



# Enterprise Town Advisory Board

Clark County Commission Chambers

500 South Grand Central Pkwy

Las Vegas, NV 89155

May 12, 2021

6:00pm

## AGENDA

### Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- 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 and is/will be available on the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to [TLH@clarkcountynv.gov](mailto:TLH@clarkcountynv.gov), before 04:00 pm, May 12, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board/Council Members: David Chestnut, Chair  
Tanya Behm  
Joseph Throneberry

Barris Kaiser, Vice Chair  
Gabriela Everett

Secretary: Carmen Hayes, 702-371-7991 [CHAYES70@yahoo.com](mailto:CHAYES70@yahoo.com)

County Liaison(s): Tiffany Hesser 702-455-7388 [TLH@clarkcountynv.com](mailto:TLH@clarkcountynv.com)

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

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

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

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to TLH@clarkcountynv.gov, before 04:00 pm, on May 12, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for April 28, 2021. (For possible action)
- IV. Approval of the Agenda for May 12, 2021 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)
- VI. Planning and Zoning
  - 1. **PA-21-700001-LH VENTURES, LLC:**  
**PLAN AMENDMENT** to amend the Clark County Trail Map - Las Vegas Valley by modifying a trail alignment in an R-E (Rural Estates Residential) (RNP-1) and an H-2 (General Highway Frontage) (RNP-1) Zone. Generally located between Tenaya Way and Belcastro Street, and between Pebble Road and Agate Avenue within Enterprise. JJ/mc/xx (For possible action) **05/18/21 PC**
  - 2. **NZC-21-0137-LH VENTURES, LLC:**  
**ZONE CHANGE** to reclassify 45.3 acres from R-E (Rural Estates Residential) (RNP-I) Zone, C-2 (General Commercial) Zone, and H-2 (General Highway Frontage) (RNP-I) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** establish alternative yards for residential lots; **2)** increase wall height; **3)** reduce street intersection off-set; **4)** reduce right-of-way width; and **5)** waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).  
**DESIGN REVIEWS** for the following: **1)** single family residential subdivision; and **2)** finished grade. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action) **05/18/21 PC**
  - 3. **WC-21-400048 (ZC-18-0853)-LV RAINBOW, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring to rededicate 25 feet to the back of curb for Montessori Street from Raven Avenue south to Agate Avenue, together with the associated spandrel at the intersection of Montessori Street and Raven Avenue, and a radius at the intersection of Montessori Street and Agate Avenue. Generally located between Blue Diamond Road and Raven Avenue, 300 feet west of Rainbow Boulevard within Enterprise. JJ/jt/ja (For possible action) **05/18/21 PC**

4. **WC-21-400049 (VS-17-0049)-LV RAINBOW, LLC:**  
**WAIVER OF CONDITIONS** of a vacation and abandonment requiring to rededicate 25 feet to the back of curb for Montessori Street from Raven Avenue south to Agate Avenue, together with the associated spandrel at the intersection of Montessori Street and Raven Avenue, and a radius at the intersection of Montessori Street and Agate Avenue. Generally located between Blue Diamond Road and Raven Avenue, 300 feet west of Rainbow Boulevard within Enterprise. JJ/jt/ja (For possible action) **05/18/21 PC**
  
5. **VS-21-0136-LV RAINBOW, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Raven Avenue (alignment) and Agate Avenue (alignment), and between Rosanna Street and Belcastro Street and a portion of a right-of-way being Raven Avenue located between Rosanna Street (alignment) and Belcastro Street (alignment) within Enterprise (description on file). JJ/jt/ja (For possible action) **05/18/21 PC**
  
6. **VS-21-0138-LH VENTURES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Agate Avenue (alignment), and between Rainbow Boulevard and Tenaya Way and a portion of a right-of-way being Pebble Road located between Rainbow Boulevard and Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action) **05/18/21 PC**
  
7. **TM-21-500034-LH VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 305 lots and common lots on 45.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise. JJ/jt/ja (For possible action) **05/18/21 PC**
  
8. **WS-21-0150-GREYSTONE NEVADA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase driveway width in conjunction with a previously approved single family residential development on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Ford Avenue and the west side of El Camino Road (alignment) within Enterprise. JJ/sd/ja (For possible action) **05/18/21 PC**
  
9. **ET-21-400050 (NZC-18-0006)-THOMSON MANAGEMENT GROUP NV LP:**  
**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a proposed mini-warehouse facility.  
**USE PERMIT** for a mini-warehouse facility.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed mini-warehouse facility on 5.0 acres in the MUD-3 Overlay District. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/sd/jo (For possible action) **05/19/21 BCC**
  
10. **ET-21-400061 (VS-0059-17)-LEGACY BERMUDA, LLC:**  
**VACATE AND ABANDON SECOND EXTENSION OF TIME** for easements of interest to Clark County located between Erie Avenue and Siddall Avenue (alignment), and between Fairfield Avenue and Bermuda Road within Enterprise (description on file). MN/sd/jo (For possible action) **06/01/21 PC**

11. **UC-21-0169-DURANGO BOSECK, LP:**  
**USE PERMIT** to not provide pedestrian access around the perimeter of an outside dining area.  
**DESIGN REVIEW** for an outside dining area in conjunction with an existing tavern on 1.2 acres in a C-1 (Local Business) Zone. Generally located on the east side of Maryland Parkway, 700 feet south of Cactus Avenue within Enterprise. MN/sd/jo (For possible action) **06/01/21 PC**
  
12. **WS-21-0170-SOUTHERN HILLS MEDICAL CENTER, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow an animated sign (video electronic message unit) where not permitted.  
**DESIGN REVIEW** for a freestanding sign with a video electronic message unit in conjunction with an emergency care facility on 3.7 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Las Vegas Boulevard South, 660 feet north of Erie Avenue within Enterprise. MN/jt/jo (For possible action) **06/01/21 PC**
  
13. **DR-21-0156-BRANDO HOLDINGS, LLC:**  
**DESIGN REVIEWS** for the following: 1) finished grade; and 2) retail cannabis expansion on 0.6 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Blue Diamond Road, 300 feet east of Hinson Street within Enterprise. JJ/bb/jd (For possible action) **06/02/21 BCC**
  
14. **DR-21-0162-CHAUDHRY, SOHAIL & HUMA S.:**  
**DESIGN REVIEW** for finished grade in conjunction with a future single family development on 2.5 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the east side of Edmond Street and the north side of Agate Avenue within Enterprise. JJ/nr/jo (For possible action) **06/02/21 BCC**
  
15. **VS-21-0161-CHAUDHRY, SOHAIL & HUMA S.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Edmond Street and Decatur Boulevard, and between Raven Avenue and Agate Avenue within Enterprise (description on file). JJ/nr/jo (For possible action) **06/02/21 BCC**
  
16. **ET-21-400053 (VS-19-0063)-MOTOR HOLDINGS, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Warm Springs Road and Capovilla Avenue, and between Windy Street and I-15 within Enterprise (description on file). MN/jgh/jo (For possible action) **06/02/21 BCC**
  
17. **ET-21-400032 (UC-19-0061)-MOTOR HOLDINGS, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a cannabis establishment (cultivation) in conjunction with a proposed office/warehouse building on a 1.0 acre portion of a 2.1 acre parcel in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Warm Springs Road, 145 feet west of Windy Street within Enterprise. MN/nr/jo (For possible action) **06/02/21 BCC**

- 18. **ET-21-400054 (UC-19-0076)-MOTOR HOLDINGS, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a cannabis establishment (production) in conjunction with a proposed office/warehouse building on a 1.0 acre portion of a 2.1 acre parcel in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the north side of Warm Springs Road, 145 feet west of Windy Street within Enterprise. MN/jgh/jo (For possible action) 06/02/21 BCC
  
- 19. **ET-21-400060 (VS-18-1029)-CFT LANDS, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Starr Avenue and Terrill Avenue and between La Cienega Street and Fairfield Avenue (alignment), and portions of rights-of-way being Terrill Avenue located between La Cienega Street and Fairfield Avenue (alignment) and Fairfield Avenue located between Terrill Avenue and Starr Avenue within Enterprise (description on file). MN/lm/jo (For possible action) 06/02/21 BCC
  
- 20. **UC-20-0338-SANG, TJIE GIOK:**  
**AMENDED HOLDOVER USE PERMITS** for the following: **1)** place of worship; **2)** increased height of a place of worship; and **3)** increased height of a freestanding sign (no longer needed). **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; **2)** driveway geometrics; **3)** departure distance; and **4)** increased signage (previously not notified). **DESIGN REVIEW** for a place of worship on 5.0 acres in an R-E (Rural Estate Residential) (RNP-I) Zone. Generally located on the west side of Buffalo Drive and the north side of Wigwam Avenue within Enterprise. JJ/nr/jd (For possible action)

VII. General Business

- 1. None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council’s jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to TLH@clarkcountynv.gov, before 4:00 pm, May 12, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting’s minutes.

IX. Next Meeting Date: May 26, 2021 at 6:00 pm.

X. Adjournment.

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

Windmill Library -7060 W. Windmill Lane  
Einstein Bros Bagels- 3837 Blue Diamond Rd.  
Enterprise Library- 25 E. Shelbourne Ave.  
Whole Foods Market- 6689 Las Vegas Blvd  
<https://notice.nv.gov>

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



# Enterprise Town Advisory Board

April 28, 2021

## MINUTES

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Board Members	David Chestnut, Chair <b>PRESENT</b> Tanya Behm <b>PRESENT</b> Joseph Throneberry <b>EXCUSED</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Gabriela Everett
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chaves70@yahoo.com">chaves70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <b>PRESENT</b>	

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

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

Mark Donohue, Current Planning

II. Public Comment

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

- None.

III. Approval of April 14, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for April 14, 2021.

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

IV. Approval of Agenda for March 28, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Applicant requested Hold:

12. ET-21-400050 (NZC-18-0006)-THOMSON MANAGEMENT GROUP NV LP: The applicant requested a **HOLD** to the Enterprise Town Board Meeting on May 12, 2021.

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

Related applications to be heard together:

4. PA-21-700001-LH VENTURES, LLC:
  5. NZC-21-0137-LH VENTURES, LLC:
  6. WC-21-400048 (ZC-18-0853)-LV RAINBOW, LLC
  7. VS-21-0136-LV RAINBOW, LLC :
  8. WC-21-400049 (VS-17-0049)-LV RAINBOW, LLC:
  9. VS-21-0138-LH VENTURES, LLC
  10. TM-21-500034-LH VENTURES, LLC:
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14. WS-21-0140-LEWIS INVESTMENT COMPANY NEVADA, LLC:
  15. TM-21-500035-LEWIS INVESTMENT COMPANY NEVADA, LLC:

V. Informational Items

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

- **Help RTC make Clark County more walkable!**

You are invited to join one or more of the upcoming virtual walk audits scheduled throughout May, which are part of the RTC Regional Walkability Plan. Your participation will help our team better understand the existing pedestrian experience and identify opportunities for improvement. Walk audits are used to observe the existing walking and rolling conditions in a given area. Participants document pedestrian barriers and issues and identify potential solutions and improvements. These events are being held virtually and they are a very interactive way for you to provide your thoughts and concerns in various areas of the valley to improve the pedestrian environment.

**Clark County – Virtual Walk Audit along Eastern Ave, Desert Inn Rd and Mojave Rd.  
via Zoom Webinar**

Training Date: Tuesday, April 27th, 6-7pm (optional)

Virtual Audit Date: Thursday, May 6th, 6-7pm

Please register here: <https://www.surveymonkey.com/r/NVWalkability>

- **RTC Transit Service Change Public Comment Period**

RTC is embarking on a 45-day public comment period from April 15-May 31 on proposed transit service changes to take place late summer. Before they make any changes, they want to hear from you. RTC is proposing expanding service, especially in the southwest, into Mountain's Edge and West Henderson.

**MORE Service – MORE Routes – MORE Frequency**

Transit may be back and better than ever! Share your feedback at [rtcnev.com](http://rtcnev.com) via a short survey by Monday, May 31, for a chance to win a gift card or receive a 24-hour transit pass. New winners will be chosen every week. Brought to you by On Board, our community's long-term mobility plan.



The RTC is planning several new bus Routes in Enterprise where no service has existed.  
Please comment on these new routes:rtcshv.com/servicechange2021

## VI. Planning & Zoning

1. **AG-21-900157**: Receive a report on the Clark County Stadium District Plan. (For possible action) **06/01/21 PC**

Greg Cerven presented the draft Stadium District Plan. The TAB had several concerns:

- Enterprise will be affected by the inflow and outflow traffic on event days.
- The street designs are well done to encourage many modes of transportation.
- The multi-modal street design needs to be extended outside the Stadium District to provide an ease of access.
- On non-event days, what will attract patrons to the area?
- Will the Stadium District be able to compete with the Strip?
- The plan will take considerable time to transition from industrial uses to an entertainment district.
- Will the initial businesses be able to survive during transition period?
- The Stadium district western edge is bounded by the UPRR tracks.
- If Amtrak LA to Las Vegas service is reestablished, a station and transportation center should be built in the Stadium District.

2. **ZC-21-0118-LA BREA EQUITY VENTURE, LLC:**  
**AMENDED ZONE CHANGE** to reclassify 13.1 acres from an R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to an H-1 (Limited Resort and Apartment) Zone. **USE PERMIT** for a multiple family residential development.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow non-standard improvements in the right-of-way.  
**DESIGN REVIEWS** for the following: **1)** a multiple family residential development; **2)** modified parking requirements (previously not notified); and **3)** finished grade. Generally located on the west side of Las Vegas Boulevard South, 470 feet south of Neal Avenue within Enterprise (description on file). MN/sd/jd (For possible action) **05/05/21 BCC**

Motion by Barris Kaiser

Action: **APPROVE**

**ADD** Current Planning Conditions:

- Design review as a public hearing for lighting and signage.

Per Staff conditions.

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

3. **ET-21-400047 (UC-18-0907)-TEACHERS APPLE PRE-SCHOOL, INC.:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** allow a home occupation to be conducted outside; **2)** allow more than 1 student at a time for a proposed home occupation (dog training); **3)** allow an employee other than family members; and **4)** allow an existing accessory structure (storage container) not architecturally compatible with the principal dwelling in conjunction with an existing single family residence on 1.8 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Windmill Lane and the east side of Gilesie Street within Enterprise. MN/rk/jo (For possible action) **05/18/21 PC**

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

4. **PA-21-700001-LH VENTURES, LLC:**  
**PLAN AMENDMENT** to amend the Clark County Trail Map - Las Vegas Valley by modifying a trail alignment in an R-E (Rural Estates Residential) (RNP-1) and an H-2 (General Highway Frontage) (RNP-1) Zone. Generally located between Tenaya Way and Belcastro Street, and between Pebble Road and Agate Avenue within Enterprise. JJ/mc/xx (For possible action) **05/18/21 PC**

Motion by David Chestnut:  
Action: **APPROVE** the applicant's request to **HOLD** to Enterprise TAB meeting on May 12, 2021 to revise plans.  
Motion **PASSED** (4-0)/Unanimous

5. **NZC-21-0137-LH VENTURES, LLC:**  
**ZONE CHANGE** to reclassify 45.3 acres from R-E (RNP-1) (Rural Estates Residential) Zone, C-2 (General Commercial) Zone, and H-2 (RNP-1) (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) establish alternative yards for residential lots; 2) increase wall height; 3) reduce street intersection off-set; 4) reduce right-of-way width; and 5) waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).  
**DESIGN REVIEWS** for the following: 1) single family residential subdivision; and 2) finished grade. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action) **05/18/21 PC**

Motion by David Chestnut:  
Action: **APPROVE** the applicant's request to **HOLD** to Enterprise TAB meeting on May 12, 2021 to revise plans.  
Motion **PASSED** (4-0)/Unanimous

6. **WC-21-400048 (ZC-18-0853)-LV RAINBOW, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring to rededicate 25 feet to the back of curb for Montessori Street from Raven Avenue south to Agate Avenue, together with the associated spandrel at the intersection of Montessori Street and Raven Avenue, and a radius at the intersection of Montessori Street and Agate Avenue. Generally located between Blue Diamond Road and Raven Avenue, 300 feet west of Rainbow Boulevard within Enterprise. JJ/jt/ja (For possible action) **05/18/21 PC**

Motion by David Chestnut:  
Action: **APPROVE** the applicant's request to **HOLD** to Enterprise TAB meeting on May 12, 2021 to revise plans.  
Motion **PASSED** (4-0)/Unanimous

7. **WC-21-400049 (VS-17-0049)-LV RAINBOW, LLC:**  
**WAIVER OF CONDITIONS** of a vacation and abandonment requiring to rededicate 25 feet to the back of curb for Montessori Street from Raven Avenue south to Agate Avenue, together with the associated spandrel at the intersection of Montessori Street and Raven Avenue, and a radius at the intersection of Montessori Street and Agate Avenue. Generally located between Blue Diamond Road and Raven Avenue, 300 feet west of Rainbow Boulevard within Enterprise. JJ/jt/ja (For possible action) **05/18/21 PC**

Motion by David Chestnut:

Action: **APPROVE** the applicant's request to **HOLD** to Enterprise TAB meeting on May 12, 2021 to revise plans.

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

8. **VS-21-0136-LV RAINBOW, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Raven Avenue (alignment) and Agate Avenue (alignment), and between Rosanna Street and Belcastro Street and a portion of a right-of-way being Raven Avenue located between Rosanna Street (alignment) and Belcastro Street (alignment) within Enterprise (description on file). JJ/jt/ja (For possible action) **05/18/21 PC**

Motion by David Chestnut:

Action: **APPROVE** the applicant's request to **HOLD** to Enterprise TAB meeting on May 12, 2021 to revise plans.

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

9. **VS-21-0138-LH VENTURES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road and Agate Avenue (alignment), and between Rainbow Boulevard and Tenaya Way and a portion of a right-of-way being Pebble Road located between Rainbow Boulevard and Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action) **05/18/21 PC**

Motion by David Chestnut:

Action: **APPROVE** the applicant's request to **HOLD** to Enterprise TAB meeting on May 12, 2021 to revise plans.

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

10. **TM-21-500034-LH VENTURES, LLC:**  
**TENTATIVE MAP** consisting of 305 lots and common lots on 45.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise. JJ/jt/ja (For possible action) **05/18/21 PC**

Motion by David Chestnut:

Action: **APPROVE** the applicant's request to **HOLD** to Enterprise TAB meeting on May 12, 2021 to revise plans.

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

11. **WS-21-0150-GREYSTONE NEVADA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase driveway width in conjunction with a previously approved single family residential development on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Ford Avenue and the west side of El Camino Road (alignment) within Enterprise. JJ/sd/ja (For possible action) **05/18/21 PC**

Motion by David Chestnut:

Action: **APPROVE** a **HOLD** to Enterprise TAB meeting on May 12, 2021 due to applicant no-show.

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

12. **ET-21-400050 (NZC-18-0006)-THOMSON MANAGEMENT GROUP NV LP:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a mini-warehouse facility.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed mini-warehouse facility on 5.0 acres in the MUD-3 Overlay District. Generally located on the northeast corner of Rainbow Boulevard and Pebble Road within Enterprise. JJ/sd/jo (For possible action) **05/19/21 BCC**

The applicant requested a **HOLD** to the Enterprise Town Board Meeting on May 12, 2021.

13. **ET-21-400051 (VS-18-0460)-ABC PARADISE, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Giles Street and Haven Street and between Santoli Avenue and Mesa Verde Lane, a portion of a right-of-way being Mesa Verde Lane located between Giles Street and Haven Street, and a portion of a right-of-way being Giles Street located between Santoli Avenue and Mesa Verde Lane within Enterprise (description on file). MN/jgh/jo (For possible action) **05/19/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per Staff conditions.

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

14. **WS-21-0140-LEWIS INVESTMENT COMPANY NEVADA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce street intersection off-set.  
**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade on 46.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Meranto Avenue and Grand Canyon Drive within Enterprise. JJ/al/jd (For possible action) **05/19/21 BCC**

Motion by Tanya Behm

Action: **APPROVE** per Staff conditions.

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

15. **TM-21-500035-LEWIS INVESTMENT COMPANY NEVADA, LLC:**  
**TENTATIVE MAP** consisting of 332 single family residential lots and common lots on 46.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Meranto Avenue and Grand Canyon Drive within Enterprise. JJ/al/jd (For possible action) **05/19/21 BCC**

Motion by Tanya Behm

Action: **APPROVE** per Staff conditions.

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

VII. General Business:

1. Discuss the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities. This is your opportunity to provide feedback to the County on the process and to ensure the updated Master Plan reflects what's important to your community. (For Discussion only)

The Chair summarized the Transition Clark county plan update.

- The TAB members should take a close look at the land use and zoning changes.
- Some land use categories are being eliminated and their use included in a new category.
- Some zone districts are being eliminated and the use transferred to other zone districts.
- The mixed-use and RNP overlays are being eliminated.
- The mixed use and RNP uses will be included in new land use categories and further defined in the Title 30 rewrite.
- The Enterprise area-specific policies were discussed.
- There should be more emphasis and definition for the Arden industrial area for rail dependent businesses.
- Not sure how changes will be implemented without property owners' request or consent

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.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to [TLH@clarkcountynv.gov](mailto:TLH@clarkcountynv.gov), before 4:00 pm, April 28, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- None

IX. Next Meeting Date

The next regular meeting will be May 12, 2021 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut  
**ADJOURN** meeting at 8:04 p.m.  
Motion **PASSED** (4-0) /Unanimous

05/18/21 PC AGENDA SHEET

COMPREHENSIVE PLAN (MAP) AMENDMENT  
(TITLE 30)

PEBBLE RD/TENAYA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-21-700001-LH VENTURES, LLC:**

**PLAN AMENDMENT** to amend the Clark County Trail Map - Las Vegas Valley by modifying a trail alignment in an R-E (Rural Estates Residential) (RNP-1) and an H-2 (General Highway Frontage) (RNP-1) Zone.

Generally located between Tenaya Way and Belcastro Street, and between Pebble Road and Agate Avenue within Enterprise. JJ/mc/xx (For possible action)

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RELATED INFORMATION:

**APN:**

176-22-501-025

**LAND USE PLAN:**

ENTERPRISE - PUBLIC FACILITY

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

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Project Type: Comprehensive Plan map (Clark County Trail Map - Las Vegas Valley) amendment

**Overview**

The applicant requests to delete the existing equestrian trail alignment on Belcastro Street between Pebble Road and Agate Avenue from the Clark County Trail Map - Las Vegas Valley. This map was initially adopted by the Board of County Commissioners in 2007, and the current version was adopted in 2011. The applicant also requests to add new equestrian trail alignments on Pebble Road between Tenaya Way and Belcastro Street, and on Tenaya Way between Pebble Road and Agate Avenue on the Clark County Trail Map - Las Vegas Valley.

