



ENTERPRISE TOWN ADVISORY BOARD

***** Please Note New Location*****
Silverado Ranch Community Center
9855 Gillespie Street
Las Vegas, NV 89183

May 29, 2024

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>.

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

Barris Kaiser, Vice Chair
Chris Caluya

Secretary: Carmen Hayes (702) 371-7991 chayes70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

- III. Approval of Minutes for May 15, 2024. (For possible action)
- IV. Approval of the Agenda for May 29, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **ET-24-400044 (NZC-21-0037)-LAS VEGAS SILVERADO RANCH ROGER, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 1.05 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; **2)** reduce height/setback ratio; **3)** reduce parking; and **4)** alternative driveway geometrics.
DESIGN REVIEW for a commercial complex. Generally located on the south side of Silverado Ranch Boulevard, 670 feet west of Arville Street within Enterprise (description on file). JJ/jm/ng (For possible action) **06/05/24 BCC**
 - 2. **PA-24-700006-USA:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on a 7.50 acre portion of 32.50 acres. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/rk (For possible action) **06/18/24 PC**
 - 3. **ZC-24-0169-USA:**
ZONE CHANGE to reclassify a 7.50 acre portion of 32.50 acres from an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise (description on file). JJ/md (For possible action) **06/18/24 PC**
 - 4. **WS-24-0170-USA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** residential adjacency standards; and **2)** increase wall height.
DESIGN REVIEWS for the following: **1)** hillside development; **2)** final grading plan; and **3)** single-family residential development on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive and 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action) **06/18/24 PC**
 - 5. **TM-24-500044-USA:**
TENTATIVE MAP consisting of 25 lots and common lots on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action) **06/18/24 PC**

6. **SDR-24-0160-AMERICA FIRST FEDERAL CREDIT UNION**
SIGN DESIGN REVIEWS for 1) increase wall sign area, and 2) a static electronic message unit in conjunction with a financial service on a 0.90 acre portion of 8.10 acres in a CG (Commercial General) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/jud/ng (For possible action) **06/18/24 PC**

7. **WS-24-0159-AMERICA FIRST FEDERAL CREDIT UNION:**
WAIVER OF DEVELOPMENT STANDARDS for alternative street landscaping.
DESIGN REVIEW for a financial service in conjunction with a previously approved shopping center on 0.90 acre portion of 8.10 acres in the CG (Commercial General) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/jud/ng (For possible action) **06/18/24 PC**

8. **UC-24-0167-YORK NEVADA MANAGEMENT SOUTH, LLC:**
USE PERMIT to allow an avocational/vocational training facility within an existing office/warehouse complex on 8.24 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Wagon Trail Avenue and the west side of Valley View Boulevard within Enterprise. MN/jm/ng (For possible action) **06/18/24 PC**

9. **WS-24-0165-SIGNATURE LAND HOLDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow an alternative yard in conjunction with a previously approved single-family residential subdivision on 5.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east and west sides of Paradise Park Drive and the north side of Gomer Road within Enterprise. JJ/jor/ng (For possible action) **06/18/24 PC**

10. **WS-24-0171-AMH NV6 DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase an accessory structure height.
DESIGN REVIEW for an accessory structure in conjunction with an existing single family residential subdivision on 1.12 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located on the south side of Great Creek Trail and the west side of Bee Balm Street within Enterprise. JJ/lm/ng (For possible action) **06/18/24 PC**

11. **UC-24-0166-EARTH MOVING LLC:**
USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) eliminate gate setback; 3) eliminate parking; 4) eliminate trash enclosure; and 5) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) on 8.84 acres in an IL (Industrial Light) Zone. Generally located on the south side of Serene Avenue and the east side of Redwood Street within Enterprise. JJ/bb/ng (For possible action) **06/18/24 BCC**

12. **WS-24-0163-RUSSELL DAREL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) non-decorative wall; and 3) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a proposed single family development in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Eldorado Lane and the east side of Hinson Street within Enterprise. MN/dd/ng (For possible action) **06/18/24 BCC**

13. **VS-24-0164-RUSSELL DAREL:**
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Mardon Avenue, and between Hinson Street and Schuster Street within Enterprise (description on file). MN/dd/ng (For possible action) **06/18/24 BCC**

V11. General Business

1. None.

- V111. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- 1X. Next Meeting Date: June 12, 2024.

X. Adjournment.

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

Silverado Ranch Community Center - 9855 Gilespe St

Windmill Library – 7060 W. Windmill Lane

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

May 15, 2024

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah PRESENT	Barris Kaiser, Vice Chair PRESENT Chris Caluya EXCUSED
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com PRESENT	

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

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

Lorna Phegley, 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.

- Clark County Commissioner Michael Naft welcomed the Enterprise Town Advisory Board and attendees to the new Silverado Ranch Community Center.

III. Approval of Minutes for May 1, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for May 1, 2024.

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

IV. Approval of Agenda for May 15, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications to be heard together:

4. DR-24-0147-LOFTS PHASES 2 & 3 LLC:
5. TM-24-500037-LOFTS PHASES 2 & 3 LLC:

7. WC-23-400155 (ZC-0339-08)-SCT SILVERADO RANCH & ARVILLE, LLC:
8. VS-24-0092-SCT SILVERADO RANCH & ARVILLE, LLC:
9. ET-23-400154 (WS-19-0816)-SCT SILVERADO RANCH & ARVILLE, LLC:
10. WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:

11. WC-24-400046 (ZC-1926-03)-PALM BEACH RESORT CONDO, LLC:
12. UC-24-0158-PALM BEACH RESORT CONDO, LLC:

13. ZC-24-0143-PAMAKA LAND HOLDINGS, LLC:
14. VS-24-0145-PAMAKA LAND HOLDINGS, LLC:
15. WS-24-0144-PAMAKA LAND HOLDINGS, LLC:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - None

VI. Planning & Zoning

1. **VC-24-0103-BLUE HERON STONEWATER, LLC:**
VARIANCE to reduce the setback for a proposed single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone within a P-C (Planned Community) Overlay District in the Southern Highlands Master Planned Community. Generally located on the southwest side of Heron Fairway Drive, south of Stonewater Lane within Enterprise. JJ/rp/ng (For possible action) **05/21/24 PC**

Motion by David Chestnut

Action: **APPROVE** per staff if approved conditions

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

2. **WS-23-0908-KELLER CACTUS HILLS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced landscaping in conjunction with an existing mixed-use development.
DESIGN REVIEW landscaping and open space in conjunction with an existing mixed-use development on 8.26 acres in a U-V (Urban Village) Zone. Generally located on the east side of Dean Martin Drive, 660 feet south of Cactus Avenue within Enterprise. JJ/bb/ng (For possible action) **06/04/24 PC**

Motion by David Chestnut

Action: **DENY**

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

3. **WS-24-0153-WATERBENDER FAMILY TRUST ETAL & LUU JAROM TRS:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height for an existing single family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/sd/ng (For possible action) **06/04/24 PC**

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

4. **DR-24-0147-LOFTS PHASES 2 & 3 LLC:**
DESIGN REVIEW to eliminate the trash area and enclosures where required in conjunction with a previously approved multiple family (condominium) development on 1.25 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Ensworth Street, 320 feet south of Ford Avenue within Enterprise. MN/md/ng (For possible action) **06/05/24 BCC**

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

5. **TM-24-500037-LOFTS PHASES 2 & 3 LLC:**
TENTATIVE MAP consisting of 15 condominium units and common lots on 1.25 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Ensworth Street, 320 feet south of Ford Avenue within Enterprise. MN/md/ng (For possible action) **06/05/24 BCC**

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

6. **ET-24-400044 (NZC-21-0037)-LAS VEGAS SILVERADO RANCH ROGER, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 1.05 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) reduce height/setback ratio; 3) reduce parking; and 4) alternative driveway geometrics.
DESIGN REVIEW for a commercial complex. Generally located on the south side of Silverado Ranch Boulevard, 670 feet west of Arville Street within Enterprise (description on file). JJ/jm/ng (For possible action) **06/05/24 BCC**

Motion by David Chestnut
Action: **RECOMMEND** the application be returned to the Enterprise TAB on May 29, 2024, due to applicant no show.
Motion **PASSED** (4-0) /Unanimous

7. **WC-23-400155 (ZC-0339-08)-SCT SILVERADO RANCH & ARVILLE, LLC:**
HOLDOVER WAIVER OF CONDITIONS of a zone change requiring cross access and parking easement to the north and east in conjunction with a tavern on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action) **06/05/24 BCC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

8. **VS-24-0092-SCT SILVERADO RANCH & ARVILLE, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Arville Street located between Silverado Ranch Boulevard and Gary Avenue (alignment) within Enterprise (description on file). JJ/jm/ng (For possible action) **06/05/24 BCC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

9. **ET-23-400154 (WS-19-0816)-SCT SILVERADO RANCH & ARVILLE, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) reduce driveway separation; and 2) reduce throat depth for a driveway. **DESIGN REVIEW** for a proposed on-premises consumption of alcohol (tavern) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action) **06/05/24 BCC**

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

10. **WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalk and alternative landscaping; 2) increase wall height; 3) allow non-standard improvements; 4) reduce departure distance; 5) reduce driveway width; and 6) reduce parking. **DESIGN REVIEWS** for the following: 1) modification to previously approved tavern; 2) alternative parking lot landscaping; 3) finished grade on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action) **06/05/24 BCC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (4-0) /Unanimous

11. **WC-24-400046 (ZC-1926-03)-PALM BEACH RESORT CONDO, LLC:**
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) development be limited to “For Sale” condominiums rather than apartments or commercial; and 2) a 20 foot wide intense landscape buffer be provided along the west and south property lines in conjunction with a multiple family residential development on 6.47 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Serene Avenue, approximately 1,000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/ng (For possible action) **06/05/24 BCC**

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

12. **UC-24-0158-PALM BEACH RESORT CONDO, LLC:**
USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) electric vehicle charging spaces; 2) drive aisle length; 3) accessory structure setbacks; and 4) driveway geometrics.
DESIGN REVIEWS for the following: 1) alternative landscaping plan; and 2) affordable multiple family senior housing development on 6.47 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Serene Avenue, approximately 1,000 feet west of Las Vegas Boulevard South within Enterprise. MN/hw/ng (For possible action) **06/05/24 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning condition

- Install 4 EV charging stations and provide 20 EV-capable spaces

Per staff if approved conditions
Motion **PASSED** (4-0) /Unanimous

13. **ZC-24-0143-PAMAKA LAND HOLDINGS, LLC:**
ZONE CHANGE to reclassify 3.85 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Ford Avenue within Enterprise. (description on file). JJ/jor (For possible action) **06/05/24 BCC**

Motion by Barris Kaiser
Action: **APPROVE**
Per staff conditions
Motion **PASSED** (3-1) /NAY - Chestnut

14. **VS-24-0145-PAMAKA LAND HOLDINGS, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Cougar Avenue and Ford Avenue, a portion of a right-of-way being Cougar Avenue located between Durango Drive and Gagnier Boulevard, and a portion of a right-of-way being Ford Avenue located between Durango Drive and Lisa Lane (alignment) within Enterprise (description on file). JJ/jor/ng (For possible action) **06/05/24 BCC**

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

15. **WS-24-0144-PAMAKA LAND HOLDINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; 2) loading spaces 3) reduce driveway approach distance; and 4) reduce driveway departure distance.
DESIGN REVIEW for a proposed shopping center on 3.85 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Durango Drive and Ford Avenue within Enterprise. JJ/jor/ng (For possible action) **06/05/24 BCC**

Motion by Barris Kaiser

Action: **APPROVE**

ADD Comprehensive Planning conditions:

- Provide 5 foot high sound attenuating walls on the east side of the drive-thru lane pads extending 15 feet beyond the curves to the west
- Emergency exit only on the east side of Building #1
- Add additional architectural features on the east elevation of Building #1

Per staff if approved conditions

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

VII. General Business:

1. None.

VIII. Public Comment:

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

- A citizen asked how to find property information on the County Web site.

IX. Next Meeting Date

The next regular meeting will be May 29, 2024 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 8:50 p.m.

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400044 (NZC-21-0037)-LAS VEGAS SILVERADO RANCH ROGER, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 1.05 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) reduce height/setback ratio; 3) reduce parking; and 4) alternative driveway geometrics.

DESIGN REVIEW for a commercial complex.

Generally located on the south side of Silverado Ranch Boulevard, 670 feet west of Arville Street within Enterprise (description on file). JJ/jm/ng (For possible action)

RELATED INFORMATION:

APN:

177-30-103-004

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce landscaping to a less intense use along the east property line to 4 feet where 5.5 feet is the minimum width per Figure 30.64-11 (a 27% reduction).
 - b. Reduce landscaping to a less intense use along the west property line to 5 feet where 5.5 feet is the minimum width per Figure 30.64-11 (a 9% reduction).
 - c. Reduce the width of parking lot landscape fingers to 3 feet where 6 feet is the minimum per Figure 30.64-14 (a 50% reduction).
2.
 - a. Reduce the height/setback ratio to the east property line to 19 feet where 65 feet 3 inches is required per Figure 30.56-10 (a 71% reduction).
 - b. Reduce the height/setback ratio to the west property line to 39 feet where 65 feet 3 inches is required per Figure 30.56-10 (a 41% reduction).
3. Reduce parking to 41 spaces where 50 spaces are required per Table 30.60-1 (an 18% reduction).
4. Reduce throat depth on Silverado Ranch Boulevard to 1 foot where 25 feet is the minimum distance per Uniform Standard Drawing 222.1 (a 96% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.05
- Project Type: Commercial complex

- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 9,911
- Parking Required/Provided: 50/41

Site Plan

The approved site plan depicts 2 retail/restaurant buildings. The northern building is set back 76 feet from the north property line along Silverado Ranch Boulevard, 52 feet from the east property line, and 65 feet from the west property line. The southern building is set back 23 feet from the southern property line, 19 feet from the east property line, and 39 feet from the west property line. A height/setback ratio of 65 feet is required for both the east and west setbacks for both buildings, which necessitates a waiver of development standards.

Access to the site is provided by a single driveway from Silverado Ranch Boulevard. A waiver of development standards is necessary to reduce the throat depth to 1 foot where 25 feet is the minimum required distance. Parking spaces are provided on the east and west sides of the northern portion of the site and on the north sides of both buildings. The restaurant portions of the buildings require 10 parking spaces per 1,000 square feet, and the remainder of the buildings require 4 parking spaces per 1,000 square feet. As a result, 50 parking spaces are required, but only 41 parking spaces are provided, which requires a waiver of development standards.

A drive-thru lane is provided on the west and south sides of the northern building, and a second drive-thru lane is adjacent to the west, south, and east sides of the southern building. A trash enclosure and loading space are provided on the northwest side of the southern building. Lastly, future cross access to the adjacent eastern parcel is shown in the southeast portion of the site. Cross access will be installed if the adjacent parcel to the east develops with commercial uses.

