #3

Landscaping enhances the character and appearance of the development while using low water climate appropriate plant materials. The applicant is requesting to reduce the proposed number of landscape finger islands on the west side of the building. The plan shows a row of 9 parking spaces, and only 1 landscape island at the end of this row. Title 30 requires a landscape finger island after 6 parking spaces. Similar to waiver #2, this is an additional self-imposed burden and is linked to the overall proposed site design.

#### Design Reviews

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.

Staff understands that the proposed building includes 4 sided architecture. Staff finds that the design is too intense for the immediate surrounding area, which is comprised of single family residences. Therefore, staff cannot support this request.

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

##### Waiver of Development Standards #4

Staff cannot support the request to reduce the throat depth for the commercial driveway on Durango Drive as there are immediate conflicts with vehicles entering the site and vehicles accessing the parking spaces opposite the driveway. Since Durango Drive is an arterial street, it

is important that traffic can flow without the impediment of vehicles attempting to access the parking lot. Therefore, staff cannot support this request.

#### Waiver of Development Standards #5

Staff has no objection to the reduction in the departure distance for the Durango Drive commercial driveway. The applicant placed the driveway as far north as the site will allow. However, since staff cannot support the application in its entirety, staff cannot support this request.

#### **Staff Recommendation**

Denial.

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

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

##### **Comprehensive Planning**

If approved:

- 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 approval of a Certificate of Compliance.
- 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; applicant to work with Comprehensive Planning staff to provide and maintain the Durango Avenue on-street trail; 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; 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;
- Full off-site improvements;
- Right-of-way dedication to include 54 foot property line radius;
- 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.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0161-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

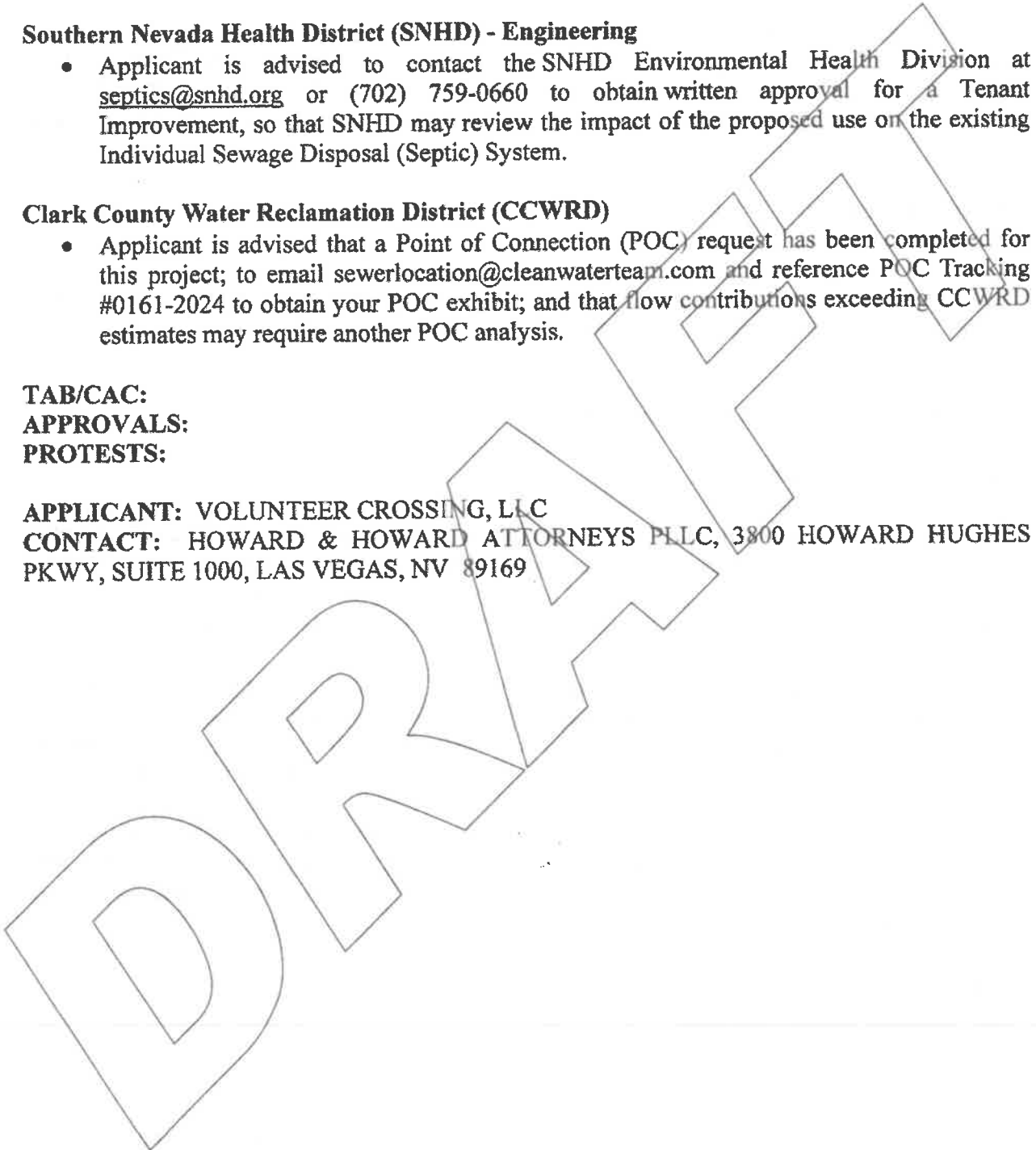
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** VOLUNTEER CROSSING, LLC