**Applicant's Justification**

According to the applicant, they are proposing to re-route a portion of the trail alignment to run along Agate Avenue, then north along Tenaya Way to Pebble Road, east on Pebble Road to Belcastro Street. This would maintain the equestrian trail corridor within the RNP neighborhood

and allow for the development of the proposed residential subdivision. This request will not have a negative impact to the neighborhood and will preserve the character of the RNP.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I) & C-2	Single family residential & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac), Office Professional, Commercial Neighborhood & Commercial General	R-E (RNP-I), R-E, C-2, C-1, & H-2	Single family residential & undeveloped
East	Commercial General	C-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-20-0284	A zone change to reclassify a 14.6 acre portion of a parcel to the west of this site to P-F zone for a charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
VS-20-0285	A vacation and abandonment of easements on the parcel to the west of this site for the charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
AG-20-900314	An agenda item to re-route the equestrian trail alignment west on Raven Avenue and south on Tenaya Way for the charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
NZC-21-0157	A nonconforming zone change to reclassify the site to R-2 zoning for a single family residential subdivision is a companion item on this agenda.
TM-21-500034	A tentative map for a 305 lot single family residential subdivision is a companion item on this agenda.
VS-21-0138	A vacation and abandonment of right-of-way and easements (including the same easements that are part of VS-20-0285) is a companion item on this agenda.
VS-21-0136	A vacation and abandonment of right-of-way (including Raven Avenue) and easements within the Montessori Street and Agate Avenue alignments is a companion item on this agenda.
WC-21-400048 (ZC-18-0853)	A waiver of conditions requiring dedication for Montessori Street is a companion item on this agenda.
WC-21-400049 (VS-17-0049)	A waiver of conditions requiring dedication for Montessori Street 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**

#### **Advanced Planning**

The first part of the request is to remove the existing equestrian trail alignment (which travels through the subject site) on Belcastro Street between Pebble Road and Agate Avenue. The second portion is for the approval of 2 new equestrian trail alignments. The new alignments are on Pebble Road between Tenaya Way and Belcastro Street, and on Tenaya Way between Pebble Road and Agate Avenue. The proposed Tenaya Way alignment is parallel to and the same length (about 1,200 feet) as the existing alignment on Belcastro Street. The Tenaya Way alignment would replace the existing trail on Belcastro Street. The trails are part of the existing North Blue Diamond RNP Area 5 mile equestrian trails network, and these sections of trail are currently marked with horse crossing signage.

The proposed Pebble Road alignment would connect the existing trail on Belcastro Street to the proposed trail on Tenaya Way. This would add additional trail length (about 285 feet) to the trail network. The proposed new alignments are not significantly farther from the existing alignments and provide connections to these alignments. However, the proposed alignments are on an arterial street (Pebble Road) and a collector street (Tenaya Way) as identified in the Comprehensive Master Plan Transportation Element. This conflicts with a Trails Policy in the Comprehensive Master Plan Recreation and Open Space Element, which states:

- In urban RNP areas, locate equestrian trails on streets built to rural standards and discourage development of equestrian trails on arterial and collector streets.

Although both streets are currently built to rural standards, their classifications as a collector and an arterial are indications that full street improvements could occur in the future. This would render an equestrian trail on those streets incompatible with the surrounding area. In response to the applicant's justification, this would not maintain the equestrian trail corridor within the RNP area nor would it preserve the character of the RNP area.

Equestrian trail siting involves approving trail alignments that best serve the surrounding community by integrating the trails into the neighborhood. One factor utilized in integrating the trails is determining a good fit with the existing and planned land uses. Preferred trail siting is at the perimeter of developments, which enhances the recreational value of the trails. Equestrian trails by design are best utilized adjacent to rural neighborhoods such as the area surrounding the subject property.

Due to the street designations where the new equestrian trail alignments are proposed, and the potential for decreased recreational value of the trails, staff finds the request for the County trail map amendment is not appropriate. Therefore, staff cannot support this request.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 16, 2021 at 9:00 a.m., unless otherwise announced.

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

**TAB/CAC:**

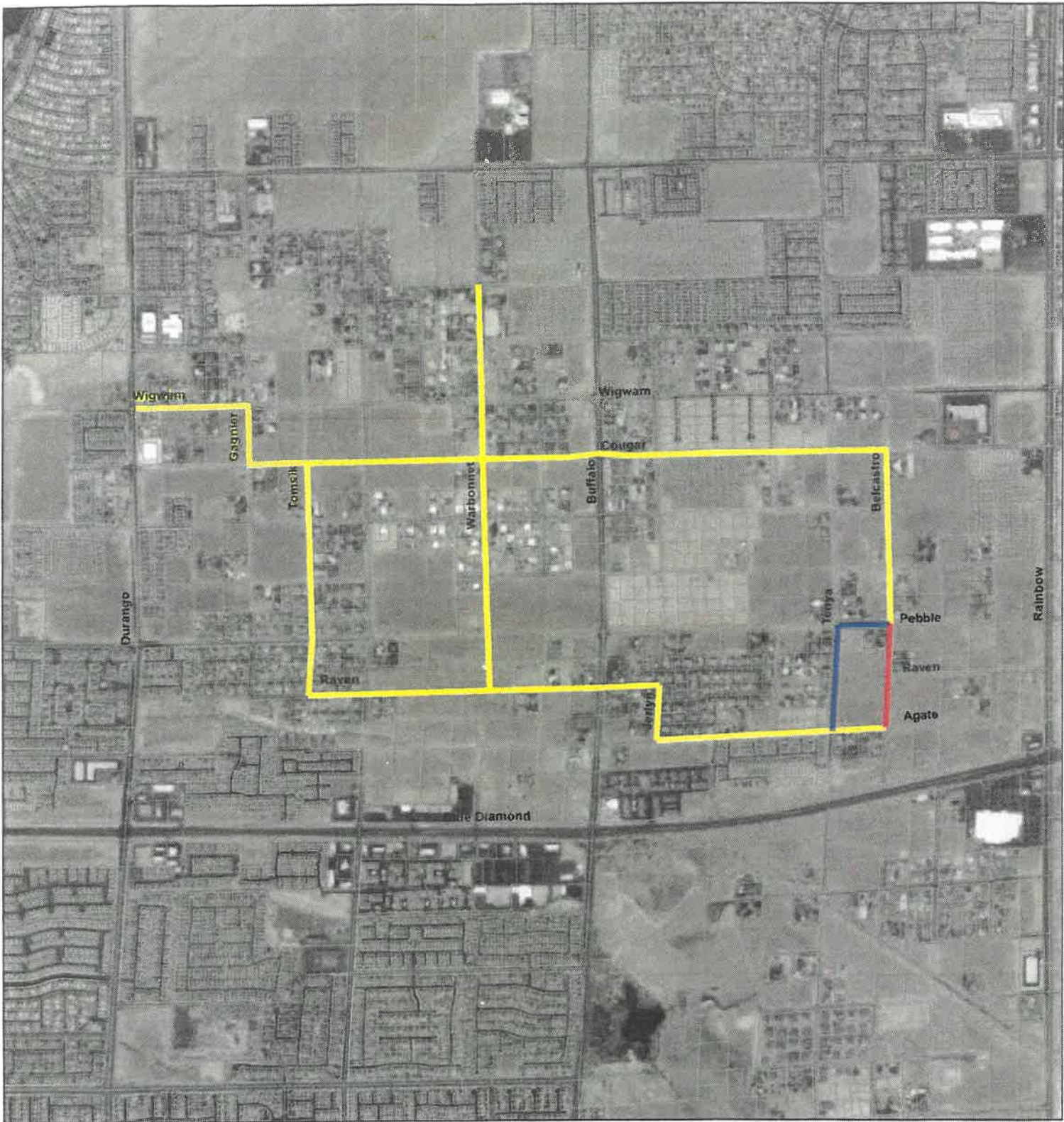
**APPROVALS:**

**PROTEST:**

**APPLICANT:** KB HOME LAS VEGAS, INC

**CONTACT:** THE WLB GROUP, INC., 5795 W. BADURA AVENUE, SUITE 180, LAS VEGAS, NV 89118

DRAFT



**Comprehensive Planning**

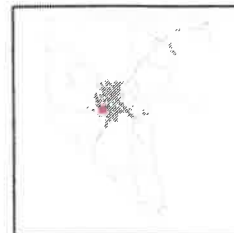
Comprehensive Planning Proposed Equestrian Trails  
North Blue Diamond RNP Area

**DRAFT**

0 375 750 1,500  
Scale in Feet

Map created on: April 14, 2021

*This information is for display purposes only.  
No liability is assumed as to the  
accuracy of the data delineated hereon.*



-  Existing Trail Alignment To Be Deleted
-  New Proposed Alignment
-  Existing Trail Alignment
-  Parcel

**PA-21-700001**



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# LAND USE PLAN AMENDMENT APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS ON REVERSE FOR MORE INFORMATION

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> LAND USE PLAN AMENDMENT (PA) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT  <input type="checkbox"/> TRANSPORTATION ELEMENT AMENDMENT (PA) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT	<b>STAFF</b>	DATE FILED: <u>3/3/21</u> PLANNER ASSIGNED: <u>MXC</u> ACCEPTED BY: <u>MXC</u> FEE: <u>\$700</u> CHECK #: <u>20370619</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>-</u> TRAILS? <u>YIN</u> PFNA? <u>YIN</u>	APP. NUMBER: <u>PA-21-0001</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>4/14</u> TIME: <u>6:30</u> PC MEETING DATE: <u>May 4</u> BCC MEETING DATE: <u>June 2</u> ZONE / AE: <u>R-E (RNPL)</u> PLANNED LAND USE: <u>PF</u> PUBLIC HEARING? <u>1 YIN</u> NOTIFICATION RADIUS: <u>750</u>
	<b>PROPERTY OWNER</b>	NAME: <u>L H Ventures LLC</u> ADDRESS: <u>250 Pilot Road #140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	

<b>APPLICANT</b>	NAME: <u>KB Home Las Vegas, INC</u> ADDRESS: <u>5795 W. Badura Avenue, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702)266-8512</u> CELL: _____ E-MAIL: <u>pchao@kbhome.com</u> REF CONTACT ID #: _____
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<b>CORRESPONDENT</b>	NAME: <u>The WLB Group, Inc.</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>(702)458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> <u>mark</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-22-501-025

176-22-501-025

PROPERTY ADDRESS and/or CROSS STREETS: SE Corner of Pebble and Tenaya

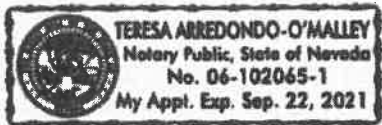
PROJECT DESCRIPTION: Change alignment of horse trail from Bel Castro alignment to Tenaya Alignment from Agate to Pebble.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Role 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)\*      Jeffrey L. Conarville, Sr. Vice President Property Owner (Print) Investment Manager, Inc., Manager

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 18, 2021 (DATE)  
 By Jeffrey L. Conarville, Sr. Vice President  
 NOTARY PUBLIC: Teresa Arredondo-O'Malley



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

CIVIL  
ENGINEERING



March 1, 2021

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

**RE: *Project Description & Justification Letter for a Land Use Plan Amendment***  
***APN: 176-22-501-025***

Clark County Planning Staff,

On February 17, 2021 the Board of County Commissioners approved an initiation for an amendment to the North Blue Diamond RNP Equestrian Trail alignment along Belcastro Street between Pebble Road and Agate Road (AG-21-900033). As a follow up to that approval we are pleased to provide this Project Description and Justification Letter for the above referenced parcel.

In conjunction with pending applications for a gated residential subdivision encompassing a portion of Belcastro Street, we are proposing to re-route that portion of the trail alignment to run along Agate Avenue, then north along Tenaya Way to Pebble Road, east on Pebble Road to Belcastro Street, and north on Belcastro Street to Cougar Avenue. This would maintain the equestrian trail corridor within the RNP neighborhood and allow for the development of the proposed residential subdivision. This request will not have a negative impact to the neighborhood and will preserve the character of the RNP.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Bangan", with a horizontal line extending to the right.

Mark Bangan  
Planning Department Manager  
The WLB Group, Inc.

05/18/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL SUBDIVISION  
(TITLE 30)

PEBBLE RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-21-0137-LH VENTURES, LLC:**

**ZONE CHANGE** to reclassify 45.3 acres from R-E (Rural Estates Residential) (RNP-1) Zone, C-2 (General Commercial) Zone, and H-2 (General Highway Frontage) (RNP-1) Zone to R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) establish alternative yards for residential lots; 2) increase wall height; 3) reduce street intersection off-set; 4) reduce right-of-way width; and 5) waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).

**DESIGN REVIEWS** for the following: 1) single family residential subdivision; and 2) finished grade.

Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action)

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RELATED INFORMATION:

**APN:**

176-22-501-004; 176-22-501-005; 176-22-501-009 through 176-22-501-011; 176-22-501-025

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Establish alternative yards for 2 single family residential lots where yards are established per Chapter 30.56.
2. Increase wall height to 14 feet (6 feet of retaining wall plus 8 feet of screen wall) where 9 feet (3 feet of retaining wall plus 6 feet of screen wall) is the maximum allowed per Section 30.64.050 (a 56% increase).
3. Reduce street intersection off-set to 105 feet where 125 feet is the minimum per Section 30.52.052 (a 16% reduction).
4.
  - a. Reduce right-of-way width for Belcastro Street to 51 feet where 60 feet is the minimum per Chapter 30.52 (a 15% reduction).
  - b. Reduce right-of-way width for Raven Avenue to 51 feet where 60 feet is the minimum per Chapter 30.52 (a 15% reduction).
5.
  - a. Waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving) on Pebble Road where full off-site improvements are required per Chapter 30.52.

- b. Waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving) on Belcastro Street where full off-site improvements are required per Chapter 30.52.
- c. Waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving) on Tenaya Way where full off-site improvements are required per Chapter 30.52.
- d. Waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving) on Agate Avenue where full off-site improvements are required per Chapter 30.52.
- e. Waive off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving) on Raven Avenue where full off-site improvements are required per Chapter 30.52.

#### **DESIGN REVIEWS:**

1. Single family residential subdivision.
2. Increase finished grade to 76 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 322% increase).

#### **LAND USE PLAN:**

ENTERPRISE - PUBLIC FACILITIES

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

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

#### **BACKGROUND:**

##### **Project Description**

##### **General Summary**

- Site Address: 705 W. Pebble Road & 8955 S. Rainbow Boulevard
- Site Acreage: 45.3
- Number of Lots/Units: 305
- Density (du/ac): 6.7
- Minimum/Maximum Lot Size (square feet): 3,325/9,953
- Project Type: Single family residential subdivision
- Number of Stories: 1 & 2
- Building Height (feet): up to 28
- Square Feet: 1,157 up to 3,066
- Open Space (required/provided): 0/879 square feet

##### **Neighborhood Meeting Summary**

Required notices for a neighborhood meeting were mailed to property owners within a 1,500 foot radius of the site. A neighborhood meeting was held November 18, 2020 at 6:00 p.m. at the Windmill Library and virtually. Approximately 10 neighbors attended in-person and 15 neighbors attended virtually. Items discussed included the entitlement application for a school on the western portion of the same site, the proposed single family residential subdivision, and



the density of the subdivision. Some neighbors preferred the school project and some neighbors supported a residential project, though they noted that the proposed subdivision was too dense.

#### Overview

This project includes a 305 lot single family residential subdivision on 45.3 acres. A charter school with a companion vacation and abandonment of easements and an agenda item to reroute an equestrian trail are in process for a 14.6 acre portion of this overall site; however, these applications were held to a Board of County Commissioners meeting in September.

Several streets, including Raven Avenue, Agate Avenue, Belcastro Street, and Montessouri Street were planned to be constructed on this site and required to be constructed on adjacent parcels. As a result, this project includes several companion applications such as vacation and abandonments for easements and rights-of-way along with waivers of conditions for adjacent applications that required the construction of these streets.

This project also includes a companion Plan Amendment to reroute the equestrian trail alignment that was planned to travel south along Belcastro Street (through the subject site) and west on Agate Avenue. Instead, the proposed trail alignment will travel west on Pebble Road, south on Tenaya Way, and west on Agate Avenue around the perimeter of this proposed subdivision. This trail alignment is different than the alignment proposed with the charter school, which required a separate Plan Amendment.

#### Site Plan

The site plan depicts a 305 lot single family subdivision with a single gated access point from Pebble Road on the north side of the site. Boundaries of the subdivision extend from Rainbow Boulevard on the east to Tenaya Way on the west. The northern boundary is Pebble Road, and the southern boundary is Agate Avenue on the southwest side and Raven Avenue on the southeast side. The proposed R-2 zoned single family subdivision circles around 5 existing single family residences zoned R-E (RNP-I) located in the middle of the northwest portion of the overall subdivision. Access to these existing residences is maintained from Pebble Road, a portion of Belcastro Street, and a portion of Raven Avenue. Waivers of development standards are requested to reduce the width of Belcastro Street and Raven Avenue to 51 feet wide where 60 feet wide is the standard.

Another waiver of development standards is necessary to reduce the street intersection off-set within the subdivision from the private access street (Copper Ranch Street) to 43 foot wide private street intersections within the subdivision on both the east and west side of Copper Ranch Street. The entrance to the gated subdivision includes a 60 foot wide private street with sidewalks on both sides, and streets within the subdivision are 43 foot wide streets with sidewalks on 1 side. The internal street layout includes multiple cul-de-sacs and stub streets, which limits circulation within the subdivision; however, pedestrian access easements to the exterior perimeter streets are provided on 4 of the cul-de-sacs and both stub streets.

Lots 288 and 289, located in the northcentral portion of the subdivision, will be sideloaded from the end of a cul-de-sac. As a result, these lots require a waiver of development standards for alternative yard setbacks. With the waiver of development standards, the front yard will be

along the radius of the cul-de-sac and the rear yards will be along the east and west sides of the parcels, respectively.

### Landscaping

One 879 square foot lot near the entrance is the only open space for the 305 lot subdivision. Although other common lots are provided, these lots include the required perimeter street landscaping and landscaping where the side or rear of residential lots within the subdivision are adjacent to internal streets. The landscape planters internal to the subdivision are 5 feet wide.

East of the entrance from Pebble Road, the perimeter street landscaping includes a detached sidewalk with 5 foot wide landscape strips on either side of the sidewalk. West of the entrance from Pebble Road, the application includes a request to waive off-site improvements (paving, curb, gutter, sidewalk, streetlights, and partial paving). As a result, street landscaping to the west of the entrance along Pebble Road consists of a 20 foot wide landscape buffer with no off-site improvements. The realigned equestrian trail is shown west of the Belcastro Street alignment on the south side of Pebble Road to Tenaya Way, adjacent to the subject site. This new trail alignment is also adjacent to 2 of the existing R-E (RNP-I) zoned single family residences on the south side of Pebble Road.

Along the portions of Belcastro Street and Raven Avenue that will provide access to the existing single family residences, street landscaping will include 6 foot wide and 16 foot wide landscape strips. Off-site improvements (paving curb, gutter, sidewalk, streetlights, and partial paving) are also requested to be waived for these portions of Belcastro Street and Raven Avenue.

On the west side of the site, full off-site improvements (paving, curb, gutter, sidewalk, streetlights, and partial paving) are requested to be waived along Tenaya Way as well. Landscaping along Tenaya Way includes a 10 foot wide landscape strip with no off-site improvements. The proposed equestrian trail alignment is shown along the east side of Tenaya Way, adjacent to the subject project.

Extending along the southwest boundary of the site, full off-site improvements (paving, curb, gutter, sidewalk, streetlights, and partial paving) are requested to be waived for Agate Avenue. Landscaping along the north side of Agate Avenue includes a 6 foot wide landscape strip with no off-site improvements.

The southern boundary of the project transitions from Agate Avenue, approximately 600 feet north to the Raven Avenue alignment. A portion of Raven Avenue is proposed to be vacated, and Raven Avenue would then extend from Rainbow Boulevard west to the Rosanna Street alignment where Raven Avenue would terminate in a cul-de-sac. A 5 foot wide sidewalk with a 6 foot wide landscape strip is shown for this section of Raven Avenue.

Along the east boundary of the site, a detached sidewalk is depicted along Rainbow Boulevard with 5 foot wide landscape strips on either side of the sidewalk.

Increased wall height, up to 14 feet high (6 foot retaining wall plus 8 feet of screen wall) is requested for the entire frontage along Rainbow Boulevard and a 200 foot portion of Raven

Avenue and Pebble Road heading west of Rainbow Boulevard. Up to 12 foot high walls (6 feet of retaining wall plus 6 feet of screen wall) are proposed along the southeastern property line along the Montessori Street alignment. This increased wall height will be adjacent to an existing single family residence and an undeveloped parcel.

#### Elevations

Three distinct elevation options are offered for each floor plan. Exterior elements will include paver driveways, pitched tile roofs, and desert earth tone colors. Maximum height extends up to 28 feet.

#### Floor Plans

Two residential products range in size from 1,157 square feet up to 3,066 square feet. These 2 products are both 1 and 2 story and include up to 9 floor plans with various options. All the models include 2 car garages.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

According to the applicant, the single family residential subdivision is appropriate at this location, and the waivers of development standards are necessary for the project. For example, the applicant states that the alternative yard setbacks are necessary for 2 of the lots that are sideloaded from the end of a cul-de-sac.

Increasing the wall height up to 12 feet (6 foot retaining wall plus 6 foot screen wall) along the southeast portion of the site adjacent to the Montessori Street alignment is necessary due to the topography of the site and to allow for proper drainage. Similarly, increasing the wall height to 14 feet (6 foot retaining wall plus 8 foot screen wall) along Rainbow Avenue and a portion of Pebble Road and Raven Avenue is due both to the grade of the site (increased retaining wall) and to reduce the traffic noise for future residents (increased screen wall).

Reducing the street intersection off-set is necessary for 2 streets adjacent to the entry street to the subdivision. The applicant states that this reduced intersection off-set will not create any negative impacts since traffic will be moving at slower speeds within the subdivision.

According to the applicant, a reduction in right-of-way width for Belcastro Street and a portion of Raven Avenue will not create any negative impacts since these streets will only provide access to 4 existing homes. Additionally, a 16 foot wide landscape strip is provided along the roadways, except a 6 foot wide landscape strip is provided adjacent to the cul-de-sacs. The additional landscaping will help buffer the homes from the proposed single family subdivision.

The applicant states that the waiver for off-site improvements is based on responses at neighborhood meetings, and it allows for a rural residential feel in the area.

Lastly, the design review to increase finished grade is necessary due to the natural topography of the property. Increased fill is necessary to develop the site, and it will not create any negative impacts.