Landscaping

The approved landscaping along Silverado Ranch Boulevard is 15 feet wide with a detached sidewalk. On the east side of the site, landscaping is 4 feet wide where 5.5 feet is the minimum width required, and on the west side of the site, landscaping is 5 feet wide where a minimum width of 5.5 feet is required. A waiver of development standards is necessary to reduce the landscaping width required adjacent to a less intense use along both the east and west property lines. Along the south property line, landscaping is 5 feet 10 inches in width.

Landscaping is provided throughout the parking lot. The width of the landscape fingers in the parking lot vary, with 1 landscape finger measuring approximately 3 feet wide, inside of curb to inside of curb. Six feet is the minimum width required for landscape fingers. As a result, a waiver of development standards is necessary to increase the number of parking spaces between landscape fingers and to reduce the width of landscape fingers.

Elevations

The approved plans depict both buildings are approximately 28 feet high to the tallest portion of the parapet wall along the roofline. The lower parapet wall along the roofline is 24 feet high. Exterior materials for both buildings include painted stucco, fabric awnings, storefront glazing, and wall mounted pack lights.

Floor Plans

The approved plans show the northern retail/restaurant building is 3,006 square feet, which is comprised of 2,206 square feet of retail space and 800 square feet of restaurant space. The southern retail/restaurant building is 6,905 square feet, which is comprised of 6,105 square feet of retail space and 800 square feet of restaurant space. The suites will be built-out specific to future tenant needs.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-21-0037:

Current Planning

- Resolution of Intent to complete in 3 years;
- No permits shall be issued until the deed conveying ownership of the parcels to the applicant, LV Cactus Schrills, LLC., or its successors or assigns, is recorded;
- Provide cross access with the adjacent parcels to the east and west if the adjacent parcels develop with commercial uses;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any future restaurant uses within the retail buildings may require additional on-site spaces or a land use application to reduce the required number of parking spaces which may not be supported by staff; 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;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Design Division for the Silverado Ranch Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Boulevard improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0454-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that due to the pandemic along with issues getting utilities to the site, and Silverado Ranch Boulevard improvements, they have encountered complications. The applicant also states they are waiting for the County to release their bond for the project. They state all the aforementioned factors have delayed their project and are requesting an additional 3 years to design, permit, construct, and complete the project.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0037	Reclassified from R-E to C-2 zoning with waivers for reduced landscaping, parking, and alternative driveway geometrics, and a design review for a commercial complex	Approved by BCC	June 2021
SC-1156-03	Changed Gomer Road to Silverado Ranch Boulevard from Las Vegas Boulevard South to Jones Boulevard	Approved by PC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Nevada Army National Guard
South	Public Use	PF	Flood control structure
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

This property is located within the Public Facilities Needs Assessment (PFNA) overlay.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant does not currently have any permits under review or in process with Public Works or Building Department. Since this is the first extension of time, staff can support the request. However, if no further progress is made towards completion of the project, staff may not be able to support future requests for additional extensions of time. Additionally, a new Code has been adopted and the expectation is that the projects comply with the new requirements.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until June 2, 2026 to complete or the application will expire unless extended with approval of an extension of time;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: BISMI SERIES HOLDINGS LLC
CONTACT: SAHIL KURJI, 2500 INDIGO DRIVE, MCKINNEY, TX 75072

DRAFT



Department of Comprehensive Planning Application Form

1A

ASSESSOR PARCEL #(s): 177-30-103-004

PROPERTY ADDRESS/ CROSS STREETS: Silverado & Rogers

DETAILED SUMMARY PROJECT DESCRIPTION

NZC-21-0037 was approved as Notice of Final Action on June 2, 2021. We are requesting our 1st extension of time application for 3-years to allow us to finish designing the project, construct and complete the project.

PROPERTY OWNER INFORMATION

NAME: LAS VEGAS SILVERADO RANCH ROGER L L C

ADDRESS: 13861 Adare Manor Lane

CITY: Frisco

STATE: TX

ZIP CODE: 75035

TELEPHONE: 702-373-2993

CELL 702-373-2993

EMAIL: farus@qafinvestments.com

APPLICANT INFORMATION (must match online record)

NAME: Farus Farmanali

ADDRESS: 13861 Adare Manor Lane

CITY: Frisco

STATE: TX

ZIP CODE: 75035

REF CONTACT ID # 245

TELEPHONE: _____

CELL 702-373-2993

EMAIL: farus@qafinvestments.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Sahil Kurji

ADDRESS: 2500 Indigo Drive

CITY: McKinney

STATE: TX

ZIP CODE: 75072

REF CONTACT ID # 178832

TELEPHONE: _____

CELL 469-438-1905

EMAIL: sahil.kurji@gmail.com

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

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

DocuSigned by:
Farus Farmanali
Property Owner (Signature)*

Farus Farmanali
Property Owner (Print)

3/28/2024
Date

DEPARTMENT USE ONLY

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

APPLICATION #/E: ET-24-400044

ACCEPTED BY: Tyler (tpd)

CL MEETING DATE: _____

DATE: 4/4/24

BC MEETING DATE: 6/05/24

FEE: \$1,100.00

TABULAR LOCATION: Enterprise

DATE: 5/15/24

March 27, 2024

PLANNER
COPY

Justification Letter – Extension of Time (EOT) #1 Application

NZC-21-0037 | APN #177-30-103-004

Dear Planning Staff,

We are requesting our first Extension of Time (EOT) for our previously approved zoning and waiver/variance requests for the Non-Conforming Zone (NZC) located at Silverado & Rogers which was approved by the Board of County Commissioners (BCC) on June 2nd, 2021.

Since the approval of our project. Like everyone else, we were also impacted by covid challenges. Concurrently, we have been working on getting the utilities to site and waiting until the work that County was involved in improving Silverado Ranch Blvd., which just got completed recently. We are still waiting on getting our bond released from the County on our project.

Therefore, as stated above and as a result the development of the project was delayed. We are respectfully and humbly requesting this additional extension for 3 years to allow us to design, permit, construct and complete the project to its entirety in a timely manner.

We appreciate your support and approval for this extension request.

DocuSigned by:

Farus Farmanali

2F850294E01495

Dated: March 27, 2024

Farus Farmanali
Manager
Las Vegas Silverado Ranch Roger, LLC.

06/18/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700006-USA:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on a 7.50 acre portion of 32.50 acres.

Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-27-101-031 ptn

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.50 portion of a 32.50 acre parcel
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates the proposed Low-Intensity Suburban Neighborhood land use category (LN) will be compatible with the surrounding area, which includes an array of existing single-family developments that are nearby in the Mountains Edge Master Planned Community. According to the applicant, the justification for this request is that the proposed plan amendment allows for the expansion of the previously approved single-family residential development (ZC-22-0168 and TM-22-500060) immediately to the north of the project site. By aligning with the approved entitlement for the neighboring parcels to the north, this request contributes to the creation of a cohesive and harmonious residential environment. Furthermore, the applicant states the proposed amendment should be deemed appropriate as it will not have additional adverse effect to the area roadways since access is provided through the approved project to the north.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Undeveloped - previously approved for a PUD
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped
West	Mid-Intensity Suburban Neighborhood	RS10	Single-family residential subdivision in Mountains Edge Master Planned Community

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

Related Applications

Application Number	Request
ZC-24-0169	A zone change to reclassify this site to RS5.2 zone for a single-family residential development is a companion item on this agenda.
WS-24-0170	A waiver of development standards to increase retaining wall height and residential adjacency standards in conjunction with design reviews for single-family residential development and Hillside development is a companion item on this agenda.
TM-24-500044	A tentative map for 25 single-family residential lots on 7.5 acres is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning Plan Amendment

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

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

This development will be an expansion of the previously approved single-family residential development (ZC-22-0168 and TM-22-500060) immediately to the north of the project site and will contribute to the creation of a cohesive residential development. However, the intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. This application is for low density suburban residential development (up to 5 dwelling units per area) and is not in character with the adjacent large rural estate lots to the east. Additionally, this area to the east of the site is partly developed; and therefore, is still a viable rural neighborhood. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff finds the request for the LN land use category not appropriate for this location.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on **July 17, 2024** at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

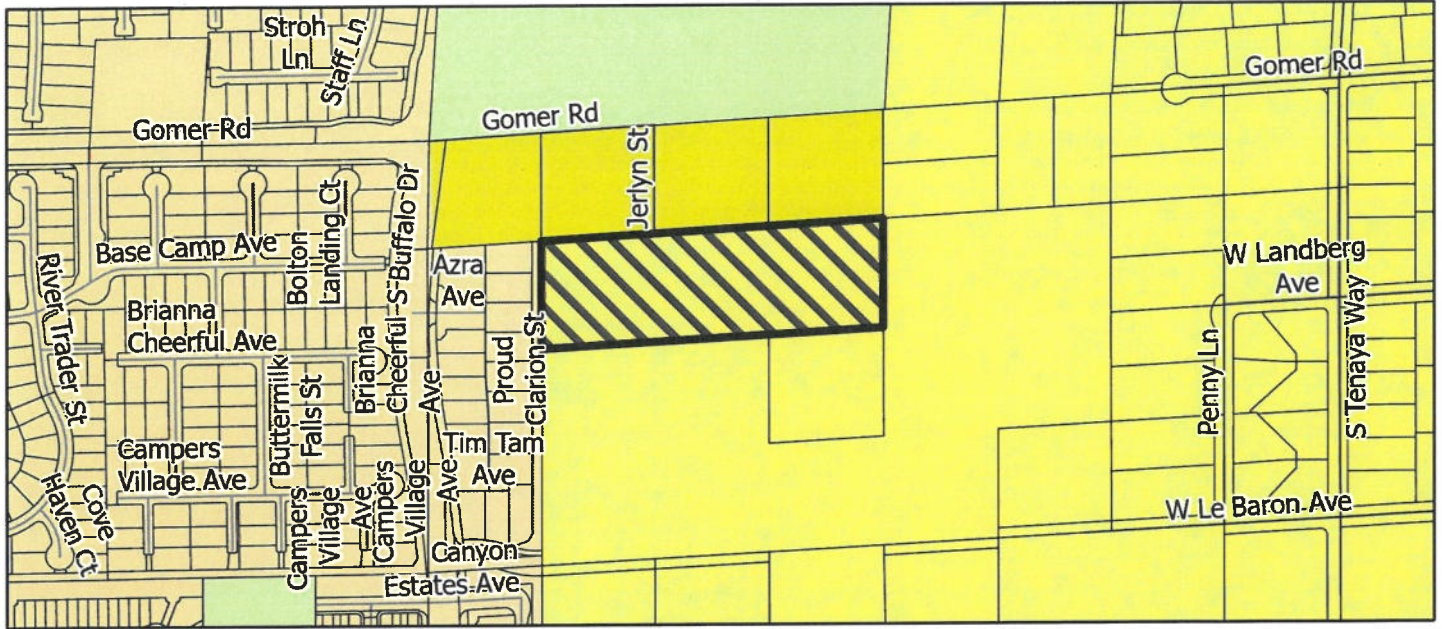
- No comment.

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

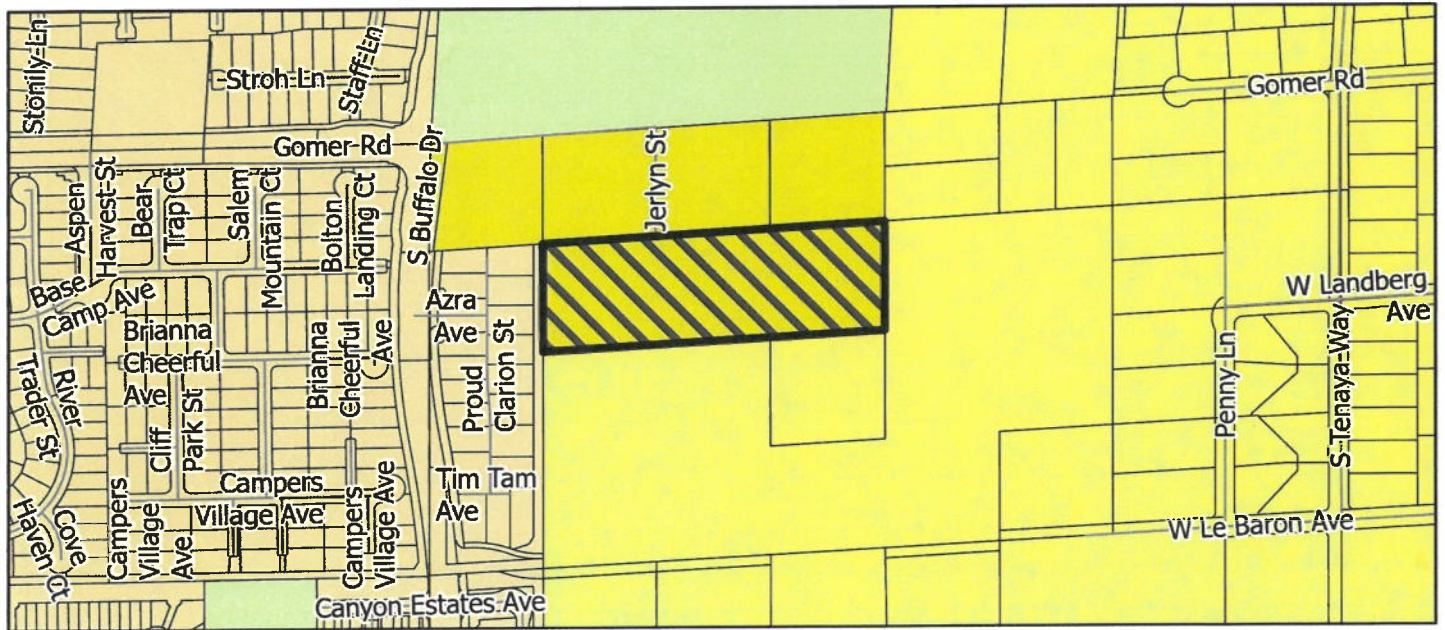
APPLICANT: THOMASON CONSULTING ENGINEERS

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET,
SUITE 200, LAS VEGAS, NV 89119

Planned Land Use Amendment PA-24-700006



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

Requested Area To Change

Planning Areas

DRAFT

**Enterprise
Clark County, Nevada**

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



Department of Comprehensive Planning Application Form

2A

ASSESSOR PARCEL #(s): 176-27-101-031 (PTO)

PROPERTY ADDRESS/ CROSS STREETS: Buffalo / Gomer

DETAILED SUMMARY PROJECT DESCRIPTION

We are requesting a zone change, design review, waiver of development standards and a tentative map for a residential development for 25 Lots.