**CONTACT:** HOWARD & HOWARD ATTORNEYS PLLC, 3800 HOWARD HUGHES PKWY, SUITE 1000, LAS VEGAS, NV 89169





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Henderson, NV 89052  
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Sheldon Colen, Architect (License No. 7701)

March 06, 2024

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

**RE: Justification Letter for a Tavern at the NEC of W. Wigwam Ave. and S. Durango Dr.**

Please accept this letter as justification for the proposed construction of a new tavern located at the northeast corner of W. Wigwam Ave. and S. Durango Dr. (APN: 176-16-201-041) currently zoned as Commercial General (CG). Through this design review, we respectfully ask for your approval of the following waivers of development standards.

- 1) Waiver #1 – Reduce parking to allow 24 parking spaces where 30 are required.
  - To help mitigate this request we are providing 10 more landscape trees than required. There is a bus stop that is within 1,000 feet of the site, which allows for a 10% reduction on required parking.
- 2) Waiver #2 – Reduce Driveway Throat Depth to 6’-6” where 25’-0” is required.
  - Providing the 25-foot throat depth would have a negative impact on the flow of traffic within the site and would require additional parking to be removed.
- 3) Waiver #3 – Reduce Driveway Departure Distance to 66’-6” where 190’-0” is required.
  - The driveway is located as far away from the intersection as possible without encroaching into the neighboring parcel.
- 4) Waiver #4 – Reduce side street setback for trash enclosure to be 8’-4” where 10’-0” are required.
  - Providing the 10’-0” setback would have a negative impact on the site. The gates would open into the drive aisle.
- 5) Waiver #5 – Reduce landscape finger islands. Landscape finger islands to be installed at every 9 parking spaces when they are required at every 6 parking spaces.
  - To help mitigate this request, we are providing 10 more trees than required for the Tree Ratio 30.04.01-D8.11(a). The additional trees are located along the perimeter parking.

SUSTAINABILITY

POINTS	
1	3.1. THE PROVIDED PARKING LOT TREES ARE MORE THAN 10% OF THE REQUIRED.
1	3.11. 95% OR MORE OF ALL REQUIRED LANDSCAPE HAVE VERY LOW OR LOW WATER NEEDS.
1	3.1.v.(a) TREES PROVIDED IN PARKING AREA COVER AT LEAST 50% OF PAVED AREAS.
1	4.1. ROOFING MATERIALS ON BUILDINGS TO HAVE SOLAR REFLECTANCE INDEX EQUAL TO OR GREATER THAN 78.
3	4.ii.(b)(1) 100% OF SOUTH AND WEST FACING STOREFRONT WINDOWS ANDD DOORS ARE COVERED BY SHADE STRUCTURES.
7	TOTAL POINTS

As part of this design review, we respectfully ask for your approval of the proposed site lighting. Wall packs will be provided around the building to help illuminate walkways around the building. The parking lot will be illuminated by 18’-0” tall, shielded downlights. All light fixtures will conform to Clark County Title 30 standards.

The tavern will be 4,450 sq. ft. and stand 28'-10" tall. The site is accessible from S. Durango Dr. via a 36'-0" driveway and ADA compliant pedestrian walkways. A total of 24 parking spaces are provided including 1 car and 1 van accessible spaces. A total of 4 new bicycle spaces are provided. All parking can be easily accessed by customers and employees via walkways located at building entrances.

Landscape is being provided in the form of terminal islands, landscape fingers, and landscape buffers where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list. The proposed trash enclosure is to comply with Clark County design standards. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism.

We feel that this new tavern will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank You,

Sheldon Colen,  
SCA Design