**Prior Land Use Requests**

Application Number	Request	Action	Date
LUP-20-700082	Redesignate the land use plan for 7.5 acres in the northwest portion of the overall site from RNP (Rural Neighborhood Preservation) and PF (Public Facilities) to RN (Rural Neighborhood) - staff recommended approval but the Enterprise Land Use Plan Update was cancelled due to the COVID-19 pandemic	N/A	N/A
LUP-20-700083	Redesignate the land use plan for 7.5 acres in the northcentral portion of the overall site from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) - staff recommended a reduction to RL (Residential Low), but the Enterprise Land Use Plan Update was cancelled due to the COVID-19 pandemic	N/A	N/A
ET-19-400024 (NZC-0838-13)	Second extension of time to reclassify the eastern 8 acres of the site from C-2 to R-2 zoning for a single family residential subdivision	Withdrawn by BCC	April 2019
PA-18-700021	Redesignated the land use plan for the entire site from RNP (Rural Neighborhood Preservation), PF (Public Facilities), and CG (Commercial General) to RS (Residential Suburban)	Approved RS east of Montessori Street and east 2.5 acres; denied west of Montessori Street by BCC	March 2019
NZC-0838-13 (ET-0189-16)	First extension of time to reclassify the eastern 8 acres of the site from C-2 to R-2 zoning in the MUD-4 Overlay District for a single family residential development	Approved by BCC	February 2017

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0838-13	Reclassified the eastern 8 acres of the site from C-2 to R-2 zoning with waivers of development standards for landscaping, screening, and off-site improvements (curb, gutter, sidewalk, streetlights, and reduced paving) with a design review for a single family residential development	Approved by BCC	March 2014
ZC-1190-03	Reclassified the eastern portion of the site to a C-2 zoning for future commercial development	Approved by BCC	September 2003
ZC-1026-05	Reclassified 3,800 parcels, including 10 acres of the subject site to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I) & C-2	Single family residential & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac), Office Professional, Commercial Neighborhood & Commercial General	R-E (RNP-I), R-E, C-2, C-1, & H-2	Single family residential & undeveloped
East	Commercial General	C-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

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

**Related Application**

Application Number	Request
ZC-20-0284	A zone change to reclassify a 14.6 acre portion of the western side of the site to P-F zone for a charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
VS-20-0285	A vacation and abandonment of easements on the southwest portion of this site for the charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
AG-20-900314	An agenda item to re-route the equestrian trail alignment west on Raven Avenue and south on Tenaya Way for the charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
PA-21-700001	A plan amendment to change the equestrian trail alignment from Belcastro Street west on Pebble Road and south on Tenaya Way is a companion item on this agenda.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-21-500034	A tentative map for a 305 lot single family residential subdivision is a companion item on this agenda.
VS-21-0138	A vacation and abandonment of right-of-way and easements (including the same easements that are part of VS-20-0285) is a companion item on this agenda.
VS-21-0136	A vacation and abandonment of right-of-way (including Raven Avenue) and easements within the Montessori Street and Agate Avenue alignments is a companion item on this agenda.
WC-21-400048 (ZC-18-0853)	A waiver of conditions requiring dedication for Montessori Street is a companion item on this agenda.
WC-21-400049 (VS-0049-17)	A waiver of conditions requiring dedication for Montessori Street is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

- 1. A change in law, policies, trends, or facts after the adoption, re adoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

The Enterprise Land Use Plan was adopted in 2014 and most recently amended in 2018. Since that time, there has been no change in law, policies, trends, or facts that have substantially changed the character or condition of the area. In addition, there has been no change in circumstances surrounding the property that would make the proposed nonconforming zone boundary amendment appropriate. The site continues to be appropriate for Public Facility uses in the southwest portion of the site, Rural Neighborhood Preservation uses in the northwest portion of the site, and Residential Suburban uses on the east side of the site, adjacent to Rainbow Boulevard. These planned land uses would maintain the compatibility with the existing R-E (RNP-1) residences to the north, west, and south; the planned commercial uses to the north and south along Rainbow Boulevard, and the planned office uses to the southwest.

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

The density of the proposed nonconforming zone boundary amendment exceeds the density and intensity of existing and planned land uses in the surrounding area. North and south of the site along Rainbow Boulevard, the parcels are planned for Commercial General uses; however, these parcels are currently not developed with commercial uses. Most of the adjacent Commercial General planned parcels are undeveloped, and 3 of the planned Commercial General parcels include single family residences. Furthermore, parcels southwest of the subject site are planned for Office Professional uses and Commercial Neighborhood uses. These parcels are also undeveloped.

The greatest disparity in density occurs to the south, west, and north of the subject site. Parcels in these areas are developed with existing single family residences zoned R-E (RNP-I). These single family residences are developed with a density of 2 units per acre, whereas the proposed nonconforming zone boundary amendment would allow a density up to 8 dwelling units per acre.

- 3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

There has been no indication from the public utility purveyors that the zone boundary amendment would create a substantial adverse effect on public facilities or services. However, the Clark County School District indicates that the schools servicing this area (Steele Elementary School, Canarelli Middle School, and Sierra Vista High School) are all over capacity for the 2020-2021 school year. The proposed development would add an estimated 51 elementary students, 28 middle school students, and 40 high school students.

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

The proposed nonconforming zone boundary amendment does not comply with the adopted policies in the Comprehensive Master Plan. For example, Urban Specific Policy 4 seeks to preserve existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area. Here, the proposed R-2 zoning is denser than the surrounding R-E zoned single family development. Next, Urban Specific Policy 7 encourages land uses that are complementary and are a similar scale and intensity. The proposed R-2 zoning would allow up to 8 dwelling units per acre where the surrounding residents are developed at 2 units per acre. Lastly, Urban Specific Policy 8 discourages nonconforming zone changes.

#### **Summary** **Zone Change**

There has been no change in law, policies, trends, or facts that have substantially changed the character or condition of the area since the most recent amendment to the Enterprise Land Use Plan. In addition, the density of the proposed nonconforming zone boundary amendment exceeds the density and intensity of existing and planned land uses in the surrounding area. Furthermore, the proposed development will provide approximately 120 additional students to schools that are already over-capacity in the area. Lastly, the proposed nonconforming zone

boundary amendment does not comply with any goals or policies in the Comprehensive Master Plan. As a result, staff cannot support the request.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

The request for alternative yard setbacks for Lots 288 and 289 are a self-imposed hardship. The site layout for the proposed residential development can be reconfigured to meet the Title 30 standards for yard configuration. Furthermore, since staff is not supporting the zone change, waiver of development standards, and design reviews, staff cannot support this request.

#### Waiver of Development Standards #2

Increasing block wall heights creates blunt visual impacts on adjacent properties and the public realm. A 14 foot high wall along Rainbow Boulevard and portions of Raven Avenue and Pebble Road will be visually obtrusive, contribute to a canyon-like effect along the rights-of-way, and diminish the aesthetics of the area. In addition, the 12 foot high wall along the Montessori Street alignment will detrimentally impact the existing single family residents along with any future redevelopment of the adjacent parcels. Lastly, Urban Specific Policy 16 states that all new perimeter walls should be designed to visually minimize the stark appearance of monotonous block walls. Therefore, staff cannot support the waiver of development standards.

#### Design Review #1

The proposed subdivision lacks connectivity, provides minimum open space and no amenities, and does not comply with goals and policies in the Comprehensive Master Plan. Regarding the lack of connectivity, the subdivision will disrupt an established grid of public right-of-way in the area, which was already approved to be constructed by adjacent projects. In addition, the design provides only 1 entrance and exit for 305 residential lots. This creates a dangerous situation where emergency personnel would not be able to provide access to residents if the entrance is blocked. Also, all the traffic in the subdivision is funneled through 1 entrance and exit, which creates congestion and does not provide any alternative routes for residents, delivery vehicles, and visitors. Lastly, the design does not comply with Land Use Goal 4, which states that all development types should have both pedestrian and vehicular connections.

Next, an 879 square foot lot near the entrance is the only nominal amount of open space for the entire subdivision. Urban Specific Policy 17 encourages ample active and passive open space and to integrate those open spaces with trail systems when possible. This subdivision has an opportunity to provide open space and connections to the adjacent equestrian trail; instead, nearly no functional open space is provided for the subdivision. In addition, Urban Specific Policy 31 states that single family developments should connect with existing and planned trail systems, Urban Specific Policy 39 encourages usable open space, and Urban Specific Policy 40



encourages centralized open space surrounded by local streets with homes that front the open space. The design does not comply with any of these open space related policies in the Comprehensive Master Plan.

Lastly, the layout of the subdivision and bland residential design do not satisfy the standards for approval of a design review nor comply with policies in the Comprehensive Master Plan. Standards for approval of a design review indicate that site access and circulation must not negatively impact adjacent roadways or neighborhood traffic; the project must be harmonious and compatible with development in the area; and the development must be consistent with policies of the County. Here, the large subdivision with only 1 entrance and exit will create public health and safety concerns; and the monotonous walls, architecture, and intensity of the development is not compatible with the area. Furthermore, Policy 43 promotes projects with varied neighborhood design, including varied front setbacks, reduced visual dominance of garages, varied rooflines, and varied architectural elements. Given the layout of subdivision with long, straight street alignments, no variation in lot size, and minimal variation in residential design, the single family homes will appear monotonous and oppressive. For these reasons, staff cannot support the design review.

**Public Works - Development Review**  
Waiver of Development Standards #3

Staff does not object to the request to reduced the distance between Copper Ranch Street and Cherry Barn Street to 105 feet, nor does staff object to the 115 feet of separation between Copper Ranch Street and Marigold Creek Street. However, staff cannot support the design of the project due to the external disjointed street network that would be the result of this subdivision being approved. Therefore, staff cannot support this request.

Waiver of Development Standards #4

Staff does not object to the reduced width of Belcastro Street and Raven Avenue since those reduced street widths only occur on the perimeter of the subdivision abutting 3 existing R-E zoned single family residential lots. However, staff cannot support the design of the project due to the external disjointed street network that would be the result of this subdivision being approved. Therefore, staff cannot support this request.

Waiver of Development Standards #5

Staff finds the requests to improved the majority of the perimeter streets to non-urban standards to be a self-imposed hardship that only benefits the developer. The effect of this subdivision being approved is that the remaining Rural Neighborhood Preservation area will be all but eliminated. As such, there is no valid reason to install non-urban streets for and R-2 zoned subdivision. Staff cannot support this request.

Design Review #2

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

design of the project due to the external disjointed street network that would be the result of this subdivision being approved. Therefore, staff cannot support this request.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 16, 2021 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Resolution of Intent to complete in 4 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements unless waived by this or a subsequent application;
- Right-of-way dedication to include 21 feet for Raven Avenue and 21 feet for Belcastro Street near the northwest portion of the site, 30 feet and a portion of a cul-de-sac for Raven Avenue on the east portion of the site, 40 feet for Tenaya Way, 30 feet and a portion of a cul-de-sac for Agate Avenue, 55 feet to the back of curb for Rainbow Boulevard, 50 feet for Pebble Road where non-urban standards apply, 45 to 50 feet to the back of curb for Pebble Road where full off-sites are required, and all associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);

- Apply for a public BLM right-of-way grant through Public Works - Development Review Division for any necessary rights-of-way on BLM land abutting the subject site;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout on the west side of Rainbow Boulevard, just south of Pebble Road, including a 5 foot by 25 foot bus shelter pad easement behind the sidewalk in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building Department - Fire Prevention**

- Applicant is advised that fire objects to the proposal to end Raven Avenue in a cul-de-sac; and that there is a previously approved agreement to allow a temporary condition of single source water supply for the proposed fire station which should be resolved with build-out of road west of the station.

**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 #0334-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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

**APPLICANT: KB HOME**

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





# 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 CONFORMING (ZC) NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>NZC-21-0137</u> DATE FILED: <u>3/25/21</u> PLANNER ASSIGNED: <u>JLT</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>4/28/21</u> PC MEETING DATE: <u>5/18/21</u> BCC MEETING DATE: <u>6/16/21</u> FEE: <u>\$,315<sup>00</sup></u>
	<b>PROPERTY OWNER</b>  NAME: <u>LH Ventures LLC</u> ADDRESS: <u>250 Pilot Road # 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>KB Home Nevada, Inc.</u> ADDRESS: <u>5795 Badura Avenue, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 266-8512</u> CELL: _____ E-MAIL: <u>pcheo@kbhome.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>The WLB Group, Inc.</u> ADDRESS: <u>3663 Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>(702) 458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-22-501-004 & 005, 176-22-501-009 thru 011, 176-22-501-025

PROPERTY ADDRESS and/or CROSS STREETS: SW Corner of Rainbow and Pebble

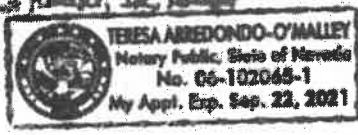
PROJECT DESCRIPTION: Single Family Development

(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)      Jeffrey L. Cannelli  
 STATE OF Nevada      Property Owner (Print) Development Manager, Inc. Manager  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 23, 2020 (DATE)  
 By Jeffrey L. Cannelli, President

NOTARY PUBLIC: Teresa Abredondo-O'Malley



\*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 15, 2021

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

N20-21-0137

**RE: NCZC/Design Review/Waiver – Justification Letter for Copper Ranch  
APN's: 176-22-501-004, 005, 009, 010, 011 & 025**

Clark County Planning Staff.

On behalf of KB Home, The WLB Group is respectfully submitting the attached Non-Conforming Zone Change/Design Review/Waiver of Development Standards Application for the above referenced parcel numbers at the Southwest Corner of Rainbow Boulevard and Pebble Road in Enterprise.

**Zone Change**

We are respectfully requesting to rezone the above listed parcels from R-E/H-2 & C-2 to R-2. To allow the construction of a 305-lot detached single-family development on approximately 44.95 acres.

**Design Review**

We are respectfully requesting a Design Review for the above listed parcels to construct a 305-lot detached single-family development that has two different product types being built within a gated subdivision. These two products will range in square footage from 1157 square feet up to 3,066 square feet and will contain 1-story and 2-story house plans. These two products will have up to 9 floor plans with three distinct elevation options per floor plan, the homes will feature paver driveways, tile roofs and attractive desert colors and have a maximum building height of 28'-0". We are requesting three (3) design reviews which are listed below;

1. A Design Review for a proposed detached single-family development
2. To increase the finished grade for a single-family residential development to 76 inches (6.3 feet) where 18 inches (1.5 feet) is the standard per section 30.32.040.

This increase in elevation is required due to low points in the natural topography of the land and therefore will require additional fill/retain wall to address these natural low points in grade.

3. To establish alternative yards/building orientation of two lots, lots 287 & 288 from what will be considered the front, side and rear yards per Chapter 30.56.

These lots will be sideloaded to the street and therefore require the alternative building orientation.

3663 E. Sunset Road #204 Las Vegas, NV 89120 - T 702-458-2551 - F 702-434-0491

**Waiver of Development Standards**

The proposed development will require the approval of five (5) waivers of development standards which are listed below:

1. To reduce the right-of-way width on Belcastro Avenue approximately 250' south of the intersection of Pebble Road and Belcastro Avenue from 60'-0" to 51'-0", along with the Raven alignment from Belcastro East to the cul-de-sac terminus at the end of parcel 176-22-501-008 in front of three existing homes.

We are asking to reduce the right-of-way to 51 feet since the street only services four existing houses and will terminate in two cul-de-sacs. We are also requesting to use the existing 30 feet of right-of-way that is existing in front of those homes, while we provide 21 feet of right-of-way on our side of the centerline. To offset the request, we are proposing 16 feet of landscaping along the roadway instead of the required 6 feet, except for the along the cul-de-sacs where we provide 6 feet of landscaping. This way we are providing more than the required 30 feet of right-of-way and 6 foot of landscaping, we feel this meets the intent of code and buffers the neighbors with a bigger landscaped area, that will enhance their views more so than just a 6' wide landscape strip.

2. To allow rural standards on the perimeter streets to be more in line with the existing neighborhood. This would include the elimination of Streetlights, Sidewalk and Curb & Gutter and reduce the asphalt section to allow for a rural residential feel to the area. The streets we are requesting this allowance would be for Pebble Road, Belcastro Avenue, Tenaya Way, Agate Avenue and a portion of Raven Avenue. Pebble Road rural standards would only apply from west of the development entry to Tenaya Way, full street improvements will be constructed at the entrance and east to Rainbow Boulevard.

This request is to address the neighbors' concerns for keeping the area rural in appearance, based on responses at neighborhood meetings.

3. To increase the allowable retaining/screen wall height from 9'-0" (3 foot retaining wall with a 6-foot screen wall) to 12'-0" (6-foot screen wall plus a 6 foot retaining wall) per section 30.64.050 for lots 119-134. We are also requesting to increase the allowable retaining/screen wall height from 9'-0" to 14'-0" along the full frontage of Rainbow Boulevard as well as 200 feet of Tenaya Avenue and Raven Avenue (heading to the west from Rainbow) to accommodate a requirement of an 8' high screen wall from our noise study.

To allow for drainage and grading of the site, due to low spots in the natural topology of the land. This additional retaining wall height will be governed by the drainage study and therefore is not being used to artificially increase the grade for views. The 8'-0" screen wall request along Rainbow Boulevard and portions of Tenaya and Raven is governed by our noise study that states an 8'-0" high screen wall is being required along the Rainbow Boulevard frontage including wrapping around the Tenaya Avenue and Raven Avenue frontages for approximately 200 feet from Rainbow Boulevard due to the noise generated by vehicular movements along Rainbow.

4. To allow the reduction of a required street offset minimum from one-hundred and twenty-five feet per section 30.52.052 to 105'-0" and 115'-0"

This request is for the two street intersections adjacent to the main entry street within the gated community, these intersection offsets are located on private streets where the traffic will be moving at slower speeds and have minor traffic.

5. To establish alternate yards for proposed single-family residences where yards are established per section 30.56 for lots 287 & 288.

This request is to address two lots that are side loaded to the street, therefore requiring alternative yards for the house to fit on the lot.

**Parking Analysis**

Each house will provide the parking required by Title 30 with a two-car garage, a two-car driveway as well as additional parking being provided on the adjacent private streets which allow for parking on both sides of the street.

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  
Planning Department Manager



05/18/21 PC AGENDA SHEET

MIXED-USE  
(TITLE 30)

BLUE DIAMOND RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400048 (ZC-18-0853)-LV RAINBOW, LLC:

**WAIVER OF CONDITIONS** of a zone change requiring to rededicate 25 feet to the back of curb for Montessori Street from Raven Avenue south to Agate Avenue, together with the associated spandrel at the intersection of Montessori Street and Raven Avenue, and a radius at the intersection of Montessori Street and Agate Avenue.

Generally located between Blue Diamond Road and Raven Avenue, 300 feet west of Rainbow Boulevard within Enterprise. JJ/jt/ja (For possible action)

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RELATED INFORMATION:

**APN:**

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

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 22.3

**Overview**

The original plans depicted a horizontal mixed-use development consisting of the following elements: 1) residential; 2) commercial; 3) indoor and outdoor amenity areas; and 4) substantial amounts of useable open space. However, the use permit, waivers of development standards, and design review were all withdrawn without prejudice. As a result, this application is a waiver of conditions for only the zone change.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-18-0853:

**Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.

**Public Works - Development Review**

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

- Full off-site improvements;
- Rededicate 25 feet to the back of curb for Montessori Street from Raven Avenue south to Agate Avenue, together with the associated spandrel at the intersection of Montessori Street and Raven Avenue, and a radius at the intersection of Montessori Street and Agate Avenue;
- Off-site improvements along Blue Diamond Road to be coordinated with the 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 the vacation of excess right-of-way for Raven Avenue, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0629-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

During neighborhood meetings for the adjacent proposed single family residential development, the applicant indicated that neighbors expressed a desire to eliminate direct access from a higher density residential development to the R-E (RNP-I) zoned single family residences to the west. According to the applicant, this waiver of conditions for right-of-way dedication will align with the adjacent proposed single family subdivision, which is not proposing to develop these streets.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-20-400094 (VS-17-0049)	First extension of time for a vacation and abandonment of easements and right-of-way including portions of Agate Avenue and Rosanna Street	Approved by BCC	October 2020
XC-18-0853	Reclassified the site to C-2 zoning for a mixed-use development	Approved by BCC	December 2018
NZC-17-0048	Nonconforming zone boundary amendment to R-3 and C-2 zoning for a multiple family residential development and commercial development - expired	Held at BCC	June 2018
VS-17-0049	Vacated and abandoned easements and right-of-way including portions of Agate Avenue and Rosanna Street	Approved by BCC	December 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0694-14	Vacated and abandoned easements on Montessouri Street - recorded	Approved by PC	February 2015
ZC-1026-05	Reclassified 3,800 parcels, including 10 acres of the subject site to R-E (RNP-I) zoning	Approved by PC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I) & R-E	Undeveloped
South	Commercial General & Major Development Project (Mountain's Edge General Commercial)	R-E, C-2, & H-2	Undeveloped, convenience store with gasoline station, retail store (Walmart) & single family residential
East	Commercial General	R-E & C-2	Undeveloped & convenience store with gasoline station
West	Commercial Neighborhood & Public Facilities	U-V, H-2, & R-E (RNP-I)	Undeveloped

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

**Related Applications**

Application Number	Request
ZC-20-0284	A zone change to reclassify a 14.6 acre portion of a parcel to the west of this site to P-F zone for a charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
VS-20-0285	A vacation and abandonment of easements on the parcel to the west of this site for the charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
AG-20-000314	An agenda item to re-route the equestrian trail alignment west on Raven Avenue and south on Tenaya Way for the charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
PA-31-700001	A plan amendment to change the equestrian trail alignment from Belcastro Street west on Pebble Road and south on Tenaya Way is a companion item on this agenda.
NZC-21-0137	A nonconforming zone change to reclassify the site to R-2 zoning for a single family residential subdivision is a companion item on this agenda.
TM-21-500034	A tentative map for a 305 lot single family residential subdivision is a companion item on this agenda.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0138	A vacation and abandonment of right-of-way and easements (including the same easements that are part of VS-20-0285) is a companion item on this agenda.
VS-21-0136	A vacation and abandonment of right-of-way (including Raven Avenue) and easements within the Montessori Street and Agate Avenue alignments is a companion item on this agenda.
WC-21-400049 (VS-17-0049)	A waiver of conditions requiring dedication for Montessori Street 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 cannot support the request to not dedicate Montessori Street and the spandrels since the overall street network for the surrounding area was based on the initial approval of the original vacation and zone change with subsequent discussions and agreements about the remainder of the street network worked out over the course of months with staff from various departments and a prior applicant. Eliminating the Montessori Street alignment will result in a closed off street network for the sole benefit of one developer.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 16, 2021 at 9:00 a.m., unless otherwise announced.

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 Comprehensive 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 a portion of the cul-de-sac for Raven Avenue.

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

- No comment.

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

**APPLICANT:** LV RAINBOW, LLC

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

DRAFT



05/18/21 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

BLUE DIAMOND RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-21-400049 (VS-17-0049)-LV RAINBOW, LLC:**

**WAIVER OF CONDITIONS** of a vacation and abandonment requiring to rededicate 25 feet to the back of curb for Montessouri Street from Raven Avenue south to Agate Avenue, together with the associated spandrel at the intersection of Montessouri Street and Raven Avenue, and a radius at the intersection of Montessouri Street and Agate Avenue.

Generally located between Blue Diamond Road and Raven Avenue, 300 feet west of Rainbow Boulevard within Enterprise. JJ/jt/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

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

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

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

Previous Conditions of Approval

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

**Current Planning**

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

**Public Works - Development Review**

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

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

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

**Applicant's Justification**

During neighborhood meetings for the adjacent proposed single family residential development, the applicant indicated that neighbors expressed a desire to eliminate direct access from a higher density residential development to the R-E (RNP-D) zoned single family residences to the west. According to the applicant, this waiver of conditions for right-of-way dedication will align with the adjacent proposed single family subdivision, which is not proposing to develop these streets.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-20-400094 (VS-17-0049)	First extension of time for a vacation and abandonment of easements and right-of-way including portions of Agate Avenue and Rosanna Street	Approved by BCC	October 2020
ZC-18-0853	Reclassified the site to C-2 zoning for a mixed-use development	Approved by BCC	December 2018
NZC-17-0048	Nonconforming zone boundary amendment to R-3 and C-2 zoning for a multiple family residential development and commercial development - expired	Held at BCC	June 2018
VS-17-0049	Vacated and abandoned easements and right-of-way including portions of Agate Avenue and Rosanna Street	Approved by BCC	December 2018



### Prior Land Use Requests

Application Number	Request	Action	Date
VS-0694-14	Vacated and abandoned easements on Montessori Street - recorded	Approved by PC	February 2015
ZC-1026-05	Reclassified 3,800 parcels, including 10 acres of the subject site to R-E (RNP-I) zoning	Approved by PC	October 2005

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I) & R-E	Undeveloped
South	Commercial General & Major Development Project (Mountain's Edge General Commercial)	R-E, C-2, & H-2	Undeveloped, convenience store with gasoline station, retail store (Walmart) & single family residential
East	Commercial General	R-E & C-2	Undeveloped & convenience store with gasoline station
West	Commercial Neighborhood and Public Facilities	U-V, H-2, & R-E (RNP-I)	Undeveloped

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

### Related Applications

Application Number	Request
ZC-20-0284	A zone change to reclassify a 14.6 acre portion of a parcel to the west of this site to P-F zone for a charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
VS-20-0285	A vacation and abandonment of easements on the parcel to the west of this site for the charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
AG-20-900314	An agenda item to re-route the equestrian trail alignment west on Raven Avenue and south on Tenaya Way for the charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
PA-21-700001	A plan amendment to change the equestrian trail alignment from Belcastro Street west on Pebble Road and south on Tenaya Way is a companion item on this agenda.
NZC-21-0137	A nonconforming zone change to reclassify the site to R-2 zoning for a single family residential subdivision is a companion item on this agenda.
TM-21-500034	A tentative map for a 305 lot single family residential subdivision is a companion item on this agenda.
VS-21-0138	A vacation and abandonment of right-of-way and easements (including the same easements that are part of VS-20-0285) is a companion item on this agenda.