PROPERTY OWNER INFORMATION

NAME: USA
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Signature Land Holdings LLC
ADDRESS: 804 S. Rancho Drive E-4
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # _____
TELEPHONE: (702) 671-6062 CELL (702) 498-8471 EMAIL: rickbarron@signaturehomes.com

CORRESPONDENT INFORMATION

NAME: Sonia Macias @ TCE
ADDRESS: 7080 La Cienega St. #200
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170761
TELEPHONE: 702-932-6125 CELL 702-336-4071 EMAIL: smacias@tce-lv.com

*Correspondent will receive all project communication

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

[Signature] RICK BARRON 1/24/24
Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) PA-24-700006 ACCEPTED BY MND
PC MEETING DATE 6/18/24 @ 7:00 P.M. DATE 4/18/24
BCC MEETING DATE 7/17/24 @ 9:00 A.M.
TAB/CAC LOCATION ENTERPRISE DATE 5/29/24 @ 6:00 PM
COMPANIONS: ZC-24-0169
WS-24-0170
TM-24-500044

March 19, 2024

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

**Re: Buffalo/Gomer-II
Master Plan Amendment
APN# 176-27-101-031 (PTN)
Project#: 273-23009**

**PLANNER
COPY**

The project proposes a 25 lot single family detached residential development on approximately 7.50 acres at a density of 3.33 dwelling units per acre within the Enterprise Land Use planning area. The long and narrow shape of the parcel combined with natural topography creates a unique set of constraints for the development of the proposed site: 1) limited to access through the adjacent Buffalo/Gomer 10 project as an 'add-on' to the existing subdivision, 2) an existing wash at the east side of the site that conveys substantial storm flows from the Mountains Edge area, and 3) the need to utilize utilities extended through the neighboring Buffalo/Gomer 10 project to provide service to the proposed lots. The proposed subdivision addresses the constraints in a reasonable manner.

Location: The proposed project is located near the southeast corner of Gomer Road and Buffalo Drive within Section 27, Township 22 South, Range 60 East. The existing entitled Buffalo/Gomer 10 project is located to the north of this project and access is provided through that project via public streets to Buffalo Drive.

The current trend is the need for additional single family residential development in this area and in the Las Vegas valley in general. The demand for single family residential housing continues to remain high while the supply remains very limited as indicated by the continual increase in home values and cost and the short time frames that homes remain on available in the open market. This trend fuels the need for residential development at higher densities than previously planned to meet the demands. In this instance, the proposed project is located at Buffalo Drive (100' right-of-way) and Gomer Road (100' right of way). The proposed LN designation to allow residential development is appropriate for the property. The "Buffalo/Gomer" subdivision has been approved to the north under the LN master plan designation for single family residential and this project is an expansion of the existing project.

This is an add-on project to the previously approved 'Buffalo Gomer' project located directly north. The site is presently master planned as RN. The properties to the north are developed under a planned land uses of LN and the property to the west is designated as Mid Intensity Suburban. The properties to the east and south are undeveloped with a master plan designation of RN. The nearest developed parcel in the RN planned area is located 450+/- to the southeast. The proposed LN land use is compatible with the adjacent land uses and serves as a buffer for the properties to the east and south.

T THOMASON
C CONSULTING
E ENGINEERS

The site is bordered by existing single family residential west and is an expansion of the subdivision to the north which provides access to Buffalo Drive. Adequate access and circulation is provided by the public streets. The proposed project will not have a substantial adverse effect to the area roadways, Fire and Police facilities, parks, and area utilities. According to CCSD, the area schools are at or over capacity, however, the project is not anticipated to cause a substantial adverse effect. Stormwater management will be in accordance with Clark County Flood Control standards and will not adversely affect adjacent properties.

The proposed project complies with the policies of the Comprehensive Plan:

- *Provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels (Land Use Goal #7).*
- *Development of vacant parcels within serviced areas should be encouraged (Growth Management Policy #1)*
- *Maximum use of existing service capacities should be encouraged (Growth Management Policy #2)*

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers



Sonia Macias
Project Coordinator

**PLANNER
COPY**

06/18/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0169-USA:

ZONE CHANGE to reclassify a 7.50 acre portion of 32.50 acres from an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay to an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located 330 feet east of Buffalo Drive; 320 feet south of Gomer Road (alignment) within Enterprise (description on file). JJ/md (For possible action)

RELATED INFORMATION:

APN:

176-27-101-031 ptn

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.50 portion of 32.50
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states this request is to rezone the subject property from RS20 (Residential Single-Family 20) to RS5.2 (Residential Single-Family 5.2) for a proposed 25 lot single-family residential subdivision. The justification for this request is that the proposed zone boundary amendment allows the expansion of the previously approved single-family residential development (ZC-22-0168 and TM-22-500060) immediately to the north of the project site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Undeveloped - previously approved for a PUD via ZC-22-0168
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Unimproved trail adjacent to single-family residential development

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

Related Applications

Application Number	Request
PA-24-700006	A plan amendment to redesignate the land use from Ranch Estates Neighborhood to Low-Intensity Suburban Neighborhood is a companion item on this agenda.
WS-24-0170	A waiver of development standards to increase retaining wall height and residential adjacency standards in conjunction with design reviews for single-family residential development and Hillside development is a companion item on this agenda.
TM-24-500044	A tentative map for a 25 lot single family residential subdivision on 7.5 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

**Comprehensive Planning
Zone Change**

The Residential Single-Family 5.2 (RS5.2) zoning district is established to accommodate moderate-density, single-family residential development and is intended to transition between low-density and other moderate-density residential neighborhoods. Immediately to the north of the project site are 4 undeveloped RS10 zoned parcels previously approved for a single-family residential development consisting of 30 lots on 10 acres with a density of 3 dwelling units per gross acre. To the west of the proposed development is an existing single-family residential development zoned RS10 consisting of 19 lots on 7.63 acres with a density of 2.5 dwelling units per gross acre. To the south of the project site are undeveloped parcels zoned RS20 located within the Neighborhood Protection (RNP) Overlay. Staff finds the proposed RS 5.2 zoning district conflicts with Policy 1.4.4 of the Master Plan which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. The RS10 and the RS5.2 zoning districts require minimum lot sizes of 10,000 square feet (gross) and 5,200 square feet, respectively. The RS5.2 zoning district is not compatible in scale or intensity with the RS10 zoning districts to the north and west and the RS20 district to the south. In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. For these reasons, staff finds the request for the RS5.2 zone is not appropriate for this location and recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 17, 2024 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

If approved:

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0206-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THOMASON CONSULTING ENGINEERS

**CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET,
SUITE 200, LAS VEGAS, NV 89119**



Department of Comprehensive Planning Application Form

3A

ASSESSOR PARCEL #(s): 176-27-101-031 (PTO)

PROPERTY ADDRESS/ CROSS STREETS: Buffalo / Gomer

DETAILED SUMMARY PROJECT DESCRIPTION

We are requesting a zone change, design review, waiver of development standards and a tentative map for a residential development for 25 Lots.

PROPERTY OWNER INFORMATION

NAME: USA
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Signature Land Holdings LLC
ADDRESS: 804 S. Rancho Drive E-4
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # _____
TELEPHONE: (702) 671-6062 CELL (702) 498-8471 EMAIL: rickbarron@signaturehomes.com

CORRESPONDENT INFORMATION

NAME: Sonia Macias @ TCE
ADDRESS: 7080 La Cienega St. #200
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170761
TELEPHONE: 702-932-6125 CELL 702-336-4071 EMAIL: smaclasi@tcc-nv.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

RICK BARRON
Property Owner (Print)

1/24/24
Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2c-24-0169
PC 6/18/24 @ 7:00 PM
BCC 7/17/24 @ 9:00 AM
TAB ENTERPRISE

5/29/24 @ 6:00 PM

MMS
4/18/24
COMPANIONS: PA-700006
WS-24-0170
TM-24-500044



March 21, 2024

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

**Re: Buffalo/Gomer-II
Zone Boundary Amendment
APN# 176-27-101-031 (PTN)
Project#: 273-23009**

On behalf of Signature Land Holdings LLC, we respectfully request your approval of a Zone Boundary Amendment for a portion of APN 176-27-101-031 from RS-20 to RS-5.2.

A Master Plan Amendment is submitted as a companion item to this application to modify the land use from RN (Ranch Estate Neighborhood) to LN (Low-Intensity Suburban Neighborhood). The proposed zoning is allowed under the LN land use.

Location: The proposed project is located near the southeast corner of Gomer Road and Buffalo Drive within Section 27, Township 22 South, Range 60 East. The existing entitled Buffalo/Gomer 10 project is located to the north of this project and access is provided through that project via public streets to Buffalo Drive.

Zone Boundary Amendment: This request is tied to a proposed 25 lot single family residence project to be developed at 3.33 units per acre under the proposed RS-5.2 zoning. A Master Plan Amendment to the Enterprise Land Use Plan is a companion item to this application to change the master plan designation from RN to LN to allow this zone boundary amendment.

The proposed zone boundary amendment allows the expansion of the previously approved Buffalo/Gomer 10 project (ZC-22-0168, TM-22-500060) and allows the development of 25 single-story single family residential homes. The parcel requires the development of the Buffalo/Gomer 10 project for access, water and sanitary sewer services and flood control improvements to the existing wash along the east side of the site.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers


Sonia Macias
Project Coordinator

**CIVIL
ENGINEERING**

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 Fax (702) 932-6129

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0170-USA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; and 2) increase wall height.

DESIGN REVIEWS for the following: 1) hillside development; 2) final grading plan; and 3) single-family residential development on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located 330 feet east of Buffalo Drive and 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action)

RELATED INFORMATION:

APN:
176-27-101-031 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a.
 - i. Increase fill height to 10 feet where a maximum of 3 feet is allowed to be placed a minimum of 5 feet from a shared residential property line per Section 30.04-06F (a 233.4% increase).
 - ii. Increase fill height to 10 feet where a maximum of 6 feet of fill is allowed to be placed greater than 5 feet and up to 20 feet from a shared residential property line per Section 30.04.06F (a 66.7% increase).
 - iii. Increase fill height to 10 feet where a maximum of 9 feet of fill is allowed to be placed greater than 20 feet and up to 50 feet from a shared property line per Section 30.04.06F (a 11.2% increase).
 - b. Allow lot sizes less than 10,000 square feet (as small as 5,200 square feet) where residential development within, abutting, or adjacent to a Rural Neighborhood Preservation NPO shall transition along RNP boundaries by providing lot sizes 10,000 square feet or greater per Section 30.04.06G2.
 - c. Allow rear setbacks of 20 feet, side interior setbacks of 5 feet and side street setbacks of 10 feet where development shall comply with the side or rear zoning district setbacks of the adjacent RNP NPO lot along any shared lot lines per Section 30.04.06G2.
2. Increase the height of a retaining wall to 10 feet where a maximum height of 3 feet is permitted per Section 30.04.03C (a 233.4% increase).

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

Site Address: N/A

Site Acreage: 7.50 portion of 32.50

Project Type: Single-family residential development

Number of Lots: 25

Density (du/ac): 3.33

Minimum/Maximum Lot Size (square feet): 7,436/22,145

Number of Stories: 1

Building Height (feet): 17 to 22

Square Feet: 2,398 to 3,028

Site Plan

The plans depict a single-family residential development consisting of 25 lots on 7.50 acres with a density of 3.33 dwelling units per gross acre. The minimum and maximum lot sizes are 7,436 and 22,145 square feet, respectively. Access to the site is granted through a 49 foot wide east/west public street (Pioneer Court) connecting to Buffalo Drive previously approved in conjunction with a single-family residential development (ZC-22-0168). Pioneer Court connects to a north/south public and private street (North Street), measuring 49 feet and 39 feet in width, respectively. The north portion of North Street is public while the south portion of the street is private. The south portion of North Street provides immediate access to the proposed single-family residential development. North Street connects to a 39 foot wide east/west private street (South Street) terminating in a cul-de-sac bulb at the western (Lots 1 and 25) and eastern (Lots 11 and 12) of the subdivision. A 5 foot wide sidewalk is located on the east and west sides of North Street, adjacent to Lots 5 and 6, respectively. A sidewalk measuring 4 feet in width is located along the north side of South Street, adjacent to Lots 1 through 11. Immediately to the east of Lots 11 and 12 is a 30 foot wide public utility easement (Common Element H) that is adjacent to a proposed drainage channel (Common Element I). The eastern portion of the site is located in an area with slopes greater than 12 percent; however, the developable area of the site is located in areas that average 1.5 percent slope located outside of the 12 percent slope area. The area of the parcel located within the 12 percent slope area is defined as "Hillside", located east of the existing wash, and does not affect the proposed residential lots. A small portion of the proposed flood control channel improvements, located on the east side of the wash, are located within the Hillside area that ranges between 12 to 25 percent slope area. Only a small portion of the proposed flood control channel improvements within the existing wash fall into the hillside area along the east side of the wash, necessitating design reviews for Hillside development and a final grading plan. A waiver of development standards is required to increase the height of a retaining wall up to 10 feet along the east property lines of Lots 11 and 12. A second waiver of development standards is necessary to allow a maximum of 10 feet of fill within 50 feet from the shared property line (south) of Lot 12, adjacent to APN 176-27-101-018, an undeveloped parcel. A third waiver of development standards is requested to allow lot areas measuring between 7,436 feet to 8,823 feet (Lots 13 through 25) adjacent to APN 176-27-101-018 and the residual portion of APN 176-27-101-031 (not a part of this application, BLM parcel). The final waiver of development standards that is requested is to allow rear setbacks of 20 feet, side interior setbacks

of 5 feet, and side street setbacks of 10 feet where development shall comply with the side or rear zoning district setbacks of the adjacent RNP NPO lot along any shared lot lines.

Landscaping

No landscaping is proposed or required as the development is serviced by an interior network of private streets.

Elevations

The plans depict single story model homes with a maximum height ranging between 17 feet to 22 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, decorative foam for trim, and accents. Some of the models also include decorative stone veneer and optional patio covers on the rear elevation. The side elevations of the model homes include a single architectural feature being a varying roofline.

Floor Plans

The plans depict single story model homes with multiple floor plans ranging from 2,398 square feet to 3,028 square feet. The models feature multiple bedrooms, bathrooms, kitchen, den, and a living room. All models feature 2 to 3 car garages, with some models featuring an attached recreational vehicle garage.

Applicant's Justification

The applicant states the increase in retaining wall height is necessary to provide flood control protection adjacent to the existing wash along the east portion of the proposed development. The actual maximum wall heights will be determined by the flood control facility design for the conveyance storm water through the wash area. The increase in finish grade is necessary to provide flood control protection adjacent to the existing wash along the east portion of the proposed development that controls the design of the entire project. The actual maximum increase in grade will be determined by the flood control facility design for the conveyance of storm water through the wash area. The applicant indicates the RNP NPO areas adjacent to the site are located to the east and south as undeveloped private (2.5 acre site to the south) and public land (25 acres). The proposed zoning of the subject property is RS-5.2 (which allows up to 5 units per acre under the proposed Low-Intensity Suburban Neighborhood land use and a minimum 5,200 square foot lots). The project proposes a density of 3.33 units per acre and lot sizes that ranging from 7,400+/- square feet to 8,800+/- square feet along the RNP NPO shared southern property line. Additionally, single story homes with a typical building height of 20 feet are proposed to minimize impact to adjacent properties. The nearest developed property within the RNP NPO area is located approximately 450 feet to the southeast. The eastern portion of the site is located in an area with slopes greater than 12 percent; however, the developable area of the site is located in areas that average 1.5 percent slope and is outside of the 12 percent slope area. The area of the parcel located within the 12 percent slope defined as "Hillside" and is located east of the existing wash and does not affect the proposed subdivision lots. Only a small area of the proposed flood control channel improvements in the existing wash fall into the Hillside area along the east side of the wash.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Undeveloped previously approved for a PUD via ZC-22-0168
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Unimproved trail adjacent to single-family residential development

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

Related Applications

Application Number	Request
PA-24-700006	A plan amendment to redesignate the land use from Ranch Estates Neighborhood to Low-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-24-0169	A zone change request to reclassify the project site to RS5.2 zoning for a single-family residential development at 3.3 dwelling units per acre is a companion item on this agenda.
TM-24-500044	A tentative map for a 25 lot single-family residential subdivision on 7.5 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1

The intent of limiting the amount of fill in proximity to residential development is to minimize and mitigate the impact increased finished grade may have on adjacent property owners. The increase to the fill height predominantly occurs at the southeast corner of the site, within the boundaries of Lot 12. The applicant indicates the increase in fill is necessary to provide flood control protection adjacent to the existing wash along the east portion of the proposed

development that controls the design of the entire project. The intent of requiring minimum lot sizes of 10,000 square feet adjacent an existing Rural Neighborhood Preservation NPO is to encourage new residential developments adjacent to these areas to transition at appropriate densities, be of similar height, and maintain similar setbacks. Policy 6.2.3 of the Master Plan encourages the establishment of regulations that support appropriate transitions in the character of development and neighborhood compatibility. Staff finds the requested waivers of development standards conflict with this policy and are a self-imposed hardship. The site can be redesigned to allow for 10,000 square foot lots, in conjunction with greater building setbacks, to ensure an appropriate transition between the proposed development and the Rural Neighborhood Preservation NPO Overlay to the south. Therefore, staff recommends denial. However, since staff is not supporting the companion items and design review, staff cannot support this request.

Waivers of Development Standards #2

The request to increase the retaining wall height is necessary to accommodate the increase to finished grade. However, since staff is not supporting the companion items and design review, staff cannot support this request.

Design Reviews

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

Design Reviews #1 & #2

The purpose of the Hillside development restrictions is to provide for the reasonable, safe and aesthetic use of the steep and inconsistent topography of natural hillsides within unincorporated Clark County. Staff finds the final grading plan complies with the development restrictions as the drawings indicate the following: 1) the development of the proposed flood control channel will not exceed the maximum amount of site disturbance permitted per Code; 2) no residential lots are proposed within the Hillside area; and 3) a small portion of the Hillside area, with slopes ranging between 12 to 25 percent located immediately to the northeast of the proposed flood control channel, will remain undisturbed. However, since staff is not supporting the companion items and design review #3, staff cannot support this request.

Design Review #3

The layout and internal street network of the proposed subdivision is functional. However, the elevations do not meet the requirement of detached single-family homes having at least 2 architectural features on each façade of the structure. More specifically, some of the rear elevations and all of the side elevations include only 1 architectural feature being a varying roofline. Staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 17, 2024 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

Fire Prevention Bureau

No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0206-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: THOMASON CONSULTING ENGINEERS
CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET,
SUITE 200 LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

4A

ASSESSOR PARCEL #(s): 176-27-101-031 (PTO)

PROPERTY ADDRESS/ CROSS STREETS: Buffalo / Gomer

DETAILED SUMMARY PROJECT DESCRIPTION

We are requesting a zone change, design review, waiver of development standards and a tentative map for a residential development for 25 Lots.

PROPERTY OWNER INFORMATION

NAME: USA
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Signature Land Holdings LLC
ADDRESS: 804 S. Rancho Drive E-4
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # _____
TELEPHONE: (702) 671-6062 CELL (702) 498-8471 EMAIL: rickbarron@signaturehomes.com

CORRESPONDENT INFORMATION

NAME: Sonia Macias @ TCE
ADDRESS: 7080 La Cienega St. #200
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170761
TELEPHONE: 702-932-6125 CELL 702-336-4071 EMAIL: smaacias@tce-nv.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

RICK BARRON
Property Owner (Print)

1/24/24
Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> WS/OR
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

WS-24-0170
PC 6/18/24 @ 7:00 PM
BCC 7/17/24 @ 9:00 AM
TAB ENTERPRISE 5/29/24 @ 6:00 PM

MNO
4/18/24
COMPANIONS: PA-24-700006
WC-24-0169
TM-24-500044



May 2, 2024

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

WS-24-0170

PLANNER
COPY

**Re: Buffalo/Gomer-II
Design Review and Waiver of Development Standards
APN# 176-27-101-031 (PTN)
Project#: 273-23009**

On behalf of Signature Land Holdings LLC, we respectfully request your approval of a Design Review and Waiver of Standards.

The project proposes a 25 lot single family detached residential development on approximately 7.50 acres at a density of 3.33 dwelling units per acre within the Enterprise Land Use planning area. The long and narrow shape of the parcel combined with natural topography creates a unique set of constraints for the development of the proposed site: 1) limited to access through the adjacent Buffalo/Gomer 10 project as an expansion of the existing project, 2) an existing wash at the east side of the site that conveys substantial storm flows from the Mountains Edge area, and 3) the need to utilize utilities extended through the neighboring Buffalo/Gomer 10 project to provide service to the proposed lots. The proposed subdivision addresses the constraints in a reasonable manner.

Location: The proposed project is located near the southeast corner of Gomer Road and Buffalo Drive within Section 27, Township 22 South, Range 60 East. The existing entitled Buffalo/Gomer 10 project is located to the north of this project and access is provided through that project via public streets to Buffalo Drive.

Design Review: The project proposes a 25 lot single family residential subdivision which is an expansion of the previously approved Buffalo/Gomer 10 project located to the north. Access is provided by a single 49' private street that connects to the existing subdivision to the north and a 39' private street that provides access to the proposed lots. The project does not have any direct access to any other public streets other than through the adjacent subdivision to the north. The proposed single access is sufficient to service the 25 lot community. The proposed subdivision provides lot sizes that range from approximately 7,400 to 10,900 square feet with an average lot size of approximately 8,400 square feet. The proposed project will consist of seven single story homes that range in size from approximately 2,578 to 3,028 square feet and provide varying elevations at a typical height of 20'. The homes each provide two car garages (with optional third car garage) with one model providing a side-load configuration. The homes will be stucco finish with concrete tile roofs and optional finishes may be offered such as tile or stone veneer enhancements. The homes are single story design and provide architecturally pleasing elevations with window fenestration 'pop-outs' in optional accent colors, varied roof lines and wall offsets, and covered porches and patios to enhance the exterior aesthetics.

A design review for Hillside Development is also requested. The eastern portion of the site is located in an area with slopes greater than 12% however the developable area of the site is located in areas that average 1.5% slope and is outside of the 12% slope area. The area of the parcel located within the 12% slope defined as 'Hillside' overlay is located east of the existing wash and does not affect the proposed subdivision lots. Only a small area of the proposed flood control channel improvements in the existing wash fall into the hillside area along the east side of the wash. A final grading plan is provided with this application.

Waiver of Standards #1: Approval of a Waiver of Development Standards to allow a maximum 16' perimeter wall height (with 6' screen and 10' retaining/flood wall) where 9' wall height is allowed by Title 30 section 30.64.03.C.2.i, p.140. The maximum height condition occurs along the eastern portion of the site adjacent to the existing wash and a portion of the southern boundary.

Justification: The increase in wall height is necessary to provide flood control protection adjacent to the existing wash along the east portion of the proposed development. The actual maximum wall heights will be determined by the flood control facility design for the conveyance storm water through the wash area. The design of the flood control facilities must meet Clark County flood control design requirements and will be reviewed and approved by CCPW in the development process.

Waiver of Standards #2: Approval of a Waiver of Development Standards of 30.04.06.F to allow an increase in finish grade up to 10' from a shared property line within the area from: a) 0' to 5' where 3' is allowed, b) 5' to 20' where 6' is allowed, and c) 20' to 50' where 9' is allowed.

Justification: The increase in finish grade is necessary to provide flood control protection adjacent to the existing wash along the east portion of the proposed development that controls the design of the entire project. The actual maximum increase in grade will be determined by the flood control facility design for the conveyance of storm water through the wash area. The design of the flood control facilities must meet Clark County flood control design requirements and will be reviewed and approved by CCPW in the development process.

Waiver of Standards #3: Approval of a Waiver of Development Standards for Residential Adjacency from Section 30.04.06.G (Site and Building Orientation).2.i and G.2. ii which require 1) 10,000 square foot lots and building heights not exceeding those adjacent to RNP NPO areas, and 2) side or rear zoning district setbacks of the adjacent RNP NPO lots along any shared lot lines.

Justification: The RNP NPO areas adjacent to the site are located to the east and south as undeveloped private (2.5 acre site to the south) and public land (25 acres). The proposed zoning for the property is RS-5.2 (which allows up to 5 units per acre under the proposed LN land use and a minimum 5,200 square foot lots). The project proposes a density of 3.33 units per acre and lot sizes that range from 7,400 +/- square feet to 8,800 +/- square feet along the RNP NPO shared southern property line. Additionally, single story homes with a typical 20' building height are proposed to minimize impact to adjacent properties. The nearest developed property within the RNP NPO area is located approximately 450' to the southeast.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers



Sonia Macias
Project Coordinator

**PLANNER
COPY**

06/18/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500044-USA:

TENTATIVE MAP consisting of 25 lots and common lots on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action)

RELATED INFORMATION:

APN:
 176-27-101-031 ptn

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

BACKGROUND:
Project Description
 General Summary

- Site Address: N/A
- Site Acreage: 7.50 portion of 32.50
- Project Type: Single-family residential development
- Number of Lots: 25
- Density (du/ac): 3.33
- Minimum/Maximum Lot Size (square feet): 7,436/22,145

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Undeveloped - previously approved for a PUD via ZC-22-0168
South & East	Ranch Estates Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Unimproved trail adjacent to single-family residential development

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

Related Applications

Application Number	Request
PA-24-700006	A plan amendment to redesignate the land use from Ranch Estates Neighborhood to Low-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-24-0169	A zone change request to reclassify the project site to RS5.2 zoning for a single-family residential development at 3.3 dwelling units per acre is a companion item on this agenda.
WS-24-0170	A waiver of development standards to increase retaining wall height and residential adjacency standards in conjunction with design reviews for single-family residential development and hillside development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Tentative Map

Staff finds that the design of the subdivision lacks connectivity to a secondary street, allowing only a single point of entry and exit to the development via Buffalo Drive. Staff is not supporting the related zone change, waivers of development standards, and design review requests; therefore, staff recommends denial of the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 17, 2024 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0206-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THOMASON CONSULTING ENGINEERS

**CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET,
SUITE 200, LAS VEGAS, NV 89119**



Department of Comprehensive Planning Application Form

5A

ASSESSOR PARCEL #(s): 176-27-101-031 (PTO)

PROPERTY ADDRESS/ CROSS STREETS: Buffalo / Gomer

DETAILED SUMMARY PROJECT DESCRIPTION

We are requesting a zone change, design review, waiver of development standards and a tentative map for a residential development for 25 Lots.

PROPERTY OWNER INFORMATION

NAME: USA
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Signature Land Holdings LLC
ADDRESS: 804 S. Rancho Drive E-4
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # _____
TELEPHONE: (702) 671-6062 CELL (702) 498-8471 EMAIL: rickbarron@signaturehomes.com

CORRESPONDENT INFORMATION

NAME: Sonia Macias @ TCE
ADDRESS: 7080 La Cienega St. #200
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170761
TELEPHONE: 702-932-6125 CELL 702-336-4071 EMAIL: smacias@tce-iv.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

RICK BARRON
Property Owner (Print)

1/24/24
Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

TM-24-500044
PC 6/18/24 @ 7:00 PM
BCC 7/12/24 @ 9:00 AM
TAB ENTERPRISE

5/29/24 @ 6:00 P.M.

MNO
4/18/24
COMPANIONS: PA-24-00006
2C-24-0169
WS-24-0170

T THOMASON
C CONSULTING
E ENGINEERS

Ty. 24-500044

March 19, 2024

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

**Re: Tentative Map
Buffalo/Gomer
APN# 176-27-101-031(PTO)**

On behalf of our client Signature Land Holdings LLC, we respectfully request that the Tentative Map be heard concurrent with the Master Plan Amendment, Zone Boundary and Waiver of Development Standards.

Sincerely,


Sonia Macias
Project Coordinator

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SDR-24-0160-AMERICA FIRST FEDERAL CREDIT UNION

SIGN DESIGN REVIEWS for 1) increase wall sign area, and 2) a static electronic message unit in conjunction with a financial service on a 0.90 acre portion of 8.10 acres in a CG (Commercial General) Zone.

Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/jud/ng (For possible action)

RELATED INFORMATION:

APN:
176-23-210-003; 176-23-210-004; 176-23-210-007 through 176-23-210-009 ptn

SIGN DESIGN REVIEWS:

1. Allow a wall sign to be 90% of the area of the building face (ATM columns faces) where wall signs are allowed to be only 20% of the area of the building face.
2. Allow a static electronic message unit in conjunction with a monument sign where electronic message unit, static signs are only allowed in conjunction with freestanding or wall signs per Section 30.05.I.

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.10 (shopping center)/0.90 (project site)
- Project Type: Financial Service (Credit Union)/signage
- Sign Height (feet): 8.8 (wall)/9 (monument)
- Square Feet: 18 (wall signs)/71(monument sign)/26.5 (EMU static sign)

Site Plan

The plan depicts a financial service (Credit Union) on the northeast portion of a previously approved shopping center. This individual parcel (APN 176-23-210-003) is located at the southwest corner of Blue Diamond Road and Santa Margarita Street. Access to the site is via Santa Margarita Street. Additional access is also provided through the shopping center to the west, via Rainbow Boulevard. The drive-thru ATM is located on the south side of the proposed building.

Sign Plan

The proposed monument sign location complies with the overall commercial development sign plan, WS-20-0428. The present plans depict a monument sign with an electronic message unit (EMU), static; and wall signage on the primary building as well as on the ATM canopy walls/columns. The building wall signage complies with Title 30, and it includes lettering and the corporate logo on all four sides of the building.

Wall signs:

The plans depict a request to increase the allowable size of a wall sign. The proposed ATM wall/columns signs are only for the drive-thru teller canopy columns. These signs are 90% of the column face; greater than the 20% of wall face allowed per Code.

Monument sign:

The plans depict a monument sign 9 feet in height by 8 feet in width. The on-site monument sign is proposed near the corner of Blue Diamond Road and Santa Margarita Street. It includes an EMU, static which is approximately 27 square feet in area. EMU, static signs are only allowed with freestanding and wall signs. Hence the need for sign design reviews.