## Related Applications

Application Number	Request
VS-21-0136	A vacation and abandonment of right-of-way (including Raven Avenue) and easements within the Montessouri Street and Agate Avenue alignments is a companion item on this agenda.
WC-21-400048 (ZC-18-0853)	A waiver of conditions requiring dedication for Montessouri Street 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 cannot support the request to not dedicated Montessouri Street and the spandrels since the overall street network for the surrounding area was based on the initial approval of the original vacation and zone change with subsequent discussions and agreements about the remainder of the street network worked out over the course of months with staff from various departments and a prior applicant. Eliminating the Montessouri Street alignment will result in a closed off street network for the sole benefit of one developer.

##### Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 16, 2021 at 9:00 a.m., unless otherwise announced.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

If approved:

- Waiving this condition only applies to NZC-21-0137 if that project is approved and constructed, otherwise the condition of approval for street dedication remains in effect.

#### Public Works - Development Review

- Right-of-way dedication to include a portion of the cul-de-sac for Raven Avenue.

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

- No comment.

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

**APPLICANT:** LV RAINBOW, LLC

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

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 type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)  <input type="checkbox"/> DESIGN REVIEW (DR)  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) VS-17-0049 (ET-20-400094) (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>WC-21-400049</u> DATE FILED: <u>3/25/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>4/28/21</u> PC MEETING DATE: <u>5/12/21</u> BCC MEETING DATE: <u>6/16/21</u> FEE: <u>475.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>LV Rainbow, LLC</u> ADDRESS: <u>6655 S. Eastern Avenue, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.292.7995</u> CELL: _____ E-MAIL: <u>megbert@nvwest.com</u>
	<b>APPLICANT</b>  NAME: <u>LV Rainbow, LLC</u> ADDRESS: <u>6655 S. Eastern Avenue, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.292.7995</u> CELL: _____ E-MAIL: <u>megbert@nvwest.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>The WLB Group, Inc. / Mark Bangan</u> ADDRESS: <u>3663 East Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-22-501-012, 013, 016& 017; 176-22-601-035

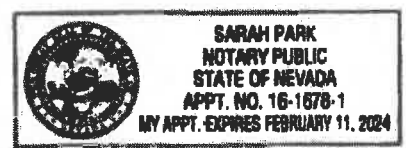
PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Rd/ Rainbow Rd

PROJECT DESCRIPTION: Requesting to waive the conditions related to the dedication of right-of-way

(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.

Martin Egbert, Manager      Martin Egbert  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON Feb 16, 2021 (DATE)  
 By Martin Egbert  
 NOTARY PUBLIC: Sarah Park



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



March 24, 2021

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

**RE: Justification Letter for a Waiver of Conditions (VS-17-0049)**

Clark County Planning Staff,

On behalf of our client LV Rainbow, LLC, we are respectfully requesting to waive one condition from application ZC-18-0853 and one condition from VS-17-0049. These two conditions as listed below were required by Clark County Public Works to re-route right-of-way around a proposed apartment site on parcels 176-22-501-012, 013, 016 & 017, and 176-22-601-035.

*ZC-18-0853 Condition being waived*

*Public Works Conditions*

*4<sup>th</sup> bullet point:*

*"Rededicate 25 feet to the back of curb for Montessori Street from Raven Avenue south to Agate Avenue, together with the associated spandrel at the intersection of Montessori Street and Raven Avenue, and a radius at the intersection of Montessori Street and Agate Avenue"*

*VS-17-0049 Conditions being waived*

*Public Works Conditions*

*2<sup>nd</sup> bullet point:*

*"Rededicate 25 feet to the back of curb for Montessori Street from Raven Avenue south to Agate Avenue, together with the associated spandrel at the intersection of Montessori Street and Raven Avenue, and a radius at the intersection of Montessori Street and Agate Avenue"*

During numerous neighborhood meetings that have been held with surrounding homeowners and interested parties, the overwhelming response has been to eliminate direct access from any proposed higher density communities to the RNP parcels to the west. This includes portions of Agate Avenue and Raven Avenue between Rainbow Boulevard and Tenaya Way, and portions of Belcastro Street and Montessori Street between Pebble Road and Agate Avenue.

When ZC-18-0853 & VS-17-0049 were originally approved there were not any plans for development on adjacent parcels to the north and west of the proposed apartment project so the conditions for additional rights of way protected access to surrounding parcels. Today there is a proposed gated residential subdivision to the north and west of the site, and during coordination meetings with the proposed developer it was determined those rights of way are no longer needed. It was also noted during neighborhood meetings held by that proposed developer, the existing homeowners again



stated their request to ensure there was no direct access through these projects to the RNP parcels. This waiver of conditions is being submitted to align with the vacation application submitted by the proposed development to the north and west and support the request of the neighboring homeowners.

With this in mind, we are respectfully requesting staffs support for the above listed waiver of conditions for ZC-18-0853 and VS-17-0049. We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at (702) 458-2551.

Sincerely,

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

Mark Bangan  
Planning Department Manager  
The WLB Group, Inc.





05/18/21 PC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY  
(TITLE 30)

RAVEN AVE/ROSANNA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0136-LV RAINBOW, LLC:

**VACATE AND ABANDON** easements of interest to Clark County located between Raven Avenue (alignment) and Agate Avenue (alignment), and between Rosanna Street and Belcastro Street and a portion of a right-of-way being Raven Avenue located between Rosanna Street (alignment) and Belcastro Street (alignment) within Enterprise (description on file). JJ/jt/ja (For possible action)

RELATED INFORMATION:

**APN:**

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

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of both patent easements and right-of-way. The patent easements to be vacated include a 30 foot wide easement along the Montessori Street alignment and a radius within the Agate Avenue alignment. Right-of-way to be vacated includes the south half (30 feet) of Raven Avenue located between the Rosanna Street alignment and the Montessori Street alignment.

During neighborhood meetings for the adjacent proposed single family residential development, the applicant indicates that neighbors expressed a desire to eliminate direct access from a higher density residential development to the R-E (RNP-I) zoned single family residences to the west. According to the applicant, this vacation will eliminate easements and right-of-way to align with the adjacent proposed single family subdivision, which is not proposing to develop these streets.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-20-400094 (VS-17-0049)	First extension of time for a vacation and abandonment of easements and right-of-way including portions of Agate Avenue and Rosanna Street	Approved by BCC	October 2020

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0853	Reclassified the site to C-2 zoning for a mixed-use development	Approved by BCC	December 2018
NZC-17-0048	Nonconforming zone boundary amendment to R-3 and C-2 zoning for a multiple family residential development and commercial development - expired	Held at BCC	June 2018
VS-17-0049	Vacated and abandoned easements and right-of-way including portions of Agate Avenue and Rosanna Street	Approved by BCC	December 2018
VS-0694-14	Vacated and abandoned easements on Montessori Street - recorded	Approved by PC	February 2015
ZC-1026-05	Reclassified 3,800 parcels, including 10 acres of the subject site to R-E (RNP-I) zoning	Approved by PC	October 2005

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I) & R-E	Undeveloped
South	Commercial General & Major Development Project (Mountain's Edge General Commercial)	R-E, C-2, & H-2	Undeveloped, convenience store with gasoline station, retail store (Walmart) & single family residential
East	Commercial General	R-E & C-2	Undeveloped & convenience store with gasoline station
West	Commercial Neighborhood & Public Facilities	U-V, H-2, & R-E (RNP-I)	Undeveloped

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

### Related Applications

Application Number	Request
ZC-20-0284	A zone change to reclassify a 14.6 acre portion of a parcel to the west of this site to P-F zone for a charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
VS-20-0285	A vacation and abandonment of easements on the parcel to the west of this site for the charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
AG-20-900314	An agenda item to re-route the equestrian trail alignment west on Raven Avenue and south on Tenaya Way for the charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.

### Related Applications

Application Number	Request
PA-21-700001	A plan amendment to change the equestrian trail alignment from Belcastro Street west on Pebble Road and south on Tenaya Way is a companion item on this agenda.
NZC-21-0137	A nonconforming zone change to reclassify the site to R-2 zoning for a single family residential subdivision is a companion item on this agenda.
TM-21-500034	A tentative map for a 305 lot single family residential subdivision is a companion item on this agenda.
VS-21-0138	A vacation and abandonment of right-of-way and easements (including the same easements that are part of VS-20-0285) is a companion item on this agenda.
WC-21-400048 (ZC-18-0853)	A waiver of conditions requiring dedication for Montessori Street is a companion item on this agenda.
WC-21-400049 (VS-17-0049)	A waiver of conditions requiring dedication for Montessori Street 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 cannot support the requested vacation since the overall street network for the surrounding area was based on the initial approval of the original vacation and zone change with subsequent discussions and agreements about the remainder of the street network worked out over the course of months with staff from various departments and a prior applicant. Eliminating the Montessori Street and Raven Avenue alignments will result in a closed off street network for the sole benefit of one developer.

#### Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 16, 2021 at 9:00 a.m., unless otherwise announced.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

If approved:

- Vacating the right-of-way and easements only applies to NZC-21-0137 if that project is approved and constructed;
- Satisfy utility companies' requirements.

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

**Public Works - Development Review**

- Right-of-way dedication to include a portion of the cul-de-sac for Raven Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LV RAINBOW, LLC

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



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>		<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-21-0136</u>	DATE FILED: <u>3/25/21</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: <u>TCT</u>	TAB/CAC DATE: <u>4/28/21</u>
			TAB/CAC: <u>ENTERPRISE</u>	
			PC MEETING DATE: <u>5/18/21</u>	
			BCC MEETING DATE: <u>6/16/21</u>	
			FEE: <u>\$875.00</u>	

<b>PROPERTY OWNER</b>	NAME: <u>LV Rainbow, LLC</u>
	ADDRESS: <u>6655 S. Eastern Avenue, Suite 250</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.292.7995</u> CELL: _____
	E-MAIL: <u>megbert@nvwest.com</u>

<b>APPLICANT</b>	NAME: <u>LV Rainbow, LLC</u>
	ADDRESS: <u>6655 S. Eastern Avenue, Suite 250</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.292.7995</u> CELL: _____
	E-MAIL: <u>megbert@nvwest.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>The WLB Group, Inc. / Mark Bangan</u>
	ADDRESS: <u>3663 East Sunset Road, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-458-2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-22-501-012, 013, 016& 017; 176-22-601-035

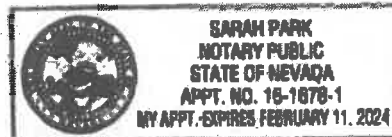
PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Rd/Rainbow Rd

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

Martin Egbert, Manager  
Property Owner (Signature)\*

Martin Egbert  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF NEVA CLARK  
SUBSCRIBED AND SWORN BEFORE ME ON Feb 16, 2021 (DATE)  
By Martin Egbert  
NOTARY PUBLIC: Sarah Park



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



March 18, 2021

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

**RE: *Vacation Application – Justification Letter***  
**APN's: 176-22-501-012, 013, 016, 017 & 176-22-601-035**

Clark County Planning Staff,

On behalf of our client LV Rainbow, LLC, we are respectfully requesting to vacate patent easements and a right-of-way for the above referenced parcels.

**Vacation of Patent Easements**

We are requesting to vacate the westerly 30-foot-wide patent easement along the west property line of APN's 176-22-601-035 along with the remainder portion of the 60-foot-wide patent easement that runs along the Agate Avenue alignment.

**Vacation of Right-Of-Way**

We are respectfully requesting to vacate the Raven Avenue right-of-way on APN 176-22-501-012 & 013

During numerous neighborhood meetings that have been held with surrounding homeowners and interested parties, the overwhelming response has been to eliminate direct access from any proposed higher density communities to the RNP parcels to the west. This includes portions of Agate Avenue and Raven Avenue between Rainbow Boulevard and Tenaya Way, and portions of Belcastro Street and Montessori Street between Pebble Road and Agate Avenue.

When VS-17-0049 was originally approved there were not any plans for development on adjacent parcels to the north and west of the proposed apartment project so the conditions for additional rights of way protected access to surrounding parcels. Today there is a proposed gated residential subdivision to the north and west of the site, and during coordination meetings with the proposed developer it was determined these rights of way are no longer needed. It was also noted during neighborhood meetings held by that proposed developer, the existing homeowners again stated their request to ensure there was no direct access through these projects to the RNP parcels. This vacation application is being submitted to align with the vacation application submitted by the proposed development to the north and west and support the request of the neighboring homeowners.

3663 E. Sunset Road #204 Las Vegas, NV 89120 - T 702-458-2551 - F 702-434-0491



With this in mind, we are respectfully requesting staffs support for the above listed vacation application. We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at (702) 458-2551.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Bangan", with a long horizontal line extending to the right.

Mark Bangan  
Planning Department Manager





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05/18/21 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

PEBBLE RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0138-LH VENTURES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Agate Avenue (alignment), and between Rainbow Boulevard and Tenaya Way and a portion of a right-of-way being Pebble Road located between Rainbow Boulevard and Tenaya Way within Enterprise (description on file). JJ/jt/ja (For possible action)

RELATED INFORMATION:

**APN:**

176-22-501-004; 176-22-501-005; 176-22-501-009 through 176-22-501-011; 176-22-501-025

**LAND USE PLAN:**

ENTERPRISE - PUBLIC FACILITIES

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

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of both public right-of-way and easements. Right-of-way to be vacated includes a 5 foot wide and 300 foot long section of Pebble Road to allow for a detached sidewalk.

Easements to be vacated include patent easements, equestrian trail easements, BLM grants for right-of-way, and resolutions relative to the acquisition of right-of-way.

Patent easements to be vacated include 33 foot wide and 3 foot wide easements around the perimeter of certain parcels. In addition, patent easements will be vacated along Rainbow Boulevard, Pebble Road, Tenaya Way, Belcastro Street alignment, and the Rainbow Boulevard alignment. The 14 foot wide equestrian trail easement along the Belcastro Street and Agate Avenue alignments are also requested to be vacated. BLM grants for right-of-way to be vacated are located along the Raven Avenue alignment, Belcastro Street alignment, Pebble Road, and Rainbow Boulevard. Lastly, a 20 foot wide resolution for the acquisition of right-of-way along Rainbow Boulevard is requested to be vacated.

According to the applicant, these rights-of-way and easements are no longer needed for the proposed single family residential development, which is a companion item on this agenda.

**Prior Land Use Requests**

Application Number	Request	Action	Date
LUP-20-700082	Redesignate the land use plan for 7.5 acres in the northwest portion of the overall site from RNP (Rural Neighborhood Preservation) and PF (Public Facilities) to RN (Rural Neighborhood) - staff recommended approval, but the Enterprise Land Use Plan Update was cancelled due to the COVID-19 pandemic	N/A	N/A
LUP-20-700083	Redesignate the land use plan for 7.5 acres in the northcentral portion of the overall site from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) - staff recommended a reduction to RL (Residential Low), but the Enterprise Land Use Plan Update was cancelled due to the COVID-19 pandemic	N/A	N/A
ET-19-400024 (NZC-0838-13)	Second extension of time to reclassify the eastern 8 acres of the site from C-2 to R-2 zoning for a single family residential subdivision	Withdrawn by BCC	April 2019
PA-18-700021	Redesignated the land use plan for the entire site from RNP (Rural Neighborhood Preservation), PF (Public Facilities), and CG (Commercial General) to RS (Residential Suburban)	Approved RS east of Montessouri Street and east 2.5 acres; denied west of Montessouri Street by BCC	March 2019
NZC-0838-13 (ET-0189-16)	First extension of time to reclassify the eastern 8 acres of the site from C-2 to R-2 zoning in the MUD-4 Overlay District for a single family residential development	Approved by BCC	February 2017
NZC-0838-13	Reclassified the eastern 8 acres of the site from C-2 to R-2 zoning with waivers of development standards for landscaping and screening and off-site improvements (curb, gutter, sidewalk, streetlights, and reduced paving) with a design review for a single family residential development	Approved by BCC	March 2014

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1190-03	Reclassified the eastern portion of the site to a C-2 zoning for future commercial development	Approved by BCC	September 2003
ZC-1026-05	Reclassified 3,800 parcels, including 10 acres of the subject site to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I) & C-2	Single family residential & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac), Office Professional, Commercial Neighborhood & Commercial General	R-E (RNP-I), R-E, C-2, C-1, & H-2	Single family residential & undeveloped
East	Commercial General	C-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

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

**Related Applications**

Application Number	Request
ZC-20-0284	A zone change to reclassify a 14.6 acre portion of the western side of the site to P-F zone for a charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
VS-20-0285	A vacation and abandonment of easements on the southwest portion of this site for the charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
AG-20-900314	An agenda item to re-route the equestrian trail alignment west on Raven Avenue and south on Tenaya Way for the charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
PA-21-700001	A plan amendment to change the equestrian trail alignment from Belcastro Street west on Pebble Road and south on Tenaya Way is a companion item on this agenda.
NZC-21-0137	A nonconforming zone change to reclassify the site to R-2 zoning for a single family residential subdivision is a companion item on this agenda.
TM-21-500034	A tentative map for a 305 lot single family residential subdivision is a companion item on this agenda.
VS-21-0136	A vacation and abandonment of right-of-way (including Raven Avenue) and easements within the Montessouri Street and Agate Avenue alignments is a companion item on this agenda.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WC-21-400048 (ZC-18-0853)	Waiver of conditions requiring dedication for Montessouri Street is a companion item on this agenda.
WC-21-400049 (VS-17-0049)	Waiver of conditions requiring dedication for Montessouri Street 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 cannot support the requested vacation since the street network in the area was first established by an approved multi-family project near Blue Diamond Road and Rainbow Boulevard. Subsequent to that approval, the proponents for a proposed school on a portion of the subject site worked very closely with staff to design a viable street network for the area, especially considering that a fire station is proposed at the southeast corner of Raven Avenue and the Rosanna Street alignment. That agreed upon street network allowed connectivity to Pebble Road, Tenaya Way, Rainbow Boulevard, and Blue Diamond Road. With the applicant's proposal, the street network for that same area bounded by those collector and arterial streets will be cut off leaving a disjointed street network with a group of streets where each street only allows one way into the area and one way out.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 16, 2021 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

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

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

- Right-of-way dedication to include 21 feet for Raven Avenue and 21 feet for Belcastro Street near the northwest portion of the site, 30 feet and a portion of a cul-de-sac for Raven Avenue on the east portion of the site, 40 feet for Tenaya Way, 30 feet and a portion of a cul-de-sac for Agate Avenue, 55 feet to the back of curb for Rainbow Boulevard, 50 feet for Pebble Road where non-urban standards apply, 45 to 50 feet to the back of curb for Pebble Road where full off-sites are required, and all associated spandrels;
- Apply for a public BLM right-of-way grant through Public Works - Development Review Division for any necessary rights-of-way on BLM land abutting the subject site;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout on the west side of Rainbow Boulevard, just south of Pebble Road, including a 5 foot by 25 foot bus shelter pad easement behind the sidewalk in accordance with RTC standards.
- 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 - Fire Prevention**

- Applicant is advised that fire objects to the proposal to end Raven Avenue in a cul-de-sac; and that there is a previously approved agreement to allow a temporary condition of single source water supply for the proposed fire station which should be resolved with build out of road west of the station.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KB HOME**

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





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-21-0138</u>	DATE FILED: <u>3/23/21</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)		PLANNER ASSIGNED: <u>JCT</u>	TAB/CAC DATE: <u>4/28/21</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>5/12/21</u>	
		BCC MEETING DATE: <u>6/16/21</u>	
		FEE: <u>875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>LH Ventures LLC</u>
	ADDRESS: <u>250 Pilot Road # 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>KB Home Nevada, Inc.</u>
	ADDRESS: <u>5795 Badura Avenue, Suite 180</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 266-8512</u> CELL: _____
	E-MAIL: <u>pchao@kbhome.com</u> REF CONTACT ID #: _____

<b>COMBINED</b>	NAME: <u>The WLB Group, Inc.</u>
	ADDRESS: <u>3663 Sunset Road, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>(702) 458-2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-22-501-004 & 005, 176-22-501-009 thru 011, 176-22-501-025

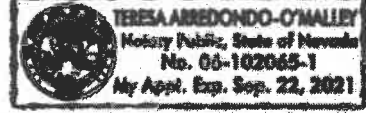
PROPERTY ADDRESS and/or CROSS STREETS: SW Corner of Rainbow and Pebble

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

[Signature]  
Property Owner (Signature)

Jeffrey L. Canarelli President  
Property Owner (Print) Investment Manager, Inc.

STATE OF NEVADA  
COUNTY OF Clark  
SUBSCRIBED AND SWORN BEFORE ME ON October 22, 2020 (DATE)  
by Jeffrey L. Canarelli, President  
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 11, 2021

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

VS-21-0138

**RE: Vacation Application – Justification Letter Copper Ranch.  
APN's: 176-22-501-004, 005, 009, 010, 011 & 025**

Clark County Planning Staff,

On behalf of KB Home, The WLB Group respectfully submits the attached Vacation Application for the above referenced parcel numbers at the Southwest Corner of Rainbow Boulevard and Pebble Road in Enterprise.

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

**Vacation of Patent Easements**

We are requesting to vacate all the patent easements located on APN's 176-22-501-004, 005, 009, 010, 011 & 025 excepting therefrom the proposed rights-of-ways for Rainbow Boulevard, Raven Avenue, Pebble Road, Belcastro Street, Tenaya Way and Agate Avenue along with associated spandrels as shown on the provided Vacation Exhibit. The Trail alignment easement will be relocated upon approval of PA-21-700001.

**Vacation of Right-Of-Way**

We are requesting to vacate the southerly 5' of the right-of-way along the Pebble Road alignment that was previously dedicated by 0871:0699835, to allow the construction of a detached sidewalk along said Pebble Road alignment in conjunction with the proposed development.

**Vacation of BLM Grant Right-Of-Way**

We are requesting to vacate the BLM grant (N-71599) from Montessori to Belcastro and then from Belcastro north to 176-22-501-003, excepting therefore any dedications proposed by this application. We are also requesting to vacate the BLM Grant for right-of-way along Pebble under N-60005 and N-60005a and along Rainbow Boulevard under N-5710.

**Vacation of Resolution Relative to the Acquisition of Right of Way**

We are requesting to vacate the excess easement that was created by 901:723758, this portion of the easement is not required due to our project

3663 E. Sunset Road #204 Las Vegas, NV 89120 - T 702-458-2551 - F 702-434-0491





dedicating the required rights-of-ways for both Pebble Avenue and Rainbow Boulevard.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Bangan", with a horizontal line extending to the right.

Mark Bangan  
Planning Department Manager



9

COPPER RANCH  
(TITLE 30)

PEBBLE RD/RAINBOW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
TM-21-500034-LH VENTURES, LLC:

TENTATIVE MAP consisting of 305 lots and common lots on 45.3 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Pebble Road, north side of Agate Avenue and Raven Avenue, west side of Rainbow Boulevard, and east side of Tenaya Way within Enterprise. JJ/jt/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-22-501-004; 176-22-501-005; 176-22-501-009 through 176-22-501-011; 176-22-501-025

**LAND USE PLAN:**

ENTERPRISE - PUBLIC FACILITIES

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

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7051 W. Pebble Road & 8955 S. Rainbow Boulevard
- Site Acreage: 45.3
- Number of Lots/Units: 305
- Density (du/ac): 6.7
- Minimum/Maximum Lot Size (square feet): 3,325/9,953
- Project Type: Single family residential subdivision

The site plan depicts a 305 lot single family subdivision with a single gated access point from Pebble Road on the north side of the site. Boundaries of the subdivision extend from Rainbow Boulevard on the east to Tenaya Way on the west. The northern boundary is Pebble Road, and the southern boundary is Agate Avenue on the southwest side and Raven Avenue on the southeast side. The proposed R-2 zoned single family subdivision circles around 5 existing single family residences zoned R-E (RNP-I) located in the middle of the northwest portion of the overall subdivision. Access to these existing residences is maintained from Pebble Road, a portion of Belcastro Street, and a portion of Raven Avenue.

The entrance to the gated subdivision includes a 60 foot wide private street with sidewalks on both sides, and streets within the subdivision are 43 foot wide streets with sidewalks on one side. The internal street layout includes multiple cul-de-sacs and stub streets, which limits circulation

within the subdivision; however, pedestrian access easements to the exterior perimeter streets are provided on 4 of the cul-de-sacs and both stub streets.

One, 879 square foot lot near the entrance is the only open space for the 305 lot subdivision. Although other common lots are provided, these lots include the required perimeter street landscaping and landscaping where the side or rear of residential lots within the subdivision are adjacent to internal streets. These landscape planters internal to the subdivision are 5 feet wide.

**Prior Land Use Requests**

Application Number	Request	Action	Date
LUP-20-700082	Redesignate the land use plan for 7.5 acres in the northwest portion of the overall site from RNP (Rural Neighborhood Preservation) and PF (Public Facilities) to RN (Rural Neighborhood) - staff recommended approval, but the Enterprise Land Use Plan Update was cancelled due to the COVID-19 pandemic	N/A	N/A
LUP-20-700083	Redesignate the land use plan for 7.5 acres in the northcentral portion of the overall site from RNP (Rural Neighborhood Preservation) to RS (Residential Suburban) - staff recommended a reduction to RL (Residential Low), but the Enterprise Land Use Plan Update was cancelled due to the COVID-19 pandemic	N/A	N/A
ET-19-400024 (NZC-0838-13)	Second extension of time to reclassify the eastern 8 acres of the site from C-2 to R-2 zoning for a single family residential subdivision	Withdrawn by BCC	April 2019
PA-18-700021	Redesignated the land use plan for the entire site from RNP (Rural Neighborhood Preservation), PF (Public Facilities), and CG (Commercial General) to RS (Residential Suburban)	Approved RS east of Montessori Street and east 2.5 acres; denied west of Montessori Street by BCC	March 2019
NZC-0838-13 (ET-0189-16)	First extension of time to reclassify the eastern 8 acres of the site from C-2 to R-2 zoning in the MUD-4 Overlay District for a single family residential development	Approved by BCC	February 2017

### Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0838-13	Reclassified the eastern 8 acres of the site from C-2 to R-2 zoning with waivers of development standards for landscaping and screening and off-site improvements (curb, gutter, sidewalk, streetlights, and reduced paving) with a design review for a single family residential development	Approved by BCC	March 2014
ZC-1190-03	Reclassified the eastern portion of the site to a C-2 zoning for future commercial development	Approved by BCC	September 2003
ZC-1026-05	Reclassified 3,800 parcels, including 10 acres of the subject site to R-E (RNP-I) zoning	Approved by BCC	October 2005

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I) & C-2	Single family residential & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac), Office Professional, Commercial Neighborhood & Commercial General	R-E (RNP-I), R-E, C-2, C-1, & H-2	Single family residential & undeveloped
East	Commercial General	C-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

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

### Related Applications

Application Number	Request
ZC-20-0284	A zone change to reclassify a 14.6 acre portion of the western side of the site to P-F zone for a charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
VS-20-0285	A vacation and abandonment of easements on the southwest portion of this site for the charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
AG-20-900314	An agenda item to re-route the equestrian trail alignment west on Raven Avenue and south on Tenaya Way for the charter school is a related item that is scheduled for the September 22, 2021 BCC meeting.
PA-21-700001	A plan amendment to change the equestrian trail alignment from Belcastro Street west on Pebble Road and south on Tenaya Way is a companion item on this agenda.
NZC-21-0137	A nonconforming zone change to reclassify the site to R-2 zoning for a single family residential subdivision is a companion item on this agenda.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0138	A vacation and abandonment of right-of-way and easements (including the same easements that are part of VS-20-0285) is a companion item on this agenda.
VS-21-0136	A vacation and abandonment of right-of-way (including Raven Avenue) and easements within the Montessori Street and Agate Avenue alignments is a companion item on this agenda.
WC-21-400048 (ZC-18-0853)	A waiver of conditions requiring dedication for Montessori Street is a companion item on this agenda.
WC-21-400049 (VS-17-0049)	A waiver of conditions requiring dedication for Montessori Street is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

This request meets the tentative map requirements as outlined in Title 30. However, since staff cannot support the companion nonconforming zone boundary amendment, staff also cannot support this tentative map.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 16, 2021 at 9:00 a.m. unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;

- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements unless waived by this or a subsequent application;
- Right-of-way dedication to include 21 feet for Raven Avenue and 21 feet for Belcastro Street near the northwest portion of the site, 30 feet and a portion of a cul-de-sac for Raven Avenue on the east portion of the site, 40 feet for Tenaya Way, 30 feet and a portion of a cul-de-sac for Agate Avenue, 55 feet to the back of curb for Rainbow Boulevard, 50 feet for Pebble Road where non-urban standards apply, 45 to 50 feet to the back of curb for Pebble Road where full off-sites are required, and all associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Apply for a public BLM right-of-way grant through Public Works - Development Review Division for any necessary rights-of-way on BLM land abutting the subject site;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout on the west side of Rainbow Boulevard, just south of Pebble Road, including a 5 foot by 25 foot bus shelter pad easement behind the sidewalk in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

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

**Building Department - Fire Prevention**

- Applicant is advised that fire objects to the proposal to end Raven Avenue in a cul-de-sac; and that there is a previously approved agreement to allow a temporary condition of single source water supply for the proposed fire station which should be resolved with build-out of road west of the station.

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

**APPLICANT:** KB HOME

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







# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-21-500034</u> DATE FILED: <u>3/25/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>4/28/21</u> PC MEETING DATE: <u>5/18/21</u> BCC MEETING DATE: <u>6/16/21</u> FEE: <u>750<sup>00</sup></u>

<b>PROPERTY OWNER</b>	NAME: <u>LH Ventures LLC</u>
	ADDRESS: <u>250 Pilot Road # 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>KB Home Nevada, Inc.</u>
	ADDRESS: <u>5795 Badura Avenue, Suite 180</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 268-8512</u> CELL: _____
	E-MAIL: <u>pchao@kbhome.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>The WLB Group, Inc.</u>
	ADDRESS: <u>3663 Sunset Road, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>(702) 458-2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

**ASSESSOR'S PARCEL NUMBER(S):** 176-22-501-004 & 005, 176-22-501-009 thru 011, 176-22-501-025

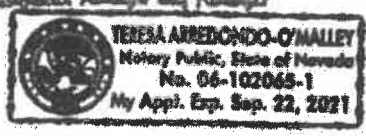
**PROPERTY ADDRESS and/or CROSS STREETS:** SW Corner of Rainbow and Pebble  
**TENTATIVE MAP NAME:** Copper Ranch

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)\*

Jeffrey L. Cannocelli, President  
Property Owner (Print) *Interim Manager Las Vegas*

STATE OF Nevada  
COUNTY OF Clark  
SUBSCRIBED AND SWORN BEFORE ME ON October 22, 2020 (DATE)  
by Jeffrey L. Cannocelli, President  
NOTARY PUBLIC: Teresa Arredondo-O'Malley



**\*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.



05/18/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

FORD AVE/EL CAMINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0150-GREYSTONE NEVADA, LLC:

**WAIVER OF DEVELOPMENT STANDARDS** to increase driveway width in conjunction with a previously approved single family residential development on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Ford Avenue and the west side of El Camino Road (alignment) within Enterprise. JJ/sd/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

176-14-812-001 through 176-14-812-004

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase driveway width to 60 feet where 28 feet is the maximum allowed per Uniform Standard Drawing 222 (a 114% increase).

**LAND USE PLAN:**

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 2
- Number of Lots/Units: 4
- Lot Size (square feet): 22,174 (gross)/20,967 (net)
- Number of Stories: 1 & 2
- Project Type: Single family residential

**Site Plan & History**

The subject property was approved as part of a tentative map application (TM-19-500214) and nonconforming zone change (NZC-0044-17) for a single family residential development, which included these 4 lots as part of a 22 lot subdivision. DR-19-0282 depicts the same 4 lot cul-de-sac west of El Camino Road that are the subject of this waiver of development standards to increase the driveway width from 28 feet to 60 feet. The overall site is located on the south side of Ford Avenue, where approximately 2 acres of the western portion of the development is

separated by El Camino Road and features a 4 lot cul-de-sac which is accessed from El Camino Road.

Landscaping

Per the submitted plan, a 6 foot wide landscape strip featuring trees and shrubs is located along the east side of El Camino Road due to the revised lot layout. Per NZC-0044-17, landscaping is located along Ford Avenue, Bronco Street, and the west side of El Camino Road.

Elevations

The elevation plans depict single family residential homes with stucco exterior walls and stone veneer finishes. A neutral tone color palette is enhanced with window shutters and concrete tiled roofs. The maximum overall height of the proposed homes is 28 feet.

Floor Plans

The floor plans depict 2 to 3 car garage options, courtyard, entryway, office, dining room, kitchen, great room, media room, living room, bedrooms, bathrooms, and covered patio.

Signage

Signage is not a part of this request.

Applicant's Justification

The request is specific to the driveway widths for Lot 1 through Lot 4 as shown on the final map of Ford Avenue and El Camino Road. Per the Regional Transportation Commission of Southern Nevada (RTC) Uniform Standard Drawing 222, the maximum width for a driveway is 28 feet for 3 car garages. The architectural plans for the proposed homes feature 3 and 4 car garages as well as an attached RV garage and require driveways wider than 28 feet. This is requested to allow for maximum driveway widths of 60 feet for these homes. The increased driveway widths are necessary to provide adequate vehicular access and maneuverability from the private street, Lamont Hills Avenue, to the garages of these homes. It is important to note that these homes front a private street and no adverse impacts to public facilities are anticipated because of this waiver.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0795	Single family residential development and increased finished grade	Approved by BCC	November 2019
WC-19-400135	Waiver of conditions for a nonconforming zone change for the following: provide landscaping per Figure 30.64-11 along the south, west, and east property lines; and off-site improvements for a proposed single family residential development	Approved by BCC	November 2019
TM-19-500214	22 single family residential units and 3 common lots	Approved by BCC	November 2019

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-19-0282	Redesigned the previously approved single family residential development (new lot count of 26 lots)	Approved by BCC	June 2019

**Prior Land Use Requests**

Application Number	Request	Action	Date
WC-19-400050 (NZC-0044-17)	Waived conditions of a nonconforming zone change related to the lot count (new lot count of 26 lots) and final map (waiver of conditions for 1 story homes on El Camino Road was denied)	Approved by PC	June 2019
NZC-0044-17	Reclassified 7.5 acres from R-E to R-2 zoning with a design review for a proposed single family residential development	Approved by BCC	February 2018
ZC-1026-05	Reclassified the subject site and the surrounding area from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Suburban (up to 8 du/ac)	R-E & R-2	Single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
East	Industrial	M-1	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Public Works - Development Review**

The subdivision is located in a Rural Neighborhood Preservation area where estate homes are built that are somewhat different than the standard housing types seen in the Las Vegas

Valley. As such, it is not uncommon to have wide front yards and numerous garages to accommodate a variety of vehicles and storage needs. All of the driveways front on private streets so there will be no impact to any public infrastructure. Since the proposed driveways will comply with all of the other provisions from Uniform Standard Drawing 222 and Title 30, staff does not object to the width of the driveways.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

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

**APPLICANT:** GREYSTONE NEVADA, LLC

**CONTACT:** KIMLEY HORN, 6671 LAS VEGAS BLVD S., STE 320, LAS VEGAS, NV 89119



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>WS-21-0150</u>      DATE FILED: <u>3/31/21</u></p> <p>PLANNER ASSIGNED: <u>SWO</u></p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DATE: <u>4/28/21</u></p> <p>PC MEETING DATE: <u>5/18/21</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$475</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Greystone Nevada, LLC</u></p> <p>ADDRESS: <u>9275 W. Russell Road, Suite 400</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89148</u></p> <p>TELEPHONE: <u>(702) 821-4651</u>      CELL: _____</p> <p>E-MAIL: _____</p>
	<b>APPLICANT</b>	<p>NAME: <u>Greystone Nevada, LLC</u></p> <p>ADDRESS: <u>9275 W. Russell Road, Suite 400</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89148</u></p> <p>TELEPHONE: <u>(702) 821-4683</u>      CELL: <u>(702) 969-3785</u></p> <p>E-MAIL: <u>dave.cornoyer@lennar.com</u>      REF CONTACT ID #: <u>126953</u></p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Kimley-Horn</u></p> <p>ADDRESS: <u>6671 Las Vegas Blvd. South, Suite 320</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89119</u></p> <p>TELEPHONE: <u>(702) 623-7233</u>      CELL: <u>(480) 710-4993</u></p> <p>E-MAIL: <u>eric.hopkins@kimley-horn.com</u>      REF CONTACT ID #: _____</p>

**ASSESSOR'S PARCEL NUMBER(S):** 176-14-801-045

**PROPERTY ADDRESS and/or CROSS STREETS:** 7034 Silver Spar Road; Ford Avenue and El Camino Road

**PROJECT DESCRIPTION:** Subdivision consisting of 22 single-family residential units; waiver for driveway widths for Lots 1-4

(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 Clerk 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 Clerk 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.

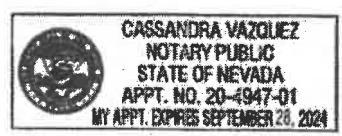
Deafigned by: [Signature]      Robert Johnson, Authorized Agent

Property Owner (Signature)      Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON FEBRUARY 26, 2021 (DATE)  
 By ROBERT JOHNSON (AUTHORIZED AGENT)

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 25, 2021

Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89101

WS-21-0150

**RE: Ford and El Camino  
Justification Letter for Waiver of Development Standards  
APN: 176-14-801-045**

To whom it may concern,

Kimley-Horn, on behalf of Greystone Nevada, LLC, is respectfully requesting Waiver of Development Standards. The subject project is a proposed residential subdivision located at the SWC and SEC of Ford Avenue and El Camino Road (APN: 176-14-801-045). The entitlements for this project were approved November 20, 2019 under applications TM-19-500214, DR-19-0795 and WC-19-400135. The Final Map of Ford and El Camino, NFM-20-500074, is currently being processed with Clark County.

The Waiver of Development Standards being requested is specific to the driveway widths for Lots 1-4 as shown on the Final Map of Ford and El Camino. Per the Regional Transportation Commission of Southern Nevada (RTC) Uniform Standard Drawing 222, the maximum width of driveway is 28' for 3+ garages. The Architectural Plans for the proposed homes (3814 and 4150), however, feature 3- and 4-car garages as well as an attached RV garage and require driveways wider than 28'. The Waiver of Development Standards, therefore, is requested to allow for maximum driveway widths of 60' for these homesites. The increased driveway widths are necessary to provide adequate vehicular access and maneuverability from the private street, Lamont Hills Avenue, to the garages of these homes. It is important to note that these homes front a private street and no adverse impacts to public facilities are anticipated as a result of this waiver. Furthermore, Lamont Hills Avenue features 30" modified roll curb and gutter per RTC Uniform Standard Drawing 217.1 as shown on the approved Improvement Plans (PW#20-12663), providing adequate drainage for the proposed lots and private street. There are no anticipated adverse impacts to the drainage patterns as a result of the increased driveway widths. With this justification, Kimley-Horn, on behalf of the Applicant, requests the Waiver of Development Standards to allow for a maximum driveway width of 60' for Lots 1-4 of the Ford and El Camino development.

The Waiver of Development Standards Application and corresponding documents, specifically the site plan and floor plans, are included with this submittal for review. We look forward to working with Clark County Comprehensive Planning for a favorable recommendation for this request. Please contact me at (702) 623-7233 or [eric.hopkins@kimley-horn.com](mailto:eric.hopkins@kimley-horn.com) if you have any questions or require any additional information.



Sincerely,  
Kimley-Horn and Associates



Eric Hopkins, P.E.  
Owner/Developer Correspondent

CC: Dave Comoyer, Lennar



05/19/21 BCC AGENDA SHEET

MINI-WAREHOUSE FACILITY  
(TITLE 30)

RAINBOW BLVD/PEBBLE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400050 (NZN-18-0006)-THOMSON MANAGEMENT GROUP NV LP:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone for a proposed mini-warehouse facility.

**USE PERMIT** for a mini-warehouse facility.

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

**DESIGN REVIEW** for a proposed mini-warehouse facility on 5.0 acres in the MUD-3 Overlay District.

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

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RELATED INFORMATION:

**APN:**

176-14-401-012

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

**WAIVER OF DEVELOPMENT STANDARDS:**

Permit alternative driveway geometrics by reducing departure distance to 115 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 39.5% reduction).

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Project Type: Mini-warehouse facility
- Number of Stories: 1 and 3 stories
- Building Height (feet): 14 to 35
- Square Feet: 123,543
- Parking Required/Provided: 5/16

**Site Plans**

The approved plans depict a mini-warehouse complex consisting of 6 buildings. The 6 buildings make up the complex and consist of an office building and 5 buildings for the storage units. The

site has frontage along Rainbow Boulevard and Pebble Road with access to the site from Rainbow Boulevard by a proposed driveway located on the northwestern corner of the site. The approved driveway is approximately 112 feet from the intersection of Rainbow Boulevard and Pebble Road and requires a waiver of development standards to reduce the departure distance from the intersection. Cross access is depicted with the future pad site and with the undeveloped parcel to the north, which is adjacent to the western half of the site. There are existing single family residences adjacent to the northern property line along the eastern half of the site. The office building and 1 of the mini-warehouse buildings, designated as Building A, are adjacent to the northern boundary of the site. The office building is located on the western half of the site, is set back 10 feet from the north property line and a minimum of 92 feet from Rainbow Boulevard. Building A is set back approximately 140 feet from Rainbow Boulevard, 10 feet from the parcel under construction to the north, 20 feet from the existing single family residences on the north property line and 20 feet from the eastern boundary. The remaining storage buildings are designated as Buildings B through E. Building B is adjacent to the south of side of Building A, set back 20 feet from the eastern boundary of the site and set back 55 feet from Pebble Road. Building C is set back 15 feet from Pebble Road, 55 feet from the eastern boundary of the site and is adjacent to Building D on the west side. Building D is set back 15 feet from Pebble Road, 205 feet from Rainbow Boulevard and is 5 feet from the proposed pad site for future development. Building E is in the center of the site and is a minimum of 33 feet from the other storage buildings. A gate to control access to the facility is located on the northwestern portion of the site south of the western side of Building A. The exterior wall of Buildings A through D will also be a perimeter wall for the complex apart from a 10 foot high decorative block wall located on the southeast corner of the site at a gap between Buildings B and C.

#### Landscaping

The approved plans depict a minimum 15 foot wide landscape area with detached sidewalks adjacent to Rainbow Boulevard and Pebble Road that will consist of trees, shrubs, and groundcover. Along the northern boundary of the site adjacent to the parcel under construction 18 to the north, a minimum 10 foot wide landscape area is provided adjacent to the office building and a portion of Building A. Along the northern boundary adjacent to the existing single family residences a minimum 20 foot wide landscape area is provided adjacent to Building A. The landscape areas along the northern boundary of the site will consist of large Evergreen trees. A minimum 20 foot wide landscape area is provided along the eastern boundary of the site adjacent to Building B which also consists of large Evergreen trees. The Notice of Final Action conditioned landscaping to provide a 30 foot wide landscape area with large broken rock xeriscape adjacent to residential developments APNs: 176-14-401-045 & 046.

#### Elevations

The approved office building is 1 story with a flat roof behind parapet walls. The parapet walls vary in height from 20 feet to 30 feet. The exterior of the office building is a combination of a stucco finish painted in earth tone colors with a stone veneer and a glass store front. Architectural features to enhance the building include metal awnings above the entrance and windows, pop-outs and recesses, decorative bands, and cornices.

Although buildings A through D are 1 story with flat roofs behind parapet walls and are between 14 feet and 18 feet in height, the exterior walls are a combination of concrete block painted in

earth tone colors, split-face decorative block, and portions of the buildings have a stucco finish painted in earth tone colors. Building E is 3 stories with a flat roof behind parapet walls and a maximum height of 30 feet. The exterior of Building E has similar architectural treatments as the other storage buildings. The NOFA has the following condition of approval:

- Buildings A1 – A5 are limited to single story and at a height of 12 foot to the pitch of the roof and 10 foot along the back and front of the buildings as shown on revised elevations dated 4/30/18;
- Building E is limited to 2 stories and a height of 25 foot above grade with 1 level below grade (basement) as shown on revised elevations dated 4/30/18;

#### Floor Plans

The approved mini-warehouse complex has a total area of 123,543 square feet. The office building has an area of 1,764 square feet which includes a lobby area with a customer service counter, an office, breakroom, storage room, and restrooms. The storage units have a total area of 121,779 square feet, which is divided into a total of 856 storage units that range between 25 square feet and 475 square feet in area.

#### Previous Conditions of Approval

Listed below are the approved conditions for NXC-18-0006:

#### Current Planning

- Resolution of Intent to complete in 1 year;
- Provide a 30 foot wide landscape area with large broken rock xeriscape adjacent to residential developments (APNs: 176-14-401-045 & 046);
- Buildings A1 – A5 are limited to single story and at a height of 12 foot to the pitch of the roof and 10 foot along the back and front of the buildings as shown on revised elevations dated 4/30/18;
- Building E is limited to 2 stories and a height of 25 foot above grade with 1 level below grade (basement) as shown on revised elevations dated 4/30/18;
- Applicant to construct north perimeter wall adjacent to the residential developments (APNs: 176-14-401-045 & 046), the top course of the wall to be stucco to match adjacent wall, the wall height to be 7 foot tall as measured from APNs: 176-14-401-045 & 046, respectively, the wall to be constructed prior to the issuance of a certificate of occupancy or business license;
- Gate hours 7:00 a.m. to 7:00 p.m.;
- Enter into 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;
- Design review as a public hearing for lighting and signage;
- 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 that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time

may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works -Development Review**

- Per revised plans dated 4/30/18;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Provide a dedicated bus turn out/right turn lane on Rainbow Boulevard subject to approval from Public Works - Development Review Division;
- Right-of-way dedication to include 55 feet to back of curb for Rainbow Boulevard, 45 feet to 50 feet to back of the curb for Pebble Road, and associated spandrel;
- If required by the Regional Transportation Commission, provide a bus shelter pad easement as shown on the east side of Rainbow Boulevard, north of Pebble Road;
- Vacate all unnecessary easements, including but not limited to BLM grants and resolutions relative to the acquisition of right-of-way, unless previously vacated.
- Applicant is advised that all off-site improvements must comply with the Uniform Standard Drawings unless otherwise approved with the application; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easement for utilities, pedestrian access, streetlights, and traffic control.