Applicant's Justification

The applicant states the signs will complement the building, utilizing similar architectural design, materials, and colors. Included is acrylic push through lettering, as well as an outdoor changeable message digital screen.

Signage design for the drive-thru teller machines is incorporated into the overall architectural design of the teller canopies and provides clear directional signage and high visibility for vehicular circulation. The ATM signage is interior to the site and is not a distraction to other commercial center patrons.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-23-0906	Restaurant with drive-thru	Approved by BCC	February 2024
WS-23-0408	Alternative street landscaping and design review for restaurant and finished grade	Approved by BCC	September 2023
ADR-23-900243	Vehicle wash facility	Approved by ZA	July 2023
VS-23-0112	Vacated and abandoned a portion of easements	Approved by PC	May 2023
DR-21-0225	Site lighting for a previously approved shopping center	Approved by BCC	July 2021
WS-20-0428	Comprehensive sign plan with waivers for reduced separation between freestanding signs, reduced sign setbacks, and allowed roof signs	Approved by PC	January 2021

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0161	Vacated and abandoned right-of-way being Rainbow Boulevard between Serene Avenue (alignment) and Blue Diamond Road	Approved by BCC	April 2020
TM-20-500047	1 lot commercial subdivision for a previously approved shopping center	Approved by BCC	April 2020
WS-19-0725	Modifications to an approved shopping center	Approved by BCC	November 2019
WC-19-400122 (NZC-18-0915)	Waived conditions of a zone change to provide enhanced landscape buffers along the perimeters and street frontages for a shopping center	Approved by BCC	November 2019
NZC-18-0915	Reclassified from R-E and H-2 to C-2 zoning for a shopping center, with waivers for modified driveway and separation, and a design review for a shopping center	Approved by BCC	June 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & H-2	Undeveloped
South	Business Employment	C-2	Undeveloped
East	Business Employment	M-D, M-1, & C-1	Warehouse & undeveloped
West	Corridor Mixed-Use	H-2 & C-2	Retail shopping center

Related Applications

Application Number	Request
WS-24-0159	A request for alternative landscape and a design review for a financial service institution (Credit Union) in a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Sign Design Reviews

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

Staff finds that the signage is compatible with the site. The signs compliment the architectural style of the building. Additionally, sign plans will enhance the aesthetics of the development and will not have an adverse impact on the adjacent uses. The proposed development does not have a

freestanding sign; consequently, there is no other EMU sign existing or proposed via a wall or freestanding sign; therefore, the proposed monument sign with EMU will act as the only one. Additionally, the proposed wall signs on the ATM column canopy will be internal to the shopping center. Therefore, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant is advised that signs are not permitted within the right-of-way.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: RICK MAGNESS

CONTACT: RICK MAGNESS, AWA ENGINEERING, 2010 N. REDWOOD ROAD, SALT LAKE CITY, UT 84116



Department of Comprehensive Planning **6A** Application Form

SDR-24-0160

ASSESSOR PARCEL #(s): 176-23-210-003

PROPERTY ADDRESS/ CROSS STREETS: SE corner of Blue Diamond and Santa Margarita

DETAILED SUMMARY PROJECT DESCRIPTION

New construction of a credit union and drive through automated teller machines within the Diamond Plaza commercial development.

PROPERTY OWNER INFORMATION

NAME: America First Federal Credit Union
ADDRESS: 4646 South 1500 West, suite 100
CITY: Riverdale STATE: UT ZIP CODE: 84405
TELEPHONE: 801-827-8070 CELL 801-573-5756 EMAIL: tsnideman@americafirst.com

APPLICANT INFORMATION (must match online record)

NAME: AWA Engineering (Rick Magness)
ADDRESS: 2010 N. Redwood Road
CITY: Salt Lake City STATE: UT ZIP CODE: 84116 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-370-6962 EMAIL: rickm@awaeng.com

CORRESPONDENT INFORMATION (must match online record)

NAME: (SAME AS APPLICANT)
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

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

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

Tammy Gallegos
Property Owner (Signature)*

Tammy Gallegos
Property Owner (Print)

April 11, 2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) SDR-24-0160

ACCEPTED BY JUD

PC MEETING DATE 06/18/2024

DATE 04/15/2024

BCC MEETING DATE -

FEES \$1300⁰⁰

TAB/CAC LOCATION Enterprise

DATE 05/29/2024



April 8th, 2024

SDR-24-0160

Clark County Comprehensive Planning
Attn: Judith Rodriguez
500 S Grand Central Parkway
Las Vegas, NV 89155

Re: (APR-23-101600) America First Credit Union Design Review Justification Letter / Waiver of Development Standards / SDR

Judith,

America First Credit Union is requesting the following:
Design Review / Waiver of Development Standards / SDR approvals for a proposed America First Credit Union office with drive-through teller machines within the Diamond Plaza Commercial Center at the southeast corner of Blue Diamond Road & Santa Margarita Street.

Background

- The site is currently undeveloped within a commercial center that is approximately 50% constructed. Commercial driveways, perimeter landscaping, utilities and much of the internal parking lot is completed.
- Assessor Parcel Number: 176-23-210-003
- Acreage: 0.86 acre
- Current Zoning is Commercial General (CG).
- Perimeter rights-of-way: Blue Diamond Road / Santa Margarita Street

Proposed General Uses

The proposed credit union office and drive-thru teller machines are allowed uses within the existing C-G zone.

America First Federal Credit Union will provide financial services to the surrounding area. Primary hours of operation are generally 9:00am to 6:00pm weekdays, with 24-hour drive-thru services.

Site Plan

The proposed building and drive-thru are located within the existing retail center.

The drive-thru will be located central to the site, maximizing vehicular accessibility and screening from the adjacent roadways.

Parking Calculation / Analysis

The Parking Analysis is found within the "Site Data" on the Site Design Review Plan. The overall site is approved as a shopping center. The proposed 22 stalls are within the overall approved parking allowed for Diamond Plaza Commercial Center.

Commercial Center Parking per NZC 18-0915

Parking Required: 235 spaces / Parking Provided: 290 spaces

- PAD C Parking Approved: 24 spaces / Parking Provided: 22 spaces
- **(ADA Parking Required: 2 stalls / ADA Parking Provided: 2 stalls)**

Building / Elevations

The ±3,000 s.f. building and drive-thru elevations and materials will be consistent with the surrounding commercial development while maintaining the AFCU corporate brand. A combination of building materials includes metal roofing, cast in place and precast concrete, brick veneer, cultured stone veneer, ACM panel system, pre-finished aluminum trim with large window areas. This combination of materials provides a modern and safe design for members and passersby. The teller machine materials and design complement the building with architectural features and design.

Landscaping

Landscaping currently exists within the overall commercial development. On-site landscaping is consistent with Title 30.04.01 and Tabel 30.04-1 with one proposed **Waiver of Development Standard:**

Landscape code requires perimeter street trees 30 ft. on center for the length of adjacent rights-of-way. America First Credit Union proposes the required amount of trees; however, they will be clustered along Blue Diamond and Santa Margarita. This safety element of design allows clear visibility of the building as well as clear views within the credit union.

Water Efficient Planting, approved Parking Lot Tree locations and species, water efficient irrigation are included in this design. The landscaping will also be consistent with existing plant palate and design of the Diamond Plaza Commercial Center.

Transportation / Access

The proposed credit union and drive-through tellers will utilize the existing commercial driveway accesses on Santa Margarita Street, Rainbow Blvd., and Serene Avenue, as well as the internal parking lot circulation.

Adequate drive-thru teller vehicular queuing is provided with on-site drive-isles per Title 30.56.110 Drive-Thru Service description *"The drive aisle length from the window, or talk box if provided, shall be long enough to accommodate on-site stacking of vehicles..."*.

Sustainability

The project scores five points out of seven required. Landscaping, Building Orientation, Daylighting Strategies and Low emissivity Glass are elements included in the design. The applicant will work with staff to ensure sustainability will be included within the overall building and site design, while keeping consistent to the overall commercial center's design. Title 30.04.05 J Sustainability Options checklist is included with this application.

Signage

Project signage will comply with the overall commercial development sign plan (WS-20-0428). Signage will include a freestanding monument sign as well as wall signage on the primary building. Wall signage will comply with county code for size and location. Wall signage will include lettering and the corporate logo on all four sides of the building.

One on-site monument sign is proposed near the corner of Blue Diamond Road and Santa Margarita Street. The sign will complement the building, utilizing similar architectural design, materials and colors. Included is acrylic push through lettering, as well as an outdoor changeable message digital screen. Overall sign dimensions are 9 ft. in height by 8 ft. wide base.

America First Credit Union is requesting an SDR regarding Section 30.05.02 Q requirements for wall signs only for the drive-through teller canopy columns. These signs are 90% of the column face; greater than the 20% wall face allowed per code. Signage design for the drive through teller machines is incorporated into the overall architectural design of the teller canopies and provides clear directional signage and high visibility for vehicular circulation. The ATM signage is interior to the site and is not a distraction to other commercial center patrons.

Lighting

Existing and on-site proposed parking lot lighting will be consistent with existing lighting design and provide sufficient night vision and security lighting without excessive lighting cast beyond the project boundary.

AFCU looks forward to providing financial services in this area of Clark County.

Thank you in advance for your consideration and approval.

Regards,

Rick Magness

Rick Magness, AICP
Entitlement Manager / Land Planner
rickm@awaeng.com
(702) 370-6962

06/18/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0159-AMERICA FIRST FEDERAL CREDIT UNION:

WAIVER OF DEVELOPMENT STANDARDS for alternative street landscaping.

DESIGN REVIEW for a financial service in conjunction with a previously approved shopping center on 0.90 acre portion of 8.10 acres in the CG (Commercial General) Zone.

Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/jud/ng (For possible action)

RELATED INFORMATION:

APN:

176-23-210-003; 176-23-210-004; 176-23-210-007 through 176-23-210-009

WAIVER OF DEVELOPMENT STANDARDS:

1.
 - a. Allow clustered trees along Blue Diamond Road where trees are required to be off-set per Section 30.04.01.
 - b. Allow clustered trees along Santa Margarita Street where trees are required to be offset per Section 30.04.01.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.10 shopping center/0.90 project site
- Project Type: Financial service (Credit Union)
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 2,948
- Parking Required/Provided: 235/290 (shopping center)
- Sustainability Required/Provided: 5/7

Site Plan

NZC-18-0915 was approved in 2019 and reclassified the 8.10 acre site from R-E zoning and H-2 zoning to C-2 zoning for a shopping center. The pad sites did not have architectural plans shown. At the time of submission of this application, the overall site has been subdivided into individual parcels whereby the application has been submitted for a design review.

The plan depicts a financial service (credit union) on the northeast portion of a previously approved shopping center. This individual parcel (APN 176-23-210-003) is located at the southwest corner of Blue Diamond Road and Santa Margarita Street. Access to the site is via Santa Margarita Street. Additional access is also provided through the shopping center to the west, via Rainbow Boulevard. The drive-thru ATM is located on the south side of the proposed building. Drivers circle the south and then head north and west around the south elevation of the building. A total of 290 parking spaces are provided for the entire shopping center. A trash enclosure is located at the southwest corner of the parcel.

Landscaping

The applicant's plans show that the proposed street landscaping will not be installed per Code along both street frontages. The proposed street landscaping will be installed in clusters consisting of 9 large and medium trees along both street frontages. Immediately in front of the building's north and east facades, the applicant is proposing shrubs only. Although the number and the size of the proposed trees meet the Code requirement, clustering the trees rather than offsetting them necessitate a waiver of development standards. Parking lot landscaping is shown with landscape finger islands. Landscaping is also proposed on the south side of the drive-thru ATM queuing lane.

Elevations

The main building exterior materials consist of metal roofing, cast in place and precast concrete, brick veneer, cultured stone veneer, ACM panel system, pre-finished aluminum trim with large window areas. The teller machine materials and design complement the building with architectural features and design.

Floor Plans

The plans depict a 2,948 square foot building with teller, lobby, offices areas as well as restrooms.

Applicant's Justification

The applicant states the proposed design provides a modern architecture. Additionally, America First Credit Union proposes the required amount of trees; however, they will be clustered along Blue Diamond Road and Santa Margarita Street. This safety element of design allows clear visibility of the building as well as clear views within the credit union.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-23-0906	Restaurant with drive-thru	Approved by BCC	February 2024
WS-23-0408	Alternative street landscaping and design review for a restaurant and finished grade	Approved by BCC	September 2023
ADR-23-900243	Vehicle wash facility	Approved by ZA	July 2023
VS-23-0112	Vacated and abandoned a portion of easements	Approved by PC	May 2023

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0225	Site lighting for a previously approved shopping center	Approved by BCC	July 2021
WS-20-0428	Comprehensive sign plan with waivers for reduced separation between freestanding signs, reduced sign setbacks, and allowed roof signs	Approved by PC	January 2021
VS-20-0161	Vacated and abandoned right-of-way being Rainbow Boulevard between Serene Avenue (alignment) and Blue Diamond Road	Approved by BCC	April 2020
TM-20-500047	1 lot commercial subdivision for a previously approved shopping center	Approved by BCC	April 2020
WS-19-0725	Modifications to an approved shopping center	Approved by BCC	November 2019
WC-19-400122 (NZA-18-0915)	Waived conditions of a zone change to provide enhanced landscape buffers along the perimeters and street frontages for a shopping center	Approved by BCC	November 2019
NZA-18-0915	Reclassified from R-E and H-2 to C-2 zoning for a shopping center, with waivers for modified driveway and separation, and a design review for a shopping center	Approved by BCC	June 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & H-2	Undeveloped
South	Business Employment	C-2	Undeveloped
East	Business Employment	M-D, M-1, & C-1	Warehouse & undeveloped
West	Corridor Mixed-Use	H-2 & C-2	Retail shopping center

Related Applications

Application Number	Request
SDR-24-0160	A request for a sign design review for a proposed financial service institution (Credit Union) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not

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

Staff finds the request for alternative street frontage landscaping is appropriate since the applicant is providing the required number of street trees along Blue Diamond Road and Santa Margarita Street, which will enhance the street view of the site. The clustering of the street trees will still meet the intent of street landscaping to provide shade along the sidewalks as well as serve as a transition buffer between the right-of-way and the developments. Similar developments in the area have similar landscaping and decorative ground coverage (shrubs and decorative stones) provided. The applicant worked with staff to provide an alternative landscape plan suitable to the site and comparable to other land use application approved within the shopping center such as DR-23-0906 & WS-23-0408. Therefore, staff can support the request.