**Building Department – Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that fire protection may be required for this facility and to contact Fire Prevention for further information (702) 455-7316; that a required turning radius of a fire apparatus access road shall be no less than 28 feet inside turning radius and 52 feet outside turning radius; and to ensure all fire lanes and turning radii are code compliant.

**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 #0035-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant is requesting a first extension of time to preserve the approved entitlements. The applicant has been diligently working on the project and a first extension of time is appropriate for the following reasons: on August 25, 2020 the first Building plans were submitted; architectural permits have been approved, mechanical permits have been approved, and structural, electrical, and plumbing permits are all in final reviews; and the first grading permit has been submitted. Therefore, the applicant is respectfully requesting a 2 year extension.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-20-0401	Vacated and abandoned easements	Approved by PC	November 2020

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-19-0794	Convenience store and gasoline station with waivers to reduce separation to a residential use, allowed an attached sidewalk, and alternative driveway geometrics	Approved by BCC	January 2020
NZC-18-0006	Reclassified the site to C-1 zoning for a mini-warehouse with alternative driveway geometrics on Rainbow Boulevard	Approved by BCC	May 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional & Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-2	Undeveloped & single family residential
South	Commercial General	C-2 & R-2	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & single family residential
West	Commercial General	C-2 & R-2	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant has submitted permits to the Building Department this past year and they are currently in review. Since the applicant has made progress in the development of this project, staff has no objection to an extension of time for 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until May 02, 2023 to complete;
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: STADIUM PROPERTIES, LLC**

**CONTACT: ANN PIERCE, KAEMPPER CROWELL, 1980 FESTIVAL PLAZA DRIVE,  
SUITE 650, LAS VEGAS, NV 89135**





# 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 type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)  <input type="checkbox"/> DESIGN REVIEW (DR)  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)  <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  <u>(ORIGINAL APPLICATION #)</u>  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) NZC-18-0006 <u>(ORIGINAL APPLICATION #)</u>  <input type="checkbox"/> APPLICATION REVIEW (AR)  <u>(ORIGINAL APPLICATION #)</u>	<b>STAFF</b>	APP. NUMBER: <u>Et-21-400050</u> DATE FILED: <u>3/29/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>ENTERPRISC</u> TAB/CAC DATE: <u>4/28/21</u> PC MEETING DATE: _____ SCC MEETING DATE: <u>5/19/21</u> FEE: <u>\$300</u>
	<b>PROPERTY OWNER</b>	NAME: <u>Thomas Management Group NV, L.P</u> ADDRESS: <u>17671 Cowan Ste. 125</u> CITY: <u>Irvine</u> STATE: <u>CA</u> ZIP: <u>92614</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	<b>APPLICANT</b>	NAME: <u>Stadium Properties, LLC</u> ADDRESS: <u>17671 Cowan Ste. 125</u> CITY: <u>Irvine</u> STATE: <u>CA</u> ZIP: <u>92614</u> TELEPHONE: <u>949-783-5377</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	<b>CORRESPONDENT</b>	NAME: <u>Kaempfer Crowell - Tony Celeste</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-693-4215</u> E-MAIL: <u>ajc@kcwvlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 176-14-401-012

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow & Pebble

PROJECT DESCRIPTION: First extension of time for an approved zone change for a mini-storage facility.

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

  
 Property Owner (Signature)  
  
 Property Owner (Print)  
 STATE OF See Attached  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_

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

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me

on this 9 day of March, 2021  
by Date Month Year

(1) John C. Thomson

(and (2) N/A),  
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Land Use Application

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

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

**ATTORNEYS AT LAW**

LAS VEGAS OFFICE

**ANTHONY J. CELESTE**  
ajceleste@kcwlaw.com  
702.693.4215

March 10, 2021

**VIA UPLOAD**

Clark County  
Department of Comprehensive Planning  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, Nevada 89155

**Re: Justification Letter – First Extension of Time for NZC-18-0006  
Stadium Properties, Inc.  
APN-176-14-401-012**

To Whom It May Concern:

Please be advised our office represents Stadium Properties, LLC (the "Applicant") in the above-referenced matter. By way of background, on May 2, 2018, the Board of County Commissioners approved, via NZC-18-0006, a zone change application to C-1 and a design review for a mini-warehouse facility on approximately five acres located on the northeast corner of Rainbow Boulevard and Pebble Road. The property is more particularly described as APN: 176-14-401-012 (the "Site"). The applicant is requesting a first extension of time to preserve the approved entitlements.

The Applicant has been diligently working on the project and a first extension of time is appropriate for the following reasons:

- August 25, 2020 First Building Plan Checks was submitted;
- Architectural approved, mechanical approved, structural, plumbing and electric are all in final reviews; and
- First grading permit has been submitted.

For the reasons listed above, a first extension of time is justified. The Applicant is respectfully requesting a two year extension.

LAS VEGAS OFFICE  
1980 Festival Plaza Drive  
Suite 650  
Las Vegas, NV 89135  
Tel: 702.792.7000  
Fax: 702.792.7181

RENO OFFICE  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel: 775.882.3900  
Fax: 775.327.2011

CARSON CITY OFFICE  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

ET-21-400050



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

Sincerely,

KAEMPFER CROWELL

  
Anthony J. Celeste

AJC/amp

06/01/21 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

ERIE AVE/BERMUDA RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400061 (VS-0059-17)-LEGACY BERMUDA, LLC:**

**VACATE AND ABANDON SECOND EXTENSION OF TIME** for easements of interest to Clark County located between Erie Avenue and Siddall Avenue (alignment), and between Fairfield Avenue and Bermuda Road within Enterprise (description on file). MN/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
177-33-703-004

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

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon 33 foot wide patent easements on the south and east property lines, and the east 3 feet of the west 33 feet of APN 177-33-703-004.

Previous Conditions of Approval

Listed below are the approved conditions for E1-19-400170 (VS-0059-17)

Current Planning

- Until March 17, 2021 to record.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for VS-0059-17

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be

denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 35 feet to back of curb for Erie Avenue, 45 feet to back of curb for Bermuda Road, 30 feet for Fairfield Avenue and associated spandrels;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards;
- 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 indicates that issues due to COVID-19 have delayed the project as well as the need to replace the original design team.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-19-400160 (UC-0669-16)	First extension of time for a congregate care facility with accessory commercial uses	Approved by BCC	March 2020
ET-19-400170 (VS-0059-17)	First extension of time for easements of interest to Clark County	Approved by BCC	March 2020
VS-0059-17	Vacated and abandoned patent easements	Approved by PC	March 2017
UC-0669-16	Congregate care facility with accessory commercial uses	Approved by BCC	November 2017
WS-0321-13 (ET-0069-15)	First extension of time to waive off-site improvements along Erie Avenue and Bermuda Road	Denied by BCC	October 2015
VS-0047-15	Vacated and abandoned easements of interest to Clark County - expired	Approved by PC	March 2015
WS-0321-13	Off-site improvements along Erie Avenue and Bermuda Road	Approved by BCC	August 2013
TM-0078-13	Single family residential development	Approved by BCC	August 2013
UC-0109-04	Place of worship - expired	Approved by PC	March 2004

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	City of Henderson & Residential Suburban (up to 8 du/ac)	RS-6 (City) & R-E	Single family residential & place of worship

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The applicant stated they have been encountering issues, including Covid-19., that have caused delays and that their architectural firm had to be replaced. The applicant states they are in the process of hiring a new design team to complete construction. In addition, UC-16-0669 for a congregate care facility related to this application, remains active. Staff can support this request.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for

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

**Public Works - Development Review**

- Compliance with previous conditions.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** NEVADA SKILLED NURSING DEVELOPMENT

**CONTACT:** NEVADA SKILLED NURSING DEVELOPMENT, 6877 EASTERN AVE, LAS VEGAS, NV 89122





# 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 type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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) VS-0059-17 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>Et-21-400061</u> DATE FILED: <u>4/13/21</u> PLANNER ASSIGNED: <u>SUD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>5/12/21</u> PC MEETING DATE: <u>6/1/21</u> BCC MEETING DATE: <u>←</u> FEE: <u>\$ 300</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Legacy Bermuda LLC</u> ADDRESS: <u>6877 S Eastern Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(725) 696-7777</u> CELL: _____ E-MAIL: <u>l.azar@jfred.com</u>
	<b>APPLICANT</b>  NAME: <u>Legacy Bermuda LLC</u> ADDRESS: <u>6877 S Eastern Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(725) 696-7777</u> CELL: _____ E-MAIL: <u>l.azar@jfred.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Andre Tufenkjian</u> ADDRESS: <u>6877 S Eastern Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(725) 696-7777</u> CELL: <u>(818) 210-6564</u> E-MAIL: <u>a.tuf@nsndlc.com</u> REF CONTACT ID #: _____

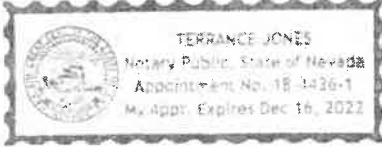
ASSESSOR'S PARCEL NUMBER(S): 177-33-703-004  
 PROPERTY ADDRESS and/or CROSS STREETS: 10935 Bermuda Road, /Erie Ave  
 PROJECT DESCRIPTION: Skilled Nursing Facility

(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)\*

LIXIN Azarneh  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON March 4<sup>th</sup>, 2021 (DATE)  
 By Lixin Azarneh  
 NOTARY PUBLIC: Terrance Jones



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



**Justification Letter – Extension of Time**

March 3, 2021.

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

**RE: VS-0059-17**  
**10935 Bermuda Road**  
**Legacy Bermuda Skilled Nursing Facility**

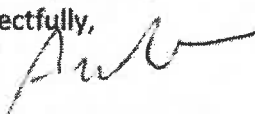
Legacy Bermuda LLC request an extension of time on the existing approved use permit noted above.

We have encountered the following issues which have delayed the project:

- a. COVID-19 has caused a Federal Government delay
- b. Replacement of original design team that has fallen short of the design.

We are in the process of hiring new design team to complete the construction document. NSND is moving forward to build this project, even with these constraints. This is the third project of the three existing projects that we are building in Clark County, and we have encountered a number of unforeseen delays, but we are moving forward with all the three projects.

Thank you for your time in this matter.

*for the VP*  
Respectfully,  


**ANDRE TUFENKJIAN**  
Project Manager

06/01/21 PC AGENDA SHEET

OUTSIDE DINING  
(TITLE 30)

MARYLAND PKWY/CACTUS AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0169-DURANGO BOSECK, LP:**

**USE PERMIT** to not provide pedestrian access around the perimeter of an outside dining area.  
**DESIGN REVIEW** for an outside dining area in conjunction with an existing tavern on 1.2 acres in a C-1 (Local Business) Zone.

Generally located on the east side of Maryland Parkway, 700 feet south of Cactus Avenue within Enterprise. MN/sd/jo (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-34-514-002

**USE PERMIT:**  
To allow an outside dining, drinking, and cooking area (lounge) without pedestrian access around the perimeter, where 48 inch pedestrian access is required per Table 30.44-1.

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

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

- Site Address: 10648 Maryland Parkway
- Site Acreage: 1.2
- Project Type: Outside dining
- Parking Required/Provided: 146/148 (entire shopping)

Overview

The request is for a lounge area extending from the tavern through a proposed overhead door. An outside seating area is included in the definition of outside dining, drinking and cooking. Landscaping from an existing parking lot landscape area will be removed and a patio will be constructed for the outside area, with a railing around the perimeter. A use permit is necessary since the required 48 inch wide pedestrian walkway will not be provided.

Site Plan

The site plan depicts an existing tavern located in the northern portion of an existing shopping center. Setbacks for the tavern are 10 feet from the western property line along Maryland Parkway, and 40 feet from the eastern property line. The outside dining area will be located on the northeast side of the building, set back 66 feet from the western property line along Maryland Parkway, and approximately 30 feet from the eastern property line. A 40 inch high guardrail will enclose the outside dining area, and 2 secondary swinging gates will be installed, 1 on the west side and 1 on the southeast side of the outside dining area.

Landscaping

Landscaping is shown on the landscape plans and is not a part of this application.

Elevations

The plans depict a 328 square foot patio cover over an existing concrete patio area. The existing roof canopy will remain, yet the applicant will add a 42 inch guardrail of wrought iron around the outdoor area, and will include installation of a new overhead door that will lead into this area from the restaurant.

Floor Plans

The plans depict a 328 square foot outdoor area for patrons who are waiting for their table.

Applicant's Justification

The area being requested for the outdoor lounge area is only 328 square feet.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0232-11	Communication tower	Approved by PC	August 2011
DR-0687-02	Tavern in conjunction with an approved shopping center	Approved by BCC	June 2002
ZC-1598-00	Reclassified 3.6 acres from R-E to C-1 zoning for a shopping center and a freestanding tavern	Approved by BCC	October 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Residential High (8 du/ac to 18 du/ac)	R-3	Multiple family residential
South	Commercial Neighborhood	C-1	Shopping center
East	City of Henderson	I-G	Industrial facility

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Use Permit & Design Review

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

The outside patio is harmonious with the existing restaurant and the immediate area. The proposed structures are small in scale and will aid in providing additional amenities to patrons of the restaurant. The proposed outside dining will not incorporate a pedestrian sidewalk around the outdoor dining area where required, but it should not have an adverse impact to the site or reduce pedestrian safety. Pedestrian walkways currently exist throughout the complex and around the exterior of the tavern per Code.

Staff finds the proposed exterior remodel and enhancements comply with Commercial Policy 78 of the Comprehensive Master Plan which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality. Staff finds the exterior remodel provides an enhanced and unified design to the existing building; therefore, staff can support this request.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

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

- No comment.

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

- No comment.

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

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

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

**APPLICANT:** THOMAS MCCLEISTER  
**CONTACT:** THOMAS MCCLEISTER, 1904 TOMAHAWK DRIVE, HENDERSON, NV  
89074

DRAFT

12

06/01/21 PC AGENDA SHEET

SIGNAGE  
(TITLE 30)

LAS VEGAS BLVD S/ERIE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0170-SOUTHERN HILLS MEDICAL CENTER, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow an animated sign (video electronic message unit) where not permitted.

**DESIGN REVIEW** for a freestanding sign with a video electronic message unit in conjunction with an emergency care facility on 3.7 acres in a C-P (Office and Professional) Zone.

Generally located on the east side of Las Vegas Boulevard South, 660 feet north of Erie Avenue within Enterprise. MN/jt/jo (For possible action)

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RELATED INFORMATION:

**APN:**

177-33-201-008

**WAIVERS OF DEVELOPMENT STANDARDS:**

Allow an animated sign (video electronic message unit) in a C-P zone where not allowed per Table 30.72-1.

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

ENTERPRISE - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 10770 Las Vegas Boulevard South
- Site Acreage: 3.7
- Project Type: Signage
- Sign Height (feet): 35
- Animate Sign Area (square feet): 80
- Total Sign Area (square feet): 250

**Site Plan**

The site plan depicts an approved emergency care facility located on the western portion of the site. Setbacks for the building include 130 feet from Las Vegas Boulevard South, approximately 90 feet from the north and south property lines, and 285 feet from the east property line along Giles Street. Development will occur on the western portion of the site with 2 driveways on Las

Vegas Boulevard South and future cross access to the north and south. An approximately 185 square foot wide portion of the eastern side of the site will remain undeveloped as a buffer for the adjacent single family residences.

Parking spaces are located between the building and Las Vegas Boulevard South and on the south side of the building. A drive aisle encircles the building with an emergency drop-off area on the west side of the building and an ambulance drop-off area on the east side of the building. A trash enclosure and mechanical equipment area are located on the north side of the building.

**Signage**

The proposed freestanding sign will be in the street landscaping area along Las Vegas Boulevard South, adjacent to the southern driveway. Setbacks include approximately 17 feet from the western property line along Las Vegas Boulevard South and 70 feet from the southern property line.

Two poles with pole covers support the sign, and the total area is 250 square feet. This area consists of 247 square feet of signage at the top of the sign, which is 16 feet above grade, and a 13 square foot sign located 6 feet above grade. An 80 square foot video (animated) message unit is proposed in the upper portion of the sign. The applicant indicates the sign will display both static and video messages. Other portions of the sign will consist of aluminum cabinets with acrylic internally illuminated letters and numbers.

**Applicant's Justification**

According to the applicant, the video (animated) message unit is necessary to display important public health notifications along with information about wait times to the public. The applicant further states that the design of the sign is consistent with the building architecture, and the sign will not negatively impact any surrounding properties.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-19-0183	Reclassified the site to C-P zoning for an emergency care facility	Approved by BCC	April 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist & Office Professional	H-2	Undeveloped
South	Commercial Tourist & Office Professional	H-1	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Commercial Tourist	H-1	Undeveloped

The subject site and surrounding area are in 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**

#### **Current Planning**

##### Waiver of Development Standards

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

Freestanding signs in the C-P zone are only allowed in conjunction with special uses and boarding stables. Since the emergency care facility was approved for the site with a special use permit, a freestanding sign is allowed. However, electronic message units are not allowed in the C-P zone. The purpose of the sign standards in Title 30 is to provide reasonable yet appropriate conditions for identifying businesses and services rendered in non-residential districts by controlling size, type, and design of signs. Staff finds that the electronic message unit is not necessary to identify the business or services rendered on-site. This section of Las Vegas Boulevard South is largely undeveloped, and a freestanding sign without animation will be easily visible for motorists. Furthermore, the animation will diminish the aesthetic environment of the largely undeveloped area; therefore, staff cannot support the request.

##### Design Review

The proposed freestanding sign is unsightly, undesirable, and obnoxious in appearance. While solid blue, red, and white components of the sign easily distinguish the medical facilities on the site, the design could be more aesthetically pleasing if it was similar in height to the approved building and included similar materials. The approved building is 26 feet in height and includes painted stucco, brick veneer, and decorative metal panels. Meanwhile, the freestanding sign design includes painted aluminum panels with solid bold primary colors. As a result, the sign is not consistent with Urban Specific Policy 20 in the Comprehensive Master Plan, which states that all signage should be compatible with building styles on-site; therefore, staff cannot support the request.

#### **Staff Recommendation**

Dental.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

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

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SEVALNS

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



# 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 type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (AR)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>WS-21-0170</u> DATE FILED: <u>4/13/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAG: <u>Enterpny</u> TAB/CAG DATE: <u>5/12/21</u> PC MEETING DATE: <u>6/1/21</u> RCC MEETING DATE: _____ FEE: <u>\$1,150</u>
	<b>PROPERTY OWNER</b> NAME: <u>Southern Hills Hospital and Medical Center LLC</u> ADDRESS: <u>9300 W. Sunset Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-916-9001</u> CELL: <u>702-556-2719</u> E-MAIL: <u>alexis.mussi@hcahealthcare.com</u>
	<b>APPLICANT</b> NAME: <u>Southern Hills Hospital and Medical Center</u> ADDRESS: <u>9300 W. Sunset Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-916-9001</u> CELL: <u>702-556-2719</u> E-MAIL: <u>alexis.mussi@hcahealthcare.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>Mark Whitehouse</u> ADDRESS: <u>820 S. Wigwam Parkway # 100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-336-3336</u> CELL: <u>702-336-3336</u> E-MAIL: <u>mwhitehouse@highimpact</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-33-201-008  
 PROPERTY ADDRESS and/or CROSS STREETS: 10770 S. Las Vegas Blvd, Las Vegas 89163  
 PROJECT DESCRIPTION: Emergency Room

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

Alexis Mussi  
 Property Owner (Signature)  
 STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON May 12, 2021 DATE  
 by Alexis Mussi  
 NOTARY PUBLIC: Peggy Jo Shirley

Alexis Mussi  
 Property Owner (Print)

PEGGY JO SHIRLEY  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 01-16-22  
 Certificate No: 95-1805-1

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



Date: February 23, 2021,  
To: Clark County Comprehensive Planning  
500 Grand Central Parkway  
Las Vegas NV 89155  
Applicant: HCA  
Contact: Mark Whitehouse, High Impact Sign & Design  
Re: Waiver with Design Review for Public Hearing

WS-21-0170

To whom it may concern.

We respectfully request the approval of a waiver with design review for signage.

This signage is for an approved freestanding emergency room. The pylon sign which is being construction is consistent with code.

We request a waiver to allow for an animated sign where animated signs are not allowed in a C-P. The reason for this request is to allow the medical facility to display important public health notifications and messages along with wait times and other vital information for the public. Additionally, the LED Display will adhere to a minimum 2.5 second message with breaks in between messages.

The sign square is consistent and under the amount allowed in a normal commercial zone. The square footage allowed would be 100 square feet maximum and this sign is 80 square feet.

The signage will be consistent with all their existing locations and will aesthetically be incorporated into the building's architecture.

This signage will not negatively affect the surrounding area as the display will face North and South and will not be directed toward any residential properties.

We thank you in advance for your consideration of this request.

Regards,

Mark Whitehouse  
(702) 336-3336

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

06/02/21 BCC AGENDA SHEET

RETAIL CANNABIS STORE  
(TITLE 30)

BLUE DIAMOND RD/HINSON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0156-BRANDO HOLDINGS, LLC:**

**DESIGN REVIEWS** for the following: 1) finished grade; and 2) retail cannabis expansion on 0.6 acres in a C-2 (General Commercial) (AE-60) Zone.

Generally located on the south side of Blue Diamond Road, 300 feet east of Hinson Street within Enterprise. JJ/bb/jd (For possible action)

RELATED INFORMATION:

**APN:**  
177-18-602-003

**DESIGN REVIEWS:**

1. Increase finished grade up to 2 feet 2 inches (26 inches) where a maximum of 18 inches is the standard per Section 30.32.040 (a 44% increase).
2. Commercial retail expansion (retail cannabis store).

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3725 Blue Diamond Road
- Site Acreage: 0.6
- Project Type: Retail cannabis store
- Number of Stories: 1
- Height (feet): 20
- Square Feet: 2,816 (existing)/2,769 (expansion)
- Parking Required/Provided: 24/28

Site Plan

This is a request to increase the finished grade by up to 26 inches during the expansion of a retail cannabis store. The existing 2,816 square foot commercial building will be expanded by 2,769 square feet to a total of 5,585 square feet. The existing building is located on the eastern portion of the property south of Blue Diamond Road and 300 feet east of Hinson Street. Only 1 of the 2

existing driveways on Blue Diamond Road will remain on the east side of the property. The applicant is providing 28 parking spaces where 24 parking spaces are required.

Landscaping

The required parking spaces have existing landscaping, with the additional parking spaces previously required for a restaurant use. The newly designed parking lot includes landscaping and revised access drive aisles.

Elevations

The plans depict an existing 1 story, 17 foot tall, commercial building with a flat roof and parapet walls. The exterior façade includes painted stucco, covered entry, and an aluminum storefront window system and door treatments. The expansion will include painting the existing brick and installing a new cornice up to 20 feet in height.