Design Review

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

The design of the proposed credit union and drive-thru ATM lanes do not conflict with the circulation of the site. The proposed development is compatible with the overall shopping center and the proposed parking lot landscaping is adequate throughout the site. Although the proposed sustainability points are less than what the code requires; staff finds that the applicant is proposing several sustainability points within an established shopping center. Therefore, staff can support this request.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with approved drainage study PW19-18122.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICK MAGNESS

CONTACT: RICK MAGNESS, AWA ENGINEERING, 2010 N. REDWOOD ROAD, SALT LAKE CITY, UT 84116

DRAFT



Department of Comprehensive Planning Application Form

7A

ASSESSOR PARCEL #(s): 176-23-210-003

PROPERTY ADDRESS/ CROSS STREETS: SE corner of Blue Diamond and Santa Margarita

DETAILED SUMMARY PROJECT DESCRIPTION

New construction of a credit union and drive through automated teller machines within the Diamond Plaza commercial development.

PROPERTY OWNER INFORMATION

NAME: America First Federal Credit Union
ADDRESS: 4646 South 1500 West, suite 100
CITY: Riverdale STATE: UT ZIP CODE: 84405
TELEPHONE: 801-827-8070 CELL 801-573-5756 EMAIL: tsnideman@americafirst.com

APPLICANT INFORMATION (must match online record)

NAME: AWA Engineering (Rick Magness)
ADDRESS: 2010 N. Redwood Road
CITY: Salt Lake City STATE: UT ZIP CODE: 84116 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-370-6962 EMAIL: rickm@awaeng.com

CORRESPONDENT INFORMATION (must match online record)

NAME: (SAME AS APPLICANT)
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

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

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

Tammy Gallegos
Property Owner (Signature)*

Tammy Gallegos
Property Owner (Print)

April 11, 2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0159
PC MEETING DATE 06/18/2024
BCC MEETING DATE _____
TAB/CAC LOCATION Enterprise

ACCEPTED BY JUD
DATE 04/15/2024
FEES \$1000.00

DATE 05/29/2024



WS-24-0159

April 8th, 2024

Clark County Comprehensive Planning
Attn: Judith Rodriguez
500 S Grand Central Parkway
Las Vegas, NV 89155

Re: (APR-23-101600) America First Credit Union Design Review Justification Letter / Waiver of Development Standards / SDR

Judith,

America First Credit Union is requesting the following:

Design Review / Waiver of Development Standards / SDR approvals for a proposed America First Credit Union office with drive-through teller machines within the Diamond Plaza Commercial Center at the southeast corner of Blue Diamond Road & Santa Margarita Street.

Background

- The site is currently undeveloped within a commercial center that is approximately 50% constructed. Commercial driveways, perimeter landscaping, utilities and much of the internal parking lot is completed.
- Assessor Parcel Number: 176-23-210-003
- Acreage: 0.86 acre
- Current Zoning is Commercial General (CG).
- Perimeter rights-of-way: Blue Diamond Road / Santa Margarita Street

Proposed General Uses

The proposed credit union office and drive-thru teller machines are allowed uses within the existing C-G zone.

America First Federal Credit Union will provide financial services to the surrounding area. Primary hours of operation are generally 9:00am to 6:00pm weekdays, with 24-hour drive-thru services.

Site Plan

The proposed building and drive-thru are located within the existing retail center.

The drive-thru will be located central to the site, maximizing vehicular accessibility and screening from the adjacent roadways.

Parking Calculation / Analysis

The Parking Analysis is found within the "Site Data" on the Site Design Review Plan. The overall site is approved as a shopping center. The proposed 22 stalls are within the overall approved parking allowed for Diamond Plaza Commercial Center.

Commercial Center Parking per NZC 18-0915

Parking Required: 235 spaces / Parking Provided: 290 spaces

- PAD C Parking Approved: 24 spaces / Parking Provided: 22 spaces
- **(ADA Parking Required: 2 stalls / ADA Parking Provided: 2 stalls)**

Building / Elevations

The ±3,000 s.f. building and drive-thru elevations and materials will be consistent with the surrounding commercial development while maintaining the AFCU corporate brand. A combination of building materials includes metal roofing, cast in place and precast concrete, brick veneer, cultured stone veneer, ACM panel system, pre-finished aluminum trim with large window areas. This combination of materials provides a modern and safe design for members and passersby. The teller machine materials and design complement the building with architectural features and design.

Landscaping

Landscaping currently exists within the overall commercial development. On-site landscaping is consistent with Title 30.04.01 and Tabel 30.04-1 with one proposed **Waiver of Development**

Standard:

Landscape code requires perimeter street trees 30 ft. on center for the length of adjacent rights-of-way. America First Credit Union proposes the required amount of trees; however, they will be clustered along Blue Diamond and Santa Margarita. This safety element of design allows clear visibility of the building as well as clear views within the credit union.

Water Efficient Planting, approved Parking Lot Tree locations and species, water efficient irrigation are included in this design. The landscaping will also be consistent with existing plant palate and design of the Diamond Plaza Commercial Center.

Transportation / Access

The proposed credit union and drive-through tellers will utilize the existing commercial driveway accesses on Santa Margarita Street, Rainbow Blvd., and Serene Avenue, as well as the internal parking lot circulation.

Adequate drive-thru teller vehicular queuing is provided with on-site drive-isles per Title 30.56.110 Drive-Thru Service description *"The drive aisle length from the window, or talk box if provided, shall be long enough to accommodate on-site stacking of vehicles..."*.

Sustainability

The project scores five points out of seven required. Landscaping, Building Orientation, Daylighting Strategies and Low emissivity Glass are elements included in the design. The applicant will work with staff to ensure sustainability will be included within the overall building and site design, while keeping consistent to the overall commercial center's design. Title 30.04.05 J Sustainability Options checklist is included with this application.

Signage

Project signage will comply with the overall commercial development sign plan (WS-20-0428). Signage will include a freestanding monument sign as well as wall signage on the primary building. Wall signage will comply with county code for size and location. Wall signage will include lettering and the corporate logo on all four sides of the building.

One on-site monument sign is proposed near the corner of Blue Diamond Road and Santa Margarita Street. The sign will complement the building, utilizing similar architectural design, materials and colors. Included is acrylic push through lettering, as well as an outdoor changeable message digital screen. Overall sign dimensions are 9 ft. in height by 8 ft. wide base.

America First Credit Union is requesting an SDR regarding Section 30.05.02 Q requirements for wall signs only for the drive-through teller canopy columns. These signs are 90% of the column face; greater than the 20% wall face allowed per code. Signage design for the drive through teller machines is incorporated into the overall architectural design of the teller canopies and provides clear directional signage and high visibility for vehicular circulation. The ATM signage is interior to the site and is not a distraction to other commercial center patrons.

Lighting

Existing and on-site proposed parking lot lighting will be consistent with existing lighting design and provide sufficient night vision and security lighting without excessive lighting cast beyond the project boundary.

AFCU looks forward to providing financial services in this area of Clark County.

Thank you in advance for your consideration and approval.

Regards,

Rick Magness

Rick Magness, AICP
Entitlement Manager / Land Planner
rickm@awaeng.com
(702) 370-6962

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0167-YORK NEVADA MANAGEMENT SOUTH, LLC:

USE PERMIT to allow an avocational/vocational training facility within an existing office/warehouse complex on 8.24 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located on the south side of Wagon Trail Avenue and the west side of Valley View Boulevard within Enterprise. MN/jm/ng (For possible action)

RELATED INFORMATION:

APN:

177-06-514-002; 177-06-514-003

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6625 S. Valley View Boulevard, Units 240-242
- Site Acreage: 8.24
- Project Type: Avocational training facility
- Number of Stories: 1
- Square Feet: 39,650 (Building 2)/3,934 (suite)

Site Plan

The plans depict a 3,934 square foot suite located within Building 2, which is centrally located within an existing office/warehouse complex. The suite will be used for acrobatic and tumbling training for children and adults. Parking is provided throughout the complex. There are access points to the complex from Wagon Trail Avenue, Valley View Boulevard, Martin Avenue, and Schuster Street.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans depict an existing 1 story office/warehouse building with a flat roof behind a parapet wall. The exterior façade has in-set suite entrances in groups of 2 divided by a round column. The façade is varying shades of gray stucco with horizontal sky-blue in-set accent lines. No changes are being proposed to the exterior of the building.

Floor Plan

The plan depicts an existing tenant space with a reception area, 2 offices, 2 restrooms, and a large open space for student instruction.

Applicant's Justification

The applicant states they are requesting a use permit to allow for a vocational training facility in an IL zone. Their typical hours will be Monday through Friday 9:00 a.m. to 9:00 p.m. and 9:00 a.m. to 4:00 p.m. on Saturdays and Sundays. They anticipate most of their classes will be held during the workweek from 4:00 p.m. to 9:00 p.m. and 9:00 a.m. to 4:00 p.m. on weekends. Typical classes last between 1 and 3 hours. They indicate their anticipated busy times should have minimal impact to the surrounding businesses because some will be at the end of their workday or closed for the weekend.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1661-02	Reclassified from R-E to M-1 zoning with a use permit for an office and waiver for landscape requirements	Approved by BCC	December 2002
TM-0475-02	3 commercial lots	Approved by BCC	December 2002
VS-0301-03	Vacated and abandoned easement of interest	Approved by PC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment (BE)	IL & P (AE-65)	Office/warehouse
South	Business Employment (BE)	IL (AE-60)	Restaurant/industrial
East	Business Employment (BE)	IL (AE-60)	Warehouse
West	Business Employment (BE)	IL (AE-60)	Office/warehouse

STANDARDS FOR APPROVAL:

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

**Analysis
Comprehensive Planning
Use Permit**

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

Staff's primary concern for these types of applications is typically regarding the parking spaces. Staff finds that there will be little to no impact on parking as the required parking spaces for the entire complex based on updated Code will be less than the required parking at the time of original approval. Therefore, the additional required parking will be minimal and there are still adequate parking spaces within the lot. Also, since the anticipated busy times will be late in the day or over the weekend where their neighbors will be at the end of their workday or closed for the weekend, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PIERE BURTON

CONTACT: PIERE BURTON, DZINDIT, LLC, P.O. BOX 98101, LAS VEGAS, NV 89193



Department of Comprehensive Planning Application Form

8A

ASSESSOR PARCEL #(s): 177-06-514-002, -003

PROPERTY ADDRESS/ CROSS STREETS: VALLEY VIEW & W. MARTIN AVE

DETAILED SUMMARY PROJECT DESCRIPTION

SPECIAL USE TO ALLOW RECREATION INDOOR USE IN IL ZONING PER TITLE 30

PROPERTY OWNER INFORMATION

NAME: VEGAS INDUSTRIAL I L L L C C/O INVESTCORP INTERNATIONAL REALTY INC
ADDRESS: 280 PARK AVE
CITY: NEW YORK STATE: NY ZIP CODE: 10017
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Resonance Productions LLC dba: World Acro LV
ADDRESS: 1213 Triumph Ct.
CITY: Las Vegas STATE: NV ZIP CODE: 89117 REF CONTACT ID # _____
TELEPHONE: 702-728-8659 CELL 415-846-2990 EMAIL: worldacrolv@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: PIERE A BURTON JR
ADDRESS: P.O. BOX 98101
CITY: LAS VEGAS STATE: NV ZIP CODE: 89193 REF CONTACT ID # ARCHYONTOP
TELEPHONE: 218-262-9405 CELL _____ EMAIL: ARCHYONTOP@GMAIL.COM

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

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

[Signature]
Property Owner (Signature)*

H. Herbert Myers
Property Owner (Print)

4/10/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 24-0167
PC MEETING DATE 4/18/24
BCC MEETING DATE _____
TAB/CAE LOCATION Enterprise

ACCEPTED BY JM
DATE 4/17/24
FEES 1000.00

DATE 5/29/24

Resonance Productions LLC dba: World Acro LV

To Whom It May Concern:

Proposed location: Valley View Business Center- 6625 S. Valley View Blvd Unit 240-242, Las Vegas, NV 89118.

World Acro LV is an Acrobatic and Tumbling Gym for kids and adults. We will provide recreational classes for kids and adults and training for a youth competitive team in acrobatic gymnastics.

Our full hours of operation will be: Monday- Friday 9:00am – 9:00 pm and Saturday -Sunday 9:00am – 4:00 pm.

Most of our classes on weekdays will be in the evening starting from 4:00-9:00 pm, and on the weekends from 9:00am – 4:00pm. Other times during our hours of operation will be a very light load of classes, or open gym training time for individuals. We expect to have no more than 30-35 people (students and coaches) in the gym at once at any given time. Our drop-off and class schedule will allow for smooth traffic flow during hours of operation.

Monday through Friday 9:00am – 3:45pm, we will offer morning and afternoon classes which are 1-2 hours in duration, with each class having 6-8 people. And will allow for individuals to come in for open gym training time. During these hours we do not expect to have more than 16 people (students and coaches) in the gym at any given time.

Monday through Friday 4:00 – 9:00 pm, our classes will consist of a team practice (15-18 students) where kids will be dropped off between 4:00-4:20pm and then picked up after 2-3 hours of training. Simultaneously we will have 1-hour recreational classes (10-12 students). Recreational classes will be scheduled 10 minutes apart, so that one class will have time to leave, before the next one begins.

Saturday and Sunday 9:00am- 4:00pm our classes will consist of a team practice (15-18 students) where kids will be dropped off between 9:00-9:15am and then picked up after 2-3 hours of training. Simultaneously we will have 1-hour recreational classes (10-12 students). Recreational classes will be scheduled 10 minutes apart, so that one class will have time to leave, before the next one begins.

Per our lease, we are allotted 16 common use parking spots. Along with the parking spots on the property, there is sufficient street parking on W Martin Ave, a side street that runs along the side of the complex where our unit is located. The total site provides 397 spaces which is more than adequate for our business and current tenants not to be interrupted.

Due to our business being established in an existing development, no landscape changes will be proposed or needed for the site.

As you can see from our schedule and the time when we anticipate the heaviest traffic flow, we will not be a disruption within the complex, as the majority of our clients will be during the time when other businesses have already closed.

We respectfully request approval for a Special Use Permit for the location at 6625 S. Valley View Blvd. Unit 240-242, Las Vegas, NV 89118.

Nina Chubrikova and Yury Kuznetsov

06/18/24 PC AGENDA SHEET

**PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0165-SIGNATURE LAND HOLDINGS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to allow an alternative yard in conjunction with a previously approved single-family residential subdivision on 5.05 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east and west sides of Paradise Park Drive and the north side of Gomer Road within Enterprise. JJ/jor/ng (For possible action)

RELATED INFORMATION:

APN:
176-19-801-011; 176-19-801-017

WAIVER OF DEVELOPMENT STANDARDS:
Allow an alternative yard for Lot 29 where yards are established per Section 30.04.09.

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

BACKGROUND:
Project Description
General Summary

- Site Address: None
- Site Acreage: 5.05
- Project Type: Alternative yard for a single-family residence (Lot 29)

Site Plan

The subject parcels were previously approved for a 29 lot single-family residential subdivision via ZC-22-0651 and TM-22-500216. The previously approved plan depicts 2 parcels with frontage on Gomer Road to the south and on the east and northwest sides of the terminus of Paradise Park Drive. The easterly portion of the development consists of 13 lots that will have 5 lots fronting onto Paradise Park Drive and the remaining lots accessing a 39 foot wide private street. The westerly portion of the development consists of 16 lots that will front onto a 39 foot wide private street.

The applicant is requesting to allow an alternative yard for a proposed single family residence on Lot 29 only, located on the western portion of the subdivision. With this request, the east property line will act as front; therefore, the northeast property line will act as street side, the northwest property line will act as rear, and the south property line will act as interior side.

Applicant's Justification

Per the applicant, the request to allow an alternative yard for a proposed single-family residence is due to the unique shape of the lot (Lot 29). In addition, there is an existing 100 foot wide power easement which runs diagonally from a northwest to a southeast direction across the entire subdivision. The proposed residence will be constructed in an east to west orientation with the driveway facing the north property line (side yard).

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0652	Vacated and abandoned patent easements	Approved by BCC	January 2023
TM-22-500216	29 lot single-family residential subdivision	Approved by BCC	January 2023
ZC-22-0651	Reclassified 5 acres from RS20 zoning to RS3.3 zoning for single-family residential subdivision	Approved by BCC	January 2023
WT-0779-95	Constructed 11 miles of overhead transmission lines includes 140, 40 foot high wooden poles to service 400 parcels, with a waiver to waive underground electrical requirements	Approved by PC	June 1995

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Staff finds that due to the irregular shape of the lot, the request for an alternative yard is acceptable. The future resident of Lot 29 will be able to maximize the potential yard space to the north and to the west, where the northern portion of the lot would typically be considered the front yard. An alternative yard request would reclassify the area along the front property line the side yard. Furthermore, Lot 13 was previously approved for an alternative yard via ZC-22-0651. The applicant's request does not negatively impact the previously approved subdivision; therefore, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; and within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with approved drainage study PW22-20238.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0006-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DAVID LOGSDON

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

DRAFT



Department of Comprehensive Planning Application Form

9A

ASSESSOR PARCEL #(s): 176-19-801-011 and
176-19-801-017

PROPERTY ADDRESS/ CROSS STREETS: Gomer Road and Paradise Park Drive

DETAILED SUMMARY PROJECT DESCRIPTION

The applicant is requesting a waiver of development standards to reduce the rear setback of a proposed residence to 5' where 15' is the standard per section 30.02.07, for an irregular lot created because of the power easement that runs diagonally across the property, per the attached site plan.

PROPERTY OWNER INFORMATION

NAME: Signature Land Holdings LLC
 ADDRESS: 801 S. Rancho Drive, Suite E-4
 CITY: Las Vegas STATE: NV ZIP CODE: 89106
 TELEPHONE: (702) 331-6361 CELL (702) 498-8471 EMAIL: rickbarron@signaturehomes.com

APPLICANT INFORMATION (must match online record)

NAME: ACTUS - David Logsdon
 ADDRESS: 3283 E. Warm Springs Road, Suite 300
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: (702) 586-9296 CELL (702) 239-8265 EMAIL: david.logsdon@actus-nv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: ACTUS - David Logsdon
 ADDRESS: 3283 E. Warm Springs Road, Suite 300
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: (702) 586-9296 CELL (702) 239-8265 EMAIL: david.logsdon@actus-nv.com

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

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



 Property Owner (Signature)*

Rick Barron, Authorized Signer

 Property Owner (Print)

4/15/2024

 Date

PROPERTY USE

<input type="checkbox"/> AG	<input type="checkbox"/> AP	<input type="checkbox"/> FT	<input type="checkbox"/> PUD1	<input type="checkbox"/> SN	<input type="checkbox"/> ZC	<input checked="" type="checkbox"/> RES
<input type="checkbox"/> ATR	<input type="checkbox"/> J1	<input type="checkbox"/> R2	<input type="checkbox"/> R	<input type="checkbox"/> TC	<input type="checkbox"/> W	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> R2	<input type="checkbox"/> PUD	<input type="checkbox"/> RDR	<input type="checkbox"/> TAM	<input type="checkbox"/> WF	<input type="checkbox"/> OTHER

WS-24-0165
6/18/24

ENTERPRISE

5/29/24

JDR
4/17/24
\$800

April 11, 2024

Clark County
Development Services
500 S. Grand Central Parkway
Las Vegas, NV 89012



3283 E. Warm Springs Suite 300
Las Vegas, NV 89120
(702) 586-9296

Re.: Justification Letter
APNs 176-19-801-011 and 176-19-801-017

WS-24-0165

To Whom It May Concern,

Please be advised, this office represents the applicant. On behalf of the applicant, we are requesting the following application: waiver of development standards to reduce the rear setback of a proposed residence to 5' where 15' is the standard per section 30.02.07 for property generally located near Gomer Road and Paradise Park Drive and more particularly described as APNs: 176-19-801-011 and 176-19-801-017 (the "Site"), per the previously approved land use applications for TM-22-500216, ZC-22-0651, and VS-22-0652. The Site is approximately 5 gross acres and is currently zoned RS3.3. The applicant will maintain the sidewalk connection from the northwest adjacent property to the southwest adjacent property per the original land use entitlement approval conditions.

Waiver of Development Standards

The applicant is requesting a waiver of development standards to reduce the rear setback of a proposed residence to 5' where 15' is the standard per section 30.02.07, for an irregular lot created because of the power easement that runs diagonally across the property, per the attached site plan.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702)586-9296.

Sincerely,

A handwritten signature in black ink, appearing to read "David Logsdon II". The signature is fluid and cursive, with a large initial "D" and "L".

David Logsdon II
Principal
3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

06/18/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0171-AMH NV6 DEVELOPMENT, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase an accessory structure height.
DESIGN REVIEW for an accessory structure in conjunction with an existing single family residential subdivision on 1.12 acres in an RS3.3 (Residential Single Family 3.3) Zone.

Generally located on the south side of Great Creek Trail and the west side of Bee Balm Street within Enterprise. JJ/lm/ng (For possible action)

RELATED INFORMATION:

APN:

176-29-815-140

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a shade structure over playground equipment to 18 feet where a maximum of 14 feet is allowed per 30.02.07 (a 29% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8955 Great Creek Trail
- Site Acreage: 1.12
- Project Type: single family residential community recreation space
- Number of Stories: 1
- Building Height (feet): 18 feet (shade structure)
- Square Feet: 6373 (shade structure)

Site Plan

The plan depicts an existing single family residential community recreation space with playground equipment. The shade sail is located over the playground equipment and located 32 feet from the east property line.

Landscaping

There are no proposed or required changes to the existing landscaping.

Elevations

The proposed shade sail consists of 3 poles that are 14, 16, and 18 feet tall.

Applicant's Justification

The applicant indicates that the request will provide shade for the existing playground equipment and is necessary for the shade structure to meet the 84 inch height separation from the top of the playground equipment to the base of the shade structure.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0035	Vacated and abandoned easements	Approved by BCC	June 2020
TM-19-500269	253 lot single family residential development	Approved by BCC	June 2020
NZC-19-1009	Reclassified a 35.7 acre portion of the site to R-2 zoning for a single family residential development	Approved by BCC	June 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential (within the same subdivision)

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Design Review

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

Waiver of Development Standards & Design Review

Staff finds that the addition of the shade structure over the existing playground equipment is compatible with the existing residential development community center. The structure is appropriately set back from the street and will not have an impact on the surrounding area. Also the height increase is necessary due to the height of equipment under the shade structure and separation requirement from the playground equipment to the base of the shade structure.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PARK PRO PLAYGROUNDS

CONTACT: PARK PRO PLAYGROUNDS, 220 COMMERCE PARK COURT, LAS VEGAS, NV 89032



Department of Comprehensive Planning Application Form

10A

ASSESSOR PARCEL #(s): 176-29-815-140
 PROPERTY ADDRESS/ CROSS STREETS: 8955 Great Creek Ln

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: AMH NVL Development LLC
 ADDRESS: 23975 Park Sorrento Rd Ste 300
 CITY: Calabasas STATE: CA ZIP CODE: 91302
 TELEPHONE: _____ CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Park Pro Playgrounds
 ADDRESS: 12440 Sky Pointe Drive Suite 140-173
 CITY: Las Vegas STATE: NV ZIP CODE: 89131 REF CONTACT ID # _____
 TELEPHONE: 702-254-4111 CELL: 702-755-4212 EMAIL: construction@parkproplaygrounds.com

CORRESPONDENT INFORMATION (must match online record)

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

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

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

[Signature]
 Property Owner (Signature)*

Robert Plaza
 Property Owner (Print)

3/6/24
 Date

DEPARTMENT USE ONLY

- | | | | | | | |
|------------------------------|--|------------------------------|--------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> EE | <input type="checkbox"/> PUD/D | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADP | <input type="checkbox"/> AV | <input type="checkbox"/> RA | <input type="checkbox"/> ST | <input type="checkbox"/> TL | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> RUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER |

APPLICATION # (s) WS-24-0171 ACCEPTED BY RR
 PC MEETING DATE 6-18-24 DATE 4-22-24
 BCC MEETING DATE N/A FEES \$1,300.00
 TAB/CAC LOCATION ENTER PRIZE 5-29-24



To whom it may concern,

Park Pro Playgrounds is installing a 33x42x42 shade structure with post at 14', 16', and 18'. This shade structure will be installed at 8955 Great Creek Trl, Las Vegas, NV 89178. There's an existing playground equipment installed on the east side of the clubhouse, and the proposed structure will provide shade for the equipment. Due to the overall height allowed being 14' max we are requesting approval for the proposed over height of the structure. This is necessary due to ASTM 1487, see attached, that requires the shade canopy to be 84" inches from the highest critical fall height from the playground equipment, where someone can stand. Waiver of developmental standards to increase accessory structure height to a maximum of 18' where 14' is allowed per 30.02.07.

Sincerely,

Kristi Beber

Kristine Beber

PLANNER COPY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-24-0166-EARTH MOVING LLC:

USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscaping; 2) eliminate gate setback; 3) eliminate parking; 4) eliminate trash enclosure; and 5) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) on 8.84 acres in an IL (Industrial Light) Zone.

Generally located on the south side of Serene Avenue and the east side of Redwood Street within Enterprise. JJ/bb/ng (For possible action)

RELATED INFORMATION:

APN:
176-23-301-012

- WAIVERS OF DEVELOPMENT STANDARDS:**
1. Eliminate street landscaping where required by Section 30.04.01D (a 100% reduction).
 2. Eliminate gate setbacks where required to be set back a minimum of 50 feet per Section 30.04.03E (a 100% reduction).
 3. Eliminate parking where 15 spaces are required per Section 30.04.04C (a 100% reduction).
 4. Eliminate trash enclosure where required by Section 30.04.05D (a 100% reduction).
 5. Waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) where required by Section 30.04.08C.

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 8.84
- Project Type: Outdoor storage (tractor trailer equipment and commercial vehicles)
- Parking Required/Provided: 15/0
- Sustainability Required/Provided: N/A

Background & Site Plan
The site plan depicts an existing outdoor storage facility for tractor trailers and commercial vehicles that was approved by ZC-1563-95 in 1996 and by extension of time ET-0441-99 (ZC-

1563-95) in 2001. The extension of time required a review that was never completed and resulted in the expiration of ZC-1563-95. The plans depict the 8.84 acre property with 3 access driveway gates on Serene Avenue and 1 access driveway gate on Redwood Street. All access gates are located near the property line and are integrated with a chain-link fence surrounding the property. The Serene Avenue access gates are located at the midpoint of the northern property line to the northeast corner of the property. The Redwood Street access gate is located 50 feet north of the southwest corner of the property. The perimeter area up to the existing fence is shown for outdoor storage of tractor trailer equipment and commercial vehicles. This storage is in the required setback areas along each street. The site is currently covered with a gravel surface in all areas.

Landscaping

There is no existing landscaping on this property and no landscaping is proposed with this application. Forty-two trees are required to be planted as street trees on this property.

Elevations

The photographs of this property depict many existing tractor trailers being stored on the site with no parking lot, no buildings, and no screen fencing or walls on the site. The site is relatively flat from previous grading and does not require increased finished grades.

Floor Plans

No buildings are proposed with this application.

Applicant's Justification

The applicant is requesting to continue operating a tractor trailer and commercial vehicle storage facility on 8.84 acres at the southeast corner of Serene Avenue and Redwood Street. This property has been continuously used for outdoor storage since 1999 with previous approval of ZC-1563-95 to waive on-site improvements, waive 6 foot landscape depth along street frontages, waive screen fencing requirements, waive all off-site improvements including paving, and waive a 6 foot high wall on the south property line. For security reasons, no gates are used on Serene Avenue or Redwood Street. All access is taken at the midpoint of the south property line through an adjacent property to the south. Existing public improvements are adequate for this property and no additional public expenditures are required as a result of the continued use of this property. The applicant states there will be no adverse effects on the neighboring properties, and no change in the character of the surrounding area as a result of the continued outdoor storage operation.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-0441-99 (ZC-1563-95)	First extension of time for outdoor storage - expired	Approved by BCC	December 1999
WT-1994-99	Waived offsite improvements	Approved by PC	February 2000

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1563-95	Unpaved outdoor storage of trucks, on-site improvements, landscaping, off-site improvements including paving - variances and waivers are expired	Approved by BCC	December 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20	Undeveloped
South & East	Business Employment	IL	Industrial & outdoor storage
West	Business Employment	IL	Undeveloped & outdoor storage

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

Clark County Public Response Office (CCPRO)

CE23-13290 is an active violation for expired permits and outdoor storage without meeting current Code requirements.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

This site has operated for many years without meeting updated Code standards from 2001 to 2024. While the outdoor storage of tractor trailers and commercial vehicles is generally consistent with other uses in this industrial area, other similar uses have been required to provide landscaping improvements along public streets and meet other development standards. Policy EN-1.1 supports neighborhood integrity that would include basic improvements to on-site infrastructure and landscaping. If approved, at a minimum staff recommends the 42 trees be planted with irrigation along the street frontages, and the chain-link fence be located at least 10 feet from the right-of-way. Having a single point of access taken through another property (APN 176-23-301-015) may not provide adequate public safety access. Staff cannot support the use permits.

Waivers of Development Standards

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

Waiver of Development Standards #1

Policy 6.2.1 supports context-sensitive design improvements that would include upgrading or replacing the existing fence and installation of perimeter landscaping with trees. This property received a combination of variances and waivers to be used without improvements until it expired. The site has benefited by operating for many years without meeting required landscaping standards. Staff cannot support this request.

Waiver of Development Standards #2

There are several gates located along Serene Avenue and Redwood Street that appear to be blocked by storage of trailers and commercial vehicles. In fact, since the applicant states that the gates are not used due to safety and security reasons, staff finds that the gates should be removed and replaced with a fence. Therefore, staff cannot support this request.

Waiver of Development Standards #3

No parking spaces are proposed with this application. Outdoor storage of tractor trailers and commercial vehicles should have at least a minimum number of parking spaces to meet the potential needs for accessible parking and temporary visits. The applicant does list personal vehicles as part of the storage shown on the site plan. The most recent aerial image also shows dozens of smaller vehicles being parked on the site. Staff cannot support this request.