Floor Plans

The plans depict an existing 2,816 square foot building with a 2,769 square foot expansion to accommodate the larger sales floor, vault, restroom facilities, lockers, breakroom, IT room, security, and janitorial closet, for a total of 5,585 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The existing building was constructed over 20 years ago when Blue Diamond Road was only a 2 lane road. The expansion of Blue Diamond Road to a 4 lane road, substantially decreased the throat depth of the driveways. This resulted in the awkward layout of the parking lot and limited space for street frontage landscaping. The cross sections submitted with the application illustrate the increased finished grades in the parking lot and driveway. The increased grade along the western boundary and entrance driveway will accommodate positive drainage for the site. The revised site plan will greatly benefit the aesthetics of the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-20-0238	Retail cannabis establishment	Approved by BCC	August 2020
ZC-0136-13	Reclassified H-2 to C-2 zoning for an existing tavern	Approved by BCC	May 2013
VS-0390-97	Vacated and abandoned easements	Approved by BCC	May 1997
UC-0391-97	Cellular tower	Approved by PC	May 1997
UC-0093-91	Live entertainment	Approved by PC	June 1991

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Retail
South & East	Commercial Tourist	H-2	Undeveloped
West	Commercial Tourist	C-2	Retail

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

##### Design Review #2

The proposed development is compatible with adjacent developments and developments in the area, including buildings, and structures. The proposed development is consistent with the applicable land use plan, Title 30, and other regulations, plans and policies of the County, including Commercial Tourist Policy 93, which states all structures on a development site should be of compatible architectural design, style, and color. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic and will be limited to 1 access point with the removal of the western driveway. Building and landscape materials are appropriate for the area and for the County. Elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance, and create an orderly and aesthetically pleasing environment. Appropriate measures are being taken to secure and protect the public health, safety, and general welfare through the use of an existing security plan. Staff can support this request.

#### Public Works - Development Review

##### Design Review #1

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

#### Staff Recommendation

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

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

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0046-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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

**APPLICANT:** DEEP ROOTS MEDICAL, LLC

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





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

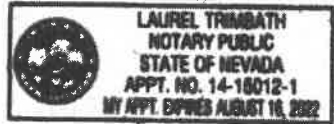
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR)  <input 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>DR-21-0156</u> DATE FILED: <u>4-7-2021</u> PLANNER ASSIGNED: <u>BBB</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>5-12</u> PC MEETING DATE: _____ <u>6pm</u> BCC MEETING DATE: <u>6-2-2021</u> <u>9am</u> FEE: <u>\$675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Brando Holdings LLC</u> ADDRESS: <u>3725 Blue Diamond Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(702) 808-3608</u> CELL: _____ E-MAIL: <u>brandolasvegas@yahoo.com</u>
	<b>APPLICANT</b>  NAME: <u>Deep Roots Medical LLC</u> ADDRESS: <u>195 Willis Carrier Canyon</u> CITY: <u>Mesquite</u> STATE: <u>NV</u> ZIP: <u>89034</u> TELEPHONE: <u>702-345-2854</u> CELL: <u>(408) 570-6784</u> E-MAIL: <u>jon@deeprootsharvest.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Jon Marshall</u> ADDRESS: <u>195 Willis Carrier Canyon</u> CITY: <u>Mesquite</u> STATE: <u>NV</u> ZIP: <u>89034</u> TELEPHONE: <u>702-345-2854</u> CELL: <u>(408) 570-6784</u> E-MAIL: <u>jon@deeprootsharvest.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-18-602-003  
 PROPERTY ADDRESS and/or CROSS STREETS: 3725 Blue Diamond Road  
 PROJECT DESCRIPTION: Deep Roots Building Expansion

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)\* Anthony Brandonisio  
 Property Owner (Print) Anthony Brandonisio

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN before me on February 4th 2021 (DATE)  
 by Anthony Brandonisio  
 NOTARY PUBLIC: Laurel Trimath



\*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.

Rev. 1/12/21

APR-21-100128



PLANNER  
COPY

AR-21-0156

Jon Marshall, COO  
Deep Roots Harvest, Inc.  
195 Willis Carrier Canyon  
Mesquite, NV 89031  
Jon@DeepRootsHarvest.com  
106.570.6718

Clark County Comprehensive Planning  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, Nevada 89106

Re: Justification Letter for Deep Roots Harvest Inc.'s Request for Design Review  
regarding 3725 Blue Diamond Rd (APN 177-18-602-003)

To Whom It May Concern,

This justification letter is submitted on behalf of Deep Roots Harvest, Inc. ("Deep Roots") for a design review application for a proposed building expansion at 3725 Blue Diamond Rd. The Board of County Commissioners approved Deep Roots' special use permit application for a retail marijuana store on August 5, 2020. This application seeks approval for a 2769-sf addition to the existing building and other minor adjustments to the approved site plan.

The existing building was constructed over 20 years ago when Blue Diamond was still a 2-lane road. The expansion of Blue Diamond into a four-lane highway reduced the throat depth of the driveways substantially, resulting in an awkward parking lot layout and limited space for street frontage landscaping. As Blue Diamond became a major transportation corridor, additional parking spaces were created at the rear of the property. However, the walkway in the center of the parking lot, which is aligned with Blue Diamond Rd, creates narrow lanes to access the rear parking spaces.

The revised site plan provides 28 parking spaces where 21 are required. The overall number of parking spaces has been reduced to accommodate for wider driveway areas and additional parking lot landscaping. Eliminating a portion of the internal walkway will also improve traffic flows and onsite circulation. The building expansion will provide a more centralized location for the building entrance, creating more convenient access from all parking areas. The building facade will be greatly enhanced by clerestory windows and a stylish cantilevered roof above the building entrance. These improvements, together with other exterior enhancements that were approved with the special use permit application, will greatly benefit the aesthetics of the surrounding area.

Cross sections provided with the submittal illustrate the elevations of the project site. There will be several areas where we propose to raise the existing elevations more than 18 inches vertically at the entrance driveway and along portions of the western boundary to allow for positive drainage of the site. Please note that the elevation of the existing building is not changing.

Thank you,

Jon

---

195 Willis Carrier Canyon, Mesquite, NV 89031

06/02/21 BCC AGENDA SHEET

FINISHED GRADE  
(TITLE 30)

EDMOND ST/AGATE AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-21-0162-CHAUDHRY, SOHAIL & HUMA S.:**

**DESIGN REVIEW** for finished grade in conjunction with a future single family development on 2.5 acres in an R-E (Rural Estate Residential) (RNP-I) Zone.

Generally located on the east side of Edmond Street and the north side of Agate Avenue within Enterprise. JJ/nr/jo (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-24-501-057

**DESIGN REVIEW:**  
To increase finished grade to 4 feet 5 inches (54 inches) where a maximum of 18 inches is the standard per Section 30.32.040 (a 200% increase).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Increased finish grade

Site Plan

This application is to review the grade difference on APN 176-24-501-057. The proposed increase extends over the entire site and is due to an existing wash on the site.

Applicant's Justification

The applicant indicates that the request to increase the grade is needed because of the wash on the property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified approximately 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & South	Rural Estates Residential (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Rural Estates Residential (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

**Related Applications**

Application Number	Request
VS-21-0161	A vacation of patent easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Department of Aviation**

The property lies just outside the AE-60 (60 - 65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

**Staff Recommendation**

Approval

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

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

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Edmond Street, 30 feet for Agate Avenue and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0109-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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

**APPLICANT:** SOHAIL CHAUDHRY  
**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE  
100, LAS VEGAS, NV 89118

**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 type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input 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>DR-21-0162</u> DATE FILED: <u>4/12/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>5/12/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/2/21</u> FEE: <u>675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Sohail &amp; Huma Chaudhry</u> ADDRESS: <u>9932 Bayberry Bend Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>(702) 210-1196</u> CELL: _____ E-MAIL: <u>Chaudrysohail@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>Sohail Chaudhry</u> ADDRESS: <u>9932 Bayberry Bend Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>(702) 210-1196</u> CELL: _____ E-MAIL: <u>Chaudrysohail@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>80360 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>ElishaS@TaneyCorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-24-501-057

PROPERTY ADDRESS and/or CROSS STREETS: Edmond & Agate

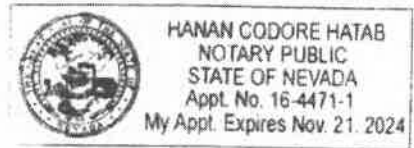
PROJECT DESCRIPTION: \_\_\_\_\_

(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)\*

SOHAIL CHAUDHRY  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON FEB 2021 (DATE)  
 By SOHAIL CHAUDHRY  
 NOTARY PUBLIC: [Signature]



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



## TANEY ENGINEERING

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

**PLANNER  
COPY**

DR-21-0162

March 15, 2021

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

**Re: Edmond & Agate – Justification Letter**  
**APN: 176-24-501-057**

To whom it may concern:

On behalf of our client, Sohail Chaudhry, Taney Engineering is respectfully submitting a project description letter for a Parcel Map (MSM-21-600014) and Design Review for a proposed 2.5 gross acre, 3 lot residential subdivision concurrently with the vacation for the patent easements as a separate document.

### **Project Description:**

The project consists of a 2.5 gross-acre, 3 lot residential subdivision with 1.2 lots per acre located north of Agate Avenue and East of Edmond Street. Currently the site is zoned R-E – Rural Estates Residential, with a planned land use RNP – Rural Neighborhood Preservation. We are requesting the site to remain zoned R-E.

Our project will consist of high-end estate homes. All public streets abutting the development will remain in the existing rural road conditions. In addition to stylish exteriors, the homes will include full length 20' driveways with multi-car garages.

The project site is bound by properties with planned land use and zoning as follows:

- North, South and West: R-E Rural Estates Residential (2 units/acre); RNP – Rural Neighborhood Preservation (developed)
- East: R-E Rural Estates Residential (2 units/acre); RNP – Rural Neighborhood Preservation (currently undeveloped)

Lots 1 & 2 in the subdivision will have direct access off of Agate Avenue and lot 3 will have direct access off of Edmond Street. There will be multi-car garages provided for each unit for a minimum of 6 parking spaces provided, in addition to full length driveways that can park at a minimum 2 vehicles each.

As per the title 30 development standards, a 60-ft public right-of-way in an R-E (RNP-Rural Neighborhood Preservation Area) is allowed to improve offsite street to non-urban standards. Therefore, we are keeping the same standards for Edmond Street and Agate Avenue, which are both 60-ft right-of-way, with no curb, gutter, sidewalk, street lights and install a paved roadway section of 32-ft width per uniform standard drawing 209.

The houses proposed will be custom homes and are not presently designed.

### **Design Review – Excess Fill**

On behalf of our client, we would like to apply for a design review for the excess fill over the site in all lots. We believe that the difference in elevation between the proposed and existing grade is 4.5-ft

Page 1 of 2





## **TANEY ENGINEERING**

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

(54") max. of fill above the existing elevations on the site due to the existing natural wash from west to east. The impact to the adjacent properties should be minimal. The adjacent property to the east is currently undeveloped. Adjacent properties to the north, south and west are similarly developed so there should be little to no impact to the existing homes.

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

Respectfully,  
Taney Engineering

Elina Prajapati  
Designer I



06/02/21 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

EDMOND ST/AGATE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-21-0161-CHAUDHRY, SOHAIL & HUMA S.:

VACATE AND ABANDON easements of interest to Clark County located between Edmond Street and Decatur Boulevard, and between Raven Avenue and Agate Avenue within Enterprise (description on file). JJ/nr/jo (For possible action)

RELATED INFORMATION:

APN:  
176-24-501-057

LAND USE PLAN:  
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:  
Project Description

This application is a request to vacate and abandon the following: 1) 33 foot wide patent easements located on the north and west sides of the site; and 2) 3 foot wide patent easements located on the south and west sides of the site. The applicant indicates that these easements are not needed to develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified approximately 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & South	Rural Estates Residential (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Rural Estates Residential (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
DR-21-0162	A design review to increase finished grade 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 30 feet for Edmond Street, 30 feet for Agate 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 - Fire Prevention**

- No comment.

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

- No objection.

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

**APPLICANT:** SOHAIL CHAUDHRY

**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE  
100, LAS VEGAS, NV 89118

**DRAFT**





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>DEPARTMENT USE</b>	<b>APP. NUMBER:</b> <u>VS-21-0161</u>	<b>DATE FILED:</b> <u>4/12/21</u>
		<b>PLANNER ASSIGNED:</b> <u>NR</u>	<b>TAB/CAC DATE:</b> <u>5/12/21</u>
		<b>TAB/CAC:</b> <u>Enterprise</u>	
		<b>PC MEETING DATE:</b> _____	
		<b>BCC MEETING DATE:</b> <u>6/2/21</u>	
		<b>FEE:</b> <u>875</u>	

<b>PROPERTY OWNER</b>	<b>NAME:</b> <u>Sohail &amp; Huma Chaudhry</u>
	<b>ADDRESS:</b> <u>9932 Bayberry Bend Street</u>
	<b>CITY:</b> <u>Las Vegas</u>
	<b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89178</u>
	<b>TELEPHONE:</b> <u>(702) 210-1196</u>
	<b>E-MAIL:</b> <u>Chaudrysohail@gmail.com</u>

<b>APPLICANT</b>	<b>NAME:</b> <u>Sohail Chaudhry</u>
	<b>ADDRESS:</b> <u>9932 Bayberry Bend Street</u>
	<b>CITY:</b> <u>Las Vegas</u>
	<b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89178</u>
	<b>TELEPHONE:</b> <u>(702) 210-1196</u>
	<b>E-MAIL:</b> <u>Chaudrysohail@gmail.com</u>

<b>CORRESPONDENT</b>	<b>NAME:</b> <u>Taney Engineering Attn: Elisha Scrogum</u>
	<b>ADDRESS:</b> <u>60360 S. Jones Blvd.</u>
	<b>CITY:</b> <u>Las Vegas</u>
	<b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89118</u>
	<b>TELEPHONE:</b> <u>702-362-8844</u>
	<b>E-MAIL:</b> <u>ElishaS@TaneyCorp.com</u>

**ASSESSOR'S PARCEL NUMBER(S):** 176-24-501-057

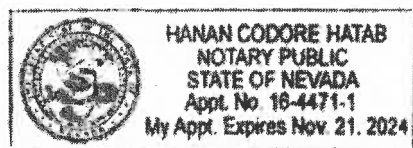
**PROPERTY ADDRESS and/or CROSS STREETS:** Edmond & Agate

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

[Signature]  
Property Owner (Signature)\*

SOHAIL CHAUDHRY  
Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON \* 21 FEB 2021 (DATE)  
 By SOHAIL CHAUDHRY  
 NOTARY PUBLIC: [Signature]



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



**TANEY ENGINEERING**

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

Planner  
Copy

VS-21-0161

March 15, 2021

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

**RE: Edmond & Agate: Vacate Patent Easement  
APN 176-24-501-057**

On behalf of our client, Sohail Chaudhry, Taney Engineering is respectfully submitting a project description letter for a Patent Easement Vacation with our concurrent submittal of a Parcel Map (MSM-21-600014) and Design Review for a residential subdivision.

Patent Vacation:

The purpose is to vacate 33-ft of the patent easement along the north and east boundary and 3-ft of the patent easement along the west and south boundary reserved by the United States of America per that certain patent no. 1163838 boundary of subject parcels.

As the parcels are being developed with this 3-lot residential subdivision, any required right of way will be dedicated to Clark County where necessary.

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

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,

Robert Cunningham, P.E.



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06/02/21 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

WARM SPRINGS RD/WINDY ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400053 (VS-19-0063)-MOTOR HOLDINGS, LLC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Warm Springs Road and Capovilla Avenue, and between Windy Street and I-15 within Enterprise (description on file). MN/jgh/jo (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-05-801-030

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

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

The previously approved plans depict the vacation of 33 foot wide government patent easements along the northern and western boundary, and a 3 foot wide portion of the government patent easement along the eastern boundary of the parcel. The applicant indicates that the easements are no longer required, and approval of this application will allow development of the parcels.

The applicant indicates that progress on application VS-19-0063 has been delayed due to the ongoing health crisis related to COVID-19. The applicant states that it has been very difficult to progress toward completion; therefore, a 2 year extension is being requested.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0063:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Windy Street;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-20-0047	Cannabis establishment (dispensary) in conjunction with an office/warehouse building	Approved by BCC	October 2020
UC-20-0048	Cannabis establishment (retail store) in conjunction with an office/warehouse building	Approved by BCC	October 2020
UC-19-0076	Cannabis establishment (production facility) in conjunction with an office/warehouse building	Approved by BCC	April 2019
NZC-19-0060	Reclassified the site from R-E to C-2 and M-D zoning for a warehouse/retail building	Approved by BCC	April 2019
UC-19-0061	Cannabis establishment (cultivation facility) in conjunction with a proposed office/warehouse building	Approved by BCC	April 2019
VS-19-0063	Vacated and abandoned easements between Warm Springs Road and Capovilla Avenue within Enterprise	Approved by BCC	April 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	R-E	Undeveloped
South	Commercial Tourist	R-E	Undeveloped
East	Commercial Tourist	R-E, C-2, & C-P	Vehicle sales & offices
West	Commercial Tourist	M-D	Distribution center & manufacturing facility

**Related Applications**

Application Number	Request
ET-21-400054 (UC-19-0076)	An extension of time for a use permit for a cannabis establishment (production facility) in conjunction with a proposed office/warehouse building is a companion item on this agenda.
ET-21-400032 (UC-19-0061)	An extension of time for a use permit for a cannabis establishment (cultivation 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**

### **Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

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

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

### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- Until April 03, 2023 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

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

- Compliance with previous conditions.

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

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: MOTOR HOLDINGS, LLC**

**CONTACT: CATHERINE MIZZI, 4110 S. MARYLAND PARKWAY, LAS VEGAS, NV  
89119**

**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 type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) VS-19-0063 (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-21-400053</u> DATE FILED: <u>3/30/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE <u>5-12-21</u> PC MEETING DATE: _____      6:00 PM BCC MEETING DATE: <u>6-2-21</u> FEE: <u>\$300</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Motor Holdings LLC</u> ADDRESS: <u>3750 Las Vegas Blvd So, Ste,3508</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89158</u> TELEPHONE: <u>702-283-3974</u> CELL: _____ E-MAIL: <u>catherine@pisoslv.com</u>
	<b>APPLICANT</b>  NAME: <u>Motor Holdings LLC</u> ADDRESS: <u>3750 Las Vegas Blvd So, Ste, 3508</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89158</u> TELEPHONE: <u>702-283-3974</u> CELL: _____ E-MAIL: <u>Catherine@pisoslv.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Catherine Mizzi</u> ADDRESS: <u>4110 S. Maryland Pkwy</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-283-3974</u> CELL: _____ E-MAIL: <u>Catherine@pisoslv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-05-801-030  
 PROPERTY ADDRESS and/or CROSS STREETS: Warm Springs Rd., and Windy St.  
 PROJECT DESCRIPTION: Production and Cultivation

(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) Daniel HC Brasov  
 STATE OF California  
 COUNTY OF Orange  
 SUBSCRIBED AND SWORN BEFORE ME ON 03/11/2021 (DATE)  
 by Daniel HC Brasov  
 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.

ET-21-400053

MOTOR HOLDINGS, LLC

**PLANNER  
COPY**

March 8, 2021

Department of Comprehensive Planning  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

Re: Extension of Time for Warm Springs & Windy permit  
VS-19-0063

Dear Sir or Madam,

Please accept this letter as a request to extend time for the development of our property, parcel number 177-05-801-030 (on the corners of Warm Springs and Windy, in Clark County).

As with most businesses in Nevada, we have experienced several unintended consequences as a result of the recent and continuing health pandemic of Covid19. Most notable is the rippling effect of all of the companies that have been affected due to the various lockdowns, limitations of services due to reduced/terminated staff. Specifically as is pertains to construction and architectural services, it has been very difficult to proceed in a timely manner as work production has been hampered by Covid restrictions imposed by the state. As a result, we have been forced to adapt the timing of our initial development plan for this property.

Therefore, it is with the issues notated above that we would like to request an additional two year extension for our development plan to ensure that we will have adequate time to carry out our vision, as previously approved by the Board of County Commissioners.

Best regards,

Daniel H.C. Brasov  
Owner

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06/02/21 BCC AGENDA SHEET

CANNABIS ESTABLISHMENT  
(TITLE 30)

WARM SPRINGS RD/WINDY ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400032 (UC-19-0061)-MOTOR HOLDINGS, LLC:**

**USE PERMIT FIRST EXTENSION OF TIME** for a cannabis establishment (cultivation) in conjunction with a proposed office/warehouse building on a 1.0 acre portion of a 2.1 acre parcel in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the north side of Warm Springs Road, 145 feet west of Windy Street within Enterprise. MN/nr/jo (For possible action)

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RELATED INFORMATION:

**APN:**

177-05-801-030 ptn

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.1 (total)/1 (M-D zone)/1.1 (C-2 zone) (portion)
- Project Type: Relocate an approved cannabis establishment (cultivation facility)
- Number of Stories: 3
- Building Height (feet): 50
- Square Feet: 16,560 (office/warehouse)/13,800 (cultivation facility)/2,760 (production facility)
- Parking Required/Provided: 66/104

Site Plans

The approved plans showed a proposed 16,560 square foot office/warehouse building located on the southern portion of the western 1 acre within the M-D zoned portion of the site and a proposed 7,746 square foot retail building located on the southern portion of the eastern 1.1 acre within the C-2 zoned portion of the site. Parking is located to the north of the buildings. The site will have access to Warm Springs Road and Windy Street via a driveway located on the southwest corner of the site and another driveway located on the northeast corner of the site.

### Landscaping

A 15 foot wide landscape area is shown to be located adjacent to an existing attached sidewalk along Warm Springs Road and a 10 foot wide landscape area is located adjacent to a proposed attached sidewalk along Windy Street. A 10 foot wide landscape area is located along the western property line and a 6 foot wide landscape area is located along the northern property line. Interior parking lot trees are distributed throughout the site in accordance with Figure 30.64-14. Landscape materials include trees, shrubs, and groundcover.

### Elevations

The approved plans show an office/warehouse building that is 50 feet high when measured from the top of the parapet walls. The retail building is 37 feet high with a flat roof and parapet wall. Both buildings have a similar facade consisting of plaster finish, sheet metal, cementitious panels, metal panels, and decorative metal railing painted in earth tone colors.

### Floor Plan

The office/warehouse building is shown with 3 stories and 16,560 square feet consisting of cultivation rooms, trimming and curing areas, vault, office space, and restrooms.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0061.

#### Current Planning

- 2 years to review;
- A valid Clark County business license must be issued for this establishment within 4 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department;
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Windy Street;
- If required by the Regional Transportation Commission (RTC), provide a combination bus turnout/right turn lane on the north side of Warm Springs Road, as close as practical to Windy Street and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk;



- Nevada Department of Transportation approval.
- Applicant is advised the driveways must be a minimum of 32 feet wide, measured from the lip of gutter to the lip of gutter.

#### Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; separate airspace determinations will be needed for construction cranes or other temporary equipment; that the FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

#### 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 #0024-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant has indicated that the pandemic has led to limitation of services related to construction and architectural services and requests an additional 2 years to complete the project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-19-0060	Reclassified the site from R-E to C-2 and M-D zoning for a warehouse/retail building	Approved by BCC	April 2019
UC-19-0076	Cannabis establishment (production facility) in conjunction with an office/warehouse building	Approved by BCC	April 2019
UC-19-0061	Cannabis establishment (cultivation facility) in conjunction with a proposed office/warehouse building	Approved by BCC	April 2019
VS-19-0063	Vacated and abandoned easements between Warm Springs Road and Capovilla Avenue within Enterprise	Approved by BCC	April 2019
TM-19-500017	1 lot commercial subdivision	Approved by BCC	April 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	R-E	Undeveloped
South	Commercial Tourist	R-E	Undeveloped
East	Commercial Tourist	R-E, C-2, & C-P	Vehicle sales & offices
West	Commercial Tourist	M-D	Distribution center & manufacturing facility

**Related Applications**

Application Number	Request
ET-21-400053 (VS-19-0063)	An extension of time for a vacation of patent easements is a companion item on this agenda.
ET-21-400054 (UC-19-0076)	An extension of time for a use permit for a cannabis establishment (production facility) in conjunction with a proposed office/warehouse building is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant has made progress toward commencement of the project by having the drainage study approved (PW20-

16587), the traffic study approved (PW20-16886), and has submitted for off-site permits (PW20-18762); therefore, staff can support this request.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until April 3, 2023 to commence and review.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review, and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** CATHERINE MIZZI

**CONTACT:** CATHERINE MIZZI, PISOS, 4110 S. MARYLAND PARKWAY, LAS VEGAS, NV 89119



06/02/21 BCC AGENDA SHEET

CANNABIS ESTABLISHMENT  
(TITLE 30)

WARM SPRINGS RD/WINDY ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400054 (UC-19-0076)-MOTOR HOLDINGS, LLC:**

**USE PERMIT FIRST EXTENSION OF TIME** for a cannabis establishment (production) in conjunction with a proposed office/warehouse building on a 1.0 acre portion of a 2.1 acre parcel in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the north side of Warm Springs Road, 145 feet west of Windy Street within Enterprise. MN/jgh/jo (For possible action)

RELATED INFORMATION:

**APN:**

177-05-801-030 ptn

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.1 (total)/1 (M-D zone)/1.1 (C-2 zone) (portion)
- Number of Lots: 1
- Project Type: Relocate an approved cannabis establishment (production facility)
- Number of Stories: 3
- Building Height (feet): 50
- Square Feet: 16,560 (office/warehouse)/13,800 (cultivation facility)/2,760 (production facility)
- Parking Required/Provided: 66/104

**Site Plans**

The previously approved plans depict a proposed 16,560 square foot office/warehouse building located on the southern portion of the western 1 acre within the M-D zoned portion of the site and a proposed 7,746 square foot retail building located on the southern portion of the eastern 1.1 acre within the C-2 zoned portion of the site. Parking is located to the north of the buildings. The site will have access to Warm Springs Road and Windy Street via a driveway located on the southwest corner of the site and another driveway located on the northeast corner of the site.

### Landscaping

The previously approved plans depict a 15 foot wide landscape area and is located adjacent to an existing attached sidewalk along Warm Springs Road and a 10 foot wide landscape area is located adjacent to a proposed attached sidewalk along Windy Street. A 10 foot wide landscape area is located along the western property line and a 6 foot wide landscape area is located along the northern property line. Interior parking lot trees are distributed throughout the site in accordance with Figure 30.64-14. Landscape materials include trees, shrubs, and groundcover.

### Elevations

The previously approved plans depict an office/warehouse building that is 50 feet high, when measured from the top of the parapet walls. The retail building is 37 feet high with a flat roof and parapet wall. Both buildings have a similar facade consisting of plaster finish, sheet metal, cementitious panels, metal panels, and decorative metal piling painted in earth tone colors.

### Floor Plans

The previously approved plans depict an office/warehouse building that is 3 stories and 16,560 square feet consisting of the following:

- Production room
- Packaging area
- Office space
- Restrooms

### Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0076:

#### Current Planning

- 2 years to review;
- A valid Clark County business license must be issued for this establishment within 4 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Windy Street;

- If required by the Regional Transportation Commission (RTC), provide a combination bus turnout/right turn lane on the north side of Warm Springs Road, as close as practical to Windy Street and include provisions for a 5 foot by 25 foot bus shelter and easement behind the sidewalk;
- Nevada Department of Transportation approval.
- Applicant is advised the driveways must be a minimum of 32 feet wide, measured from the lip of gutter to the lip of gutter.

#### Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

#### 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 #0024-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Signage

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates that due to the COVID-19 pandemic this project has been delayed. The applicant states that it has been very difficult to proceed with the project in a timely manner as work production for architectural and building services has been delayed significantly. The applicant is requesting a 2 year extension of time.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-20-0047	Cannabis establishment (dispensary) in conjunction with an office/warehouse building	Approved by BCC	October 2020
UC-20-0048	Cannabis establishment (retail store) in conjunction with an office/warehouse building	Approved by BCC	October 2020
UC-19-0076	Cannabis establishment (production facility) in conjunction with an office/warehouse building	Approved by BCC	April 2019
NZC-19-0060	Reclassified the site from R-E to C-2 and M-D zoning for a warehouse/retail building	Approved by BCC	April 2019
UC-19-0061	Cannabis establishment (cultivation facility) in conjunction with a proposed office/warehouse building	Approved by BCC	April 2019
VS-19-0063	Vacated and abandoned easements between Warm Springs Road and Capovilla Avenue within Enterprise	Approved by BCC	April 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	R-E	Undeveloped
South	Commercial Tourist	R-E	Undeveloped
East	Commercial Tourist	R-E, C-2, & C-P	Vehicle sales & offices
West	Commercial Tourist	M-D	Distribution center & manufacturing facility

**Related Applications**

Application Number	Request
ET-21-400032 (UC-19-0061)	An extension of time for a use permit for a cannabis establishment (cultivation facility) is a companion item on this agenda.
ET-21-400053 (VS-19-0063)	An extension of time for a vacation of easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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



## **Analysis**

### **Current Planning**

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

Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant has made progress toward commencement of the project by having the drainage study approved (PW20-16587), the traffic study approved (PW20-16886), and has submitted for off-site permits (PW20-18762); therefore, staff can support this request.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Until April 3, 2023 to commence and review.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review, and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** MOTOR HOLDINGS, LLC

**CONTACT:** CATHERINE MIZZI, 4110 S. MARYLAND PARKWAY, LAS VEGAS, NV 89119





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

### APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - UC-19-0076
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - (ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: ET-21-400054      DATE FILED: 3/30/21  
 PLANNER ASSIGNED: JGH  
 TAB/CAC: Enterprise      TAB/CAC DATE: 5-12-21  
 PC MEETING DATE: \_\_\_\_\_      6:00PM  
 BCC MEETING DATE: 6-2-21  
 FEE: \$-2,675.00

PROPERTY OWNER

NAME: Motor Holdings LLC  
 ADDRESS: 3750 Las Vegas Blvd So, Ste 3508  
 CITY: Las Vegas      STATE: NV      ZIP: 89158  
 TELEPHONE: 702-283-3974      CELL: \_\_\_\_\_  
 E-MAIL: catherine@pisosly.com

APPLICANT

NAME: Motor Holdings LLC  
 ADDRESS: 3750 Las Vegas Blvd So, Ste 3508  
 CITY: Las Vegas      STATE: NV      ZIP: 89158  
 TELEPHONE: 702-283-3974      CELL: \_\_\_\_\_  
 E-MAIL: Catherine@pisosly.com      REF CONTACT ID #: \_\_\_\_\_

CORRESPONDENT

NAME: Catherine Mizzi  
 ADDRESS: 4110 S. Maryland Pkwy  
 CITY: Las Vegas      STATE: NV      ZIP: 89119  
 TELEPHONE: 702-283-3974      CELL: \_\_\_\_\_  
 E-MAIL: Catherine@pisosly.com      REF CONTACT ID #: 174233

ASSESSOR'S PARCEL NUMBER(S): 177-05-801-030

PROPERTY ADDRESS and/or CROSS STREETS: Warm Springs Rd., and Windy St.

PROJECT DESCRIPTION: Production and Cultivation

(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.

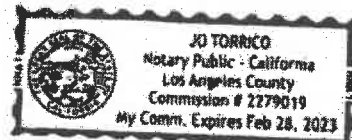
Property Owner (Signature)\*

Daniel HC Basov  
 Property Owner (Print)

STATE OF California  
 COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON November 9 2020 (DATE)

By J. TORRICO  
 NOTARY PUBLIC



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

ET-21-400054

MOTOR HOLDINGS, LLC

March 8, 2021

PLANNER  
COPY

Department of Comprehensive Planning  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

Re: Extension of Time for Warm Springs & Windy permit  
UC-19-0076


Dear Sir or Madam,

Please accept this letter as a request to extend time for the development of our property, parcel number 177-05-801-030 (on the corners of Warm Springs and Windy, in Clark County).

As with most businesses in Nevada, we have experienced several unintended consequences as a result of the recent and continuing health pandemic of Covid19. Most notable is the rippling effect of all of the companies that have been affected due to the various lockdowns, limitations of services due to reduced/terminated staff. Specifically as is pertains to construction and architectural services, it has been very difficult to proceed in a timely manner as work production has been hampered by Covid restrictions imposed by the state. As a result, we have been forced to adapt the timing of our initial development plan for this property.

Therefore, it is with the issues notated above that we would like to request an additional two year extension for our development plan to ensure that we will have adequate time to carry out our vision, as previously approved by the Board of County Commissioners.

Best regards,

  
Daniel H.C. Brasor  
Owner

06/02/21 BCC AGENDA SHEET

EASEMENTS AND RIGHTS-OF-WAY  
(TITLE 30)

STARR AVE/FAIRFIELD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400060 (VS-18-1029)-CFT LANDS, LLC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Starr Avenue and Terrill Avenue and between La Cienega Street and Fairfield Avenue (alignment), and portions of rights-of-way being Terrill Avenue located between La Cienega Street and Fairfield Avenue (alignment) and Fairfield Avenue located between Terrill Avenue and Starr Avenue within Enterprise (description on file). MN/lm/jo (For possible action)

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RELATED INFORMATION:

**APN:**

177-33-801-019

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU//AC)

**BACKGROUND:**

**Project Description**

The property was previously approved as a single family residential development. The approved request is to vacate easements and rights-of-way that the applicant indicates are not necessary for the development of the area and conflict with the design of the proposed residential development. All necessary easements and rights-of-way will be provided with the future recording of the subdivision map.

Previous Conditions of Approval

Listed below are the approved conditions for VS-18-1029

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;

- Right-of-way dedication to include 55 feet to the back of curb for Starr Avenue and all portions of the cul-de-sac that are necessary to provide a complete County approved turnaround on Placid Street;
- Prior to the approval of off-site improvement plans, the applicant shall provide a written, notarized letter from the owner of APN 177-33-801-012 approving the proposed access to his or her property;
- The applicant shall grant a perpetual access easement to the owner of APN 177-33-801-012 and his or her successors and assigns to allow unobstructed access to said parcel;
- 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 this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); and 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.

**Applicant's Justification**

The applicant indicates that since the original approval, the original site and the property to the north intend to develop both parcels together. A request for an extension for 2 years is necessary so that the developer can coordinate improvements with the properties to the north and complete the recordation of the application with the final map.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DA-20-900568	Development agreement for a single family residential subdivision (Silverado Court)	Approved by BCC	January 2021
WS-20-0012	Increased street length and design review for a single family residential development	Approved by BCC	March 2020
TM-20-500002	61 single family residential lots	Approved by BCC	March 2020
NZC-18-1028	Reclassified the site to R-1 and R-D zoning for a single family residential development	Approved by BCC	April 2019
TM-18-500243	75 single family residential lots	Denied by BCC	April 2019
VS-18-1029	Vacated and abandoned easements and rights-of-way	Approved by BCC	April 2019
NZC-18-0055	Reclassified the site to R-2 zoning for a single family residential development	Withdrawn at BCC	June 2018
VS-18-0056	Vacated and abandoned easements and rights-of-way	Withdrawn at BCC	June 2018
TM-18-500009	Single family residential subdivision	Withdrawn at BCC	June 2018

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
South	Residential Low (up to 3.5 du/ac) & Public Facilities	R-E & P-F	Schorr Elementary School, single family residential, & undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Staff may support the request as the recordation of the application has been delayed due to coordination with the neighbors and improvements with the properties to the north, which both are in process (NZC-21-0123).

##### Public Works Development Review

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

##### Staff Recommendation

Approval

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Until April 17, 2023 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for

conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified, and that re-approval by utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** CFT LANDS, LLC

**CONTACT:** WESTWOOD PROFESSIONAL SERVICE, 5725 W. BADURA AVE., STE 100,  
LAS VEGAS, NV 89118

DRAFT





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-18-1029</u> <span style="float: right;">ET-21-400060</span>	DATE FILED: <u>4/14/2021</u>
		PLANNER ASSIGNED: <u>LMN</u>	TAB/CAC DATE: <u>5/12/2021</u>
<input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS-18-1029</u>		TAB/CAC: <u>ENTERPRISE</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/2/2021</u> FEE: _____	

<b>PROPERTY OWNER</b>	NAME: <u>CFT Lands, LLC</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-843-2837</u> CELL: _____
	E-MAIL: <u>Kendra.Saffie@PulteGroup.com</u>

<b>APPLICANT</b>	NAME: <u>CFT Lands, LLC</u>
	ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-843-2837</u> CELL: <u>702-204-9989</u>
	E-MAIL: <u>Kendra.Saffie@PulteGroup.com</u>
	REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Westwood Professional Services</u>
	ADDRESS: <u>5725 W. Badura Ave., Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-33-801-019

PROPERTY ADDRESS and/or CROSS STREETS: Chartan/Placid

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

[Signature]  
 Property Owner (Signature)  
 STATE OF NEVADA  
 COUNTY OF Clark

Jeffrey L. Canavelli  
 Property Owner (Print) Sr. Vice President  
 Investment Manager Sec, Mortgage

SUBSCRIBED AND SWORN BEFORE ME ON March 22, 2021 (DATE)  
 BY Jeffrey L. Canavelli, Sr. V.P.

NOTARY PUBLIC: [Signature]

VERESA ARREDONDO-O'MALLEY  
 Notary Public, State of Nevada  
 No. 06-102065-1  
 My Appl. Exp. Sep. 22, 2021

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

AWD1705.000

March 24, 2021

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

ET-21-400060

**Subject: Silverado Court VIII  
Justification Letter for Vacation Extension of Time (VS-18-1029)  
APN: 177-33-801-019**

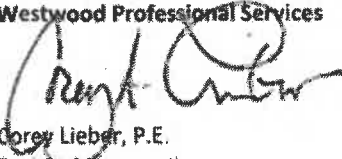
Dear Staff:

Westwood Professional Services, Inc., on behalf of our client, CFT Lands, LLC, respectfully submits this justification letter with an application for an Extension of Time for the above referenced Vacation. The community is generally located at the northwest corner of Starr Ave. and Fairfield Ave. The Assessor's Parcel Number for the proposed community is 177-33-801-019

Additional applications have been submitted to the north of this project that will complement the approved tentative map and design review for the Silverado Court VIII development, and the developer intends to develop both projects together, if approved. We are submitting a 2-year extension of time to allow enough time for the Vacation to record concurrent with the Final Map.

Please accept and approve this request and application for a Vacation Extension of Time.

Westwood Professional Services



Corey Lieber, P.E.  
Project Manager II

06/02/21 BCC AGENDA SHEET

PLACE OF WORSHIP  
(TITLE 30)

**UPDATE**  
BUFFALO DR/WIGWAM AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-20-0338-SANG, TJIE GIOK:**

**AMENDED HOLDOVER USE PERMITS** for the following: 1) place of worship; 2) increased height of a place of worship; and 3) increased height of a freestanding sign (no longer needed).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setbacks; 2) driveway geometrics; 3) departure distance; and 4) increased signage (previously not notified).  
**DESIGN REVIEW** for a place of worship on 5.0 acres in an R-E (Rural Estate Residential) (RNP-I) Zone.

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

RELATED INFORMATION:

**APN:**  
176-16-601-050

**USE PERMITS:**

1. Place of worship.
2. Increase the building height for a place of worship to 43 feet 6 inches (previously notified as 46 feet 4 inches) where 35 feet is allowed per Table 30.40-1 (a 24.6% increase (previously notified as a 32.5% increase)).
3. Increase the height of a freestanding sign to 35 feet where 28 feet high is permitted in the residential protection standards per Table 30.72-1 (a 25% increase) (no longer needed).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce the setback for a freestanding sign to 8 feet 1 inch where 60 feet is required per Table 30.72-1 (an 86.5% decrease) (no longer needed).
  - b. Reduce the setback for a place of worship to residential use to 103 feet where 129 feet is required per Figure 30.56-10 (a 20.2% decrease) (previously not notified).
2. Reduce throat depth to 73 feet 10 inches where 150 feet is required per Uniform Standard Drawing 222.1 (a 51.3% reduction).
3. Reduce the departure distance to 183 feet 6 inches on Wigwam Avenue where 190 feet is required per Uniform Standard Drawing 222.1 (a 3.4% reduction).
4.
  - a. Increase the number of wall signs on the same side of the building to 3 where 1 is allowed per Table 30.72-1 (a 200% increase) (previously not notified).
  - b. Increase the sign square footage to 231 square feet where 50 square feet is allowed per Table 30.72-1 (a 362% increase) (previously not notified).

## LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

## BACKGROUND:

### Project Description

#### General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Place of worship
- Number of Stories: 2
- Building Height: **43 feet, 6 inches**
- Square Feet: **49,918**
- Parking Required/Provided: 151/208

### Site Plans

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

### Landscaping

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

### Elevations

The elevations show a south oriented place of worship building with monastery, the overall building height is **43 feet 6 inches high**. The southern elevation depicts the multi-level overhanging brown tiled roofline with decorative beams, decorative eaves, and roof ornaments. The exterior of the building will be an earth tone stucco finish with a red accent color on the columns. The south elevation shows 3 entrances with associated glass storefronts and brown tiled roof overhangs. **The north and east elevations consist of brown tiled overhanging rooflines. The south elevation features 3 wall signs over the building entrances.**

### Floor Plans

**The plans for the building show 2 levels. The first level consists of the main entrance with auditorium, various shops for residents, 2 dining areas, lecture room, kitchen, guest room,**

and an office space. The second floor consists of a meditation room and 28 guest rooms. The center portion of the building is open to the floor below.

Signage

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

Applicant's Justification

The applicant indicates that the proposed place of worship with monastery is designed with the philosophy of the harmony of human and nature. The site design brings natural elements such as daylight, landscaping, fresh air, and wind into the building complex for balance. The applicant states that the proposed place of worship is compatible with the surrounding neighborhood and will enhance the area by providing a stable and desirable character. The applicant indicates that a neighborhood meeting was held on January 25, 2021 with 2 neighbors in attendance.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0015-15	Reduced lot size and setbacks for a 16 lot single family residential development - expired	Approved by PC	April 2015
TM-0005-15	16 lot single family residential development - expired	Approved by PC	April 2015
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped & approved 70 lot residential subdivision
South & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permits

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

Use Permit #1

A place of worship with monastery requires consideration through a special use permit to ensure compatibility with existing or planned surrounding uses. Compatibility refers to characteristics of different land uses that allow a place of worship to be harmoniously located near or adjacent to residential uses with minimal impacts. Compatible use considerations may include a range of activities and design features related to existing and proposed development, such as but not limited to height, scale, mass, density, architecture, landscaping, hours of operation, and environmental impacts.

With appropriate building siting, required parking, and appropriate buffering, a place of worship can be consistent and compatible with residential neighborhoods in consideration of Title 30 and the Comprehensive Master Plan. Many places of worship have been approved and developed in Rural Neighborhood Preservation (RNP) areas with no adverse impacts to the community. Staff finds the establishment of a place of worship at this location is consistent with Title 30 provisions, but has concerns which will be addressed with the design review portion of this request.

Staff can support the place of worship use for the following reasons: 1) the place of worship is near a collector street; 2) the required parking is being provided; and 3) **landscaping meets Title 30 requirements.**

Use Permit #3

**No longer needed.**

Waivers of Development Standards

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

Waiver of Development Standards #1a

**No longer needed.**

Use Permit #2 & Waivers of Development Standards #1b, #4a, & #4b

The applicant is requesting to reduce the side setback to a residential use, increase the height of a building in a residential area, and increase signage associated with a place of worship. The applicant has been working with staff for months to redesign the site to make the proposed place of worship more compatible with the surrounding area. The requested use permit for setback reduction and height increase is consistent with other places of worship in the vicinity. The proposed wall signs on the south side of the building are an integral part of the overall design on the building. The location of the signs, the setback reduction, and increased building height could have a negative impact on the surrounding area, and since staff cannot support the design review for the overall project, staff cannot support these requests.

### Design Review

One of the major issues identified in the land use plan updates is the compatibility of new developments within or adjacent to RNP areas. It is essential that new developments are compatible and consistent with existing developed properties in the area. The considerations for compatibility may include design features related to existing and proposed developments, such as, but not limited to bulk standards such as height, mass, density, and architecture. Compatibility refers to the sensitivity of development proposals in maintaining the character of existing areas. Bulk parameters located within the immediate area are used as a gauge in determining compatibility. These regulations define the relationship between the size and relationship of a building and its location while establishing regulations and standards for setbacks, height, lot size and coverage, density, and yard requirements. The closest residential properties that have single family residential buildings range in size from approximately 3,500 square feet to about 4,800 square feet. The immediate area is within the RNP-1 and use category.

Staff finds the plans depict building elevations, with corresponding bulk, design characteristics, and other architectural and aesthetic features, that are not harmonious and compatible with development in the area. The 2 story 49,918 square foot place of worship building with a maximum vertical height of 43 feet 6 inches, which is scaled down from the original request for an 89,290 square foot building complex. The applicant has been working with staff and hosted a neighborhood meeting to include the redesigned site and address staff's concerns regarding the compatibility with the surrounding neighborhood area.

Through the use of thoughtful site design, distribution of overall building area on a smaller scale building is becoming more consistent with the residential character of the area, and parking lot and street landscaping, the applicant has shown that the overall design could be adjusted to reduce the visual dominance of the building and the overall site area. However, staff finds the applicant has not established that the plans satisfy the criteria for approval of a design review and finds that the proposed development is not compatible with adjacent development. Therefore, staff cannot support the design review.

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

#### Waiver of Development Standards #2

Staff worked with the applicant on the throat depths for the Wigwam Avenue driveway. The applicant moved the entrance to the main parking area to extend the throat depth. This will help with traffic circulation on the site and prevent vehicles from stacking into the right-of-way. However, since Planning is recommending denial of the design review, staff cannot support this waiver.

#### Waiver of Development Standards #3

Staff has no objection to the reduction in the distance from Buffalo Drive to the driveway on Wigwam Avenue. The driveway is located as far away from the intersection as the limited frontage will allow. However, since Planning is recommending denial of the design review, staff cannot support this waiver.

**Staff Recommendation**

Approval of use permit #1; denial of use permit #2, waivers of development standards, and the design review.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

If approved:

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

**Public Works - Development Review**

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

**Building Department - Fire Prevention**

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

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

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



**TAB/CAC:**

**APPROVALS: 1 card**

**PROTESTS: 4 cards**

**COUNTY COMMISSION ACTION:** March 3, 2021 – HELD – To 04/21/21 – per the applicant.

**COUNTY COMMISSION ACTION:** April 21, 2021 – HELD – To 06/02/21 – per the applicant.

**APPLICANT:** TJIE GIOK SANG

**CONTACT:** YIHONG LIU, YIHONG LIU + ASSOCIATES, 1669 HORIZON RIDGE PARKWAY, SUITE 120, HENDERSON, NV 89012

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