Waiver of Development Standards #4

The plan does not provide for a trash enclosure on this property. A site of this size with storage for more than 250 trailers and over 60 other vehicles, would benefit from access to a trash enclosure. At the very least a roll off or some kind of receptacle should be available. Staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #5

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians. Furthermore, the surrounding area is changing and is developing with off-sites, increasing the need for off-site improvements at this site.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant to pay a contribution for local roadway, drainage, or trail related improvements in District F in lieu of constructing full off-site improvements, as determined by Public Works.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TRAJAN HOLDINGS, LLC

CONTACT: RONALD THOMPSON, HOLLEY DRIGGS, 300 S. 4TH STREET, SUITE 1600, LAS VEGAS, NV 89101



Department of Comprehensive Planning Application Form

11A

ASSESSOR PARCEL #(s): 176-23-301-012

PROPERTY ADDRESS/ CROSS STREETS: Serene and Redwood

DETAILED SUMMARY PROJECT DESCRIPTION

Existing truck and trailer storage yard continuously used since 1999. Applying to reinstate expired waivers.

PROPERTY OWNER INFORMATION

NAME: Earth Moving LLC
ADDRESS: 2976 Augusta Dr
CITY: Las Vegas STATE: NV ZIP CODE: 89109-1546
TELEPHONE: 702-379-5132 CELL _____ EMAIL: LMiller3270@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Truline Corporation - Paul Truman
ADDRESS: 9390 Redwood St
CITY: Las Vegas STATE: NV ZIP CODE: 89139 REF CONTACT ID # _____
TELEPHONE: 702-362-7495 CELL 702-249-3800 EMAIL: ptruman@trulinecorp.com

CORRESPONDENT INFORMATION (must match online record)

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

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

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


Property Owner (Signature)*

PAUL A. TRUMAN
Property Owner (Print)

2/28/2024
Date

DEPARTMENT USE ONLY

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

APPLICATION # (s) UC-24-0166

ACCEPTED BY RR

PC MEETING DATE _____

DATE 4-17-24

BCC MEETING DATE 6-18-24

FEES \$1300.00

TAB/CAC LOCATION ENTERPRISE

DATE 5-29-24



Justification Letter

February 28, 2024

Clark County
 Comprehensive Planning Department
 500 S. Grand Central Pkwy
 Las Vegas, NV 89155
 (702)455-0000

PLANNER CC

Re: Parcel 176-23-301-012, APR-23-100845

To Whom It May Concern:

We received a Notice of Violation from the Code Enforcement/Public Response Office concerning a parcel we are leasing from Earth Moving LLC at the corner of Serene and Redwood St. The notice stated several variances/waivers for the property had expired for the subject location, and needed to be renewed.

We have been continuously using this parcel for storing equipment since 1999. The area of the valley we are located in does not have sidewalks, curbs, gutters, street lights, landscaping, or fence screening.

We would ask the requirements for the following requirements listed in Title 30 of the Unified Development Code be waived or exceptions be allowed:

Special Use Permits for the following:

Allow outside storage located within the required setback areas of an IL district not to be screened from view by a fence or wall where screening is required by Section 30.03.07D.4.i(a).

Allow outside storage not to be screened from a collector street right-of-way (Serene Ave) where screening is required by Section 30.03.07D.4.i(b).

Waivers of Development Standards for the following:

Eliminate street landscaping along Redwood St and Serene Ave where required by Section 30.04.01D.7.

Eliminate parking area landscaping where required by Section 30.04.01.D.8.

Waive requirement for 2 access gates on Serene Ave and 1 access gate on Redwood Ave to be setback from the property line where required by Section 30.04.04C.4.

Eliminate vehicle parking (15 spaces) where required by Section 30.04.04C.4.

Eliminate trash enclosure on property where required by Section 30.04.05D.5.

Eliminate off-site improvement requirements per Section 30.04.08C as determined by Public Works Development Review.

We would ask for the above items to be waived, and feel the property would still be in harmony with the surrounding parcels and the intent for the area we are based in. This is the same use of the property as it has been used for over 25 years, evidencing harmonious use of the property in relation to neighboring properties and the community and in keeping with the goals and intent of Clark County Code.

There are zero adverse effects on the neighboring properties, character of the neighborhood, traffic conditions, parking, public rights of way, improvements, and sites, or any other matters affecting the public health safety, or general welfare, as all of the use of the subject property has been ongoing for decades.

For security and safety reasons, the property does not have any gates or access points on Serene or Redwood. All traffic is routed from our property to the South of the property so we can restrict access to the vehicles and cargo.

Finally, the existing public improvements are entirely adequate for the continuing use of the subject property, and no public expenditure is required for the continuing use of the subject property.

I have attached photos of other properties in our area which are in the same condition as the parcel we are leasing.

Also attached is the Notice of Compliance from the Department of Air Quality.

Please let me know if you have any questions regarding this request for a waiver for the requirements listed in Title 30 of the Unified Development Code.

Sincerely,

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

Paul A. Truman
President

06/18/24 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0163-RUSSELL DAREL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) non-decorative wall; and 3) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with a proposed single family development in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Eldorado Lane and the east side of Hinson Street within Enterprise. MN/dd/ng (For possible action)

RELATED INFORMATION:

APN:
177-07-507-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping where required per Section 30.04.01D.
2. Allow a non-decorative wall within 15 feet of the front property line where not permitted per Section 30.04.03B.
3. Waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

4. Site Acreage: 2.5
5. Project Type: 3 lot subdivision

Site Plans

The site plans depict a 3 lot single family subdivision on the northeast corner of Eldorado Lane and Hinson Street. There are 2 lots that take up the western half of the site, which will be accessed from Hinson Street. The third lot takes up the eastern half of the site and will be accessed from Eldorado Lane.

Landscaping

There is no proposed landscaping in conjunction with this application.

Elevations & Floor Plans

No elevations or floor plans have been provided with this application, all the lots will contain custom homes.

Applicant's Justification

The applicant states that there are no other full off-site improvements in the surrounding NPO-RNP overlay area. No justification was provided for the other waivers.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0661	Increased finished grade - expired	Approved by BCC	October 2018

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-24-0164	A request to vacate and abandon patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

**Comprehensive Planning
Waivers of Development Standards**

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

Waiver of Development Standards #1

Although there is limited street landscaping in the surrounding area, an absence of landscaping does not justify the waiver for landscaping for new development. Additionally, street landscaping plays an important role in reducing the urban heat island effect. For these reasons, staff cannot support this request.

Waiver of Development Standards #2

Opaque walls are not allowed within the front 15 feet of the front property line so as to reduce blind spots for motorists and increase safety for the public. While the proposed walls are not within any required site zones, they still may create dangerous situations for motorists and pedestrians traveling along Hinson Street or Eldorado Lane. Additionally, the applicant provided no justification as to why a decorative fence could not be provided in lieu of the block walls. Staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the request to not install full off-site improvements on Hinson Street and Eldorado Lane. The parcel is in the RNP-I overlay district, resulting in the existing non-urban standards for the roadways adjacent to the parcel. Additionally, there are no off-sites within the surrounding area. However, since Planning is recommending denial of the application in its entirety, staff cannot support this waiver.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;

- Right-of-way dedication to include 30 feet for Hinson Street and 30 feet for Eldorado Lane and associated spandrel.

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 at landuse@lasairport.com 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0205-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ALI TOGHANIPOUR

CONTACT: ALI TOGHANIPOUR, 7809 WEDLOCK LN, LAS VEGAS, NV 89129



Department of Comprehensive Planning Application Form

12A

ASSESSOR PARCEL #(s): 177-07-507-008

PROPERTY ADDRESS/ CROSS STREETS: ELDORADO & HINSON

DETAILED SUMMARY PROJECT DESCRIPTION

3-LOT SUBDIVISION, WAIVE DETACHED SIDEWALK

PROPERTY OWNER INFORMATION

NAME: DAREL RUSSELL

ADDRESS: 6684 OCTAVE AVE

CITY: LAS VEGAS STATE: NV ZIP CODE: 89139

TELEPHONE: 702.355.3708 CELL: _____ EMAIL: darelrussell@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: ALI R. TOGHANIPOUR

ADDRESS: 10733 MENTESANA AVE

CITY: LAS VEGAS STATE: NV ZIP CODE: 89166 REF CONTACT ID # _____

TELEPHONE: 702.221-8869 CELL: 702-488669 EMAIL: ARTCONSULTING@CS.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: ALI R. TOGHANIPOUR

ADDRESS: SAME ABOVE

CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____

TELEPHONE: _____ CELL: _____ EMAIL: _____

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

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

see attached

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY

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

APPLICATION # () _____ ACCEPTED BY _____

MEETING DATE _____ DATE _____

BY MEETING DATE _____ FEES _____

TAX/USE CHANGES _____ DATE _____



ART Consulting Engineers ART CONSULTING ENGINEERS 702.221,8869, 702.220.9888

EMAIL ARTCONSULTINGENG@CS.COM

ART Consulting Engineers

Civil Engineering ♦ Land Planning ♦ Traffic ♦ Hydrology and Water-Right Surveyor
Commercial and Residential

2/29/2024

Clark County Planning Department
500 S. Grand Central Parkway
Las Vegas, Nevada.

Re: Waiver of Development Standard for APN 177-07-507-008, MSM-23-600022
APR 23-101228

Dear Sir/Madam,

The above parcel is located at the northeast corner of Hinson Street and Eldorado Lane. Based upon the existing topography and site visit of the above parcel, the existing street improvements which are 100 feet beyond the property line area as follows (see attached site plan).

Hinson Street 29 feet existing pavement with no detached sidewalk.

Eldorado Lane 32 feet existing pavement with no detached sidewalk.

The existing pavement adjacent to the site are as follows:

Hinson Street 29 feet existing pavement will add 3' total of 32'.

Eldorado lane 24 feet existing pavement. We will add an extra 8 feet of pavement to match the existing width of 32'.

Waiver of Development Standards: Request waive the curb, gutter, sidewalk requirement per 30.04.01 (d)(7), streetlights, and non-standard paving. Based upon the surrounding area there are no conditions like that to have curb, gutter sidewalk, and streetlight. 30.04.08 (C).
Waiver of landscape. 30.04.01 (E)

Requesting the vacation of the existing patent easement.

Wainer of non-decorative wall within the front 15 of the property line and/or street where prohibited by Table 30.04.03(B)

These will be custom homes, so there are no floor plans or elevations. The Parcel will dedicate 25 feet public roadway for Hinson Street and Eldorado Lane with 5 feet Public Utility easement and drainage and 10 feet for sidewalk, streetlight.

Sincerely:

Ali R. Toghanipour

Ali R. Toghanipour PE, WRS

10733 Mentasana Ave
Las Vegas, Nevada 89166

3200 N. 32nd Street Suite 120
Phoenix Arizona 85018

06/18/24 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0164-RUSSELL DAREL:

VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Mardon Avenue, and between Hinson Street and Schuster Street within Enterprise (description on file). MN/dd/ng (For possible action)

RELATED INFORMATION:

APN:
 177-07-507-008

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

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon patent easements located along the north, south, east, and west property lines in order to create a 3 lot minor subdivision. The plans depict the vacation and abandonment of a 33 foot wide patent easement located along the north and east property lines and the 3 foot wide patent easement along the south and west property lines.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0661	Increased finished grade - expired	Approved by BCC	October 2018

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-24-0163	Waive street landscaping, off-site improvements, and allow a non-decorative wall is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ALI TOGHANIPOUR

CONTACT: ALI TOGHANIPOUR, 7809 WEDLOCK LN, LAS VEGAS, NV 89129

DRAFT



VACATION APPLICATION 13A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>24-0164</u>	DATE FILED: <u>4/17/24</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: _____	TAB/CAC DATE: <u>5/29/24</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: <u>6/18/24</u>	
		BCC MEETING DATE: _____	
		FEE: <u>1200.00</u>	

PROPERTY OWNER	NAME: <u>DAREL RUSSELL</u>
	ADDRESS: <u>6684 OCTAVE AVE</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139</u>
	TELEPHONE: <u>702 355 3708</u> CELL: <u>702 355 3708</u>
	E-MAIL: <u>darelrussell@gmail.com</u>

APPLICANT	NAME: <u>ASI R. TOGHANIPOUR</u>
	ADDRESS: <u>10733 MEINTESANA AVE</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89166</u>
	TELEPHONE: <u>702 488-0697</u> CELL: _____
	E-MAIL: <u>ARTCONSULTINGENG@CS.COM</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>SAME AS ABOVE</u>
	ADDRESS: _____
	CITY: _____ STATE: _____ ZIP: _____
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 17-07-507-008

PROPERTY ADDRESS and/or CROSS STREETS: El Dorado & Hinson

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

Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 12-10-2023 (DATE)
 By Darel Russell
 NOTARY PUBLIC: Lexie C

Darel Russell
Property Owner (Print)



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



ART Consulting Engineers ART CONSULTING ENGINEERS 702.221,8869, 702.220.9888

EMAIL ARTCONSULTINGENG@CS.COM

ART Consulting Engineers

Civil Engineering ♦ Land Planning ♦ Traffic ♦ Hydrology and Water-Right Surveyor
Commercial and Residential

2/29/2024

Clark County Planning Department
500 S. Grand Central Parkway
Las Vegas, Nevada.

Re: Waiver of Development Standard for APN 177-07-507-008, MSM-23-600022
APR 23-101228

Dear Sir/Madam,

The above parcel is located at the northeast corner of Hinson Street and Eldorado Lane. Based upon the existing topography and site visit of the above parcel, the existing street improvements which are 100 feet beyond the property line area as follows (see attached site plan).

Hinson Street 29 feet existing pavement with no detached sidewalk.

Eldorado Lane 32 feet existing pavement with no detached sidewalk.

The existing pavement adjacent to the site are as follows:

Hinson Street 29 feet existing pavement will add 3' total of 32'.

Eldorado lane 24 feet existing pavement. We will add an extra 8 feet of pavement to match the existing width of 32'.

Waiver of Development Standards: Request waive the curb, gutter, sidewalk requirement per 30.04.01 (d)(7), streetlights, and non-standard paving. Based upon the surrounding area there are no conditions like that to have curb, gutter sidewalk, and streetlight. 30.04.08 (C). Waiver of landscape. 30.04.01 (E)

Requesting the vacation of the existing patent easement.

Waiver of non-decorative wall within the front 15 of the property line and/or street where prohibited by Table 30.04.03(B)

These will be custom homes, so there are no floor plans or elevations. The Parcel will dedicate 25 feet public roadway for Hinson Street and Eldorado Lane with 5 feet Public Utility easement and drainage and 10 feet for sidewalk, streetlight.

Sincerely:

Ali R. Toghani-pour

Ali R. Toghani-pour PE, WRS

10733 Montesana Ave
Las Vegas, Nevada 89166

3200 N. 32nd Street Suite 120
Phoenix Arizona 85018