



ENTERPRISE TOWN ADVISORY BOARD

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

June 1, 2022

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 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: David Chestnut - Chair
Tanya Behm
Justin Maffett

Barris Kaiser – Vice Chair
Joseph Throneberry

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 11, 2022. (For possible action)
- IV. Approval of the Agenda for June 1, 2022 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. **NZC-22-0121-DOGWOOD HICKORY, LLC:**
ZONE CHANGE to reclassify 9.6 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; **2)** increase wall height; **3)** allow nonstandard improvements in the right-of-way; **4)** waive street dedication; and **5)** waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: **1)** single family residential development; **2)** allow hammerhead turnarounds; and **3)** finished grade. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise (description on file). JJ/jt/jo (For possible action) **06/07/22 PC**
- 2. **NZC-22-0249-WATTOO FAMILY L P:**
ZONE CHANGE to reclassify 3.8 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** for a single family residential development; and **2)** finished grade. Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise (description on file). JJ/rk/jo (For possible action) **06/21/22 PC**
- 3. **VS-22-0250-WATTOO FAMILY LP:**
VACATE AND ABANDON easements of interest to Clark County located between Mountains Edge Parkway and Haleh Avenue, and between Buffalo Drive and Marnie Street; and a portion of a right-of-way being Mountains Edge Parkway located between Buffalo Drive and Marnie Street; and a portion of a right-of-way being Buffalo Drive located between Mountains Edge Parkway and Haleh Avenue within Enterprise (description on file). JJ/rk/jo (For possible action) **06/21/22 PC**
- 4. **TM-22-500085-WATTOO FAMILY LP:**
TENTATIVE MAP consisting of 30 single family residential lots and common lots on 3.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise. JJ/rk/jo (For possible action) **06/21/22 PC**

5. **NZC-22-0254-VAN 86 HOLDINGS TRUST:**
ZONE CHANGE to reclassify 19.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise (description on file). JJ/al/jo (For possible action) **06/21/22 PC**

6. **VS-22-0255-VAN 86 HOLDINGS TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Hinson Street (alignment) and Valley View Boulevard, and between Richmar Avenue and Meranto Avenue (alignment) within Enterprise (description on file). JJ/al/jo (For possible action) **06/21/22 PC**

7. **TM-22-500087-VAN 86 HOLDINGS TRUST:**
TENTATIVE MAP consisting of 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise. JJ/al/jo (For possible action) **06/21/22 PC**

8. **UC-22-0253-RIVIERA SHOPPING CENTER LTD:**
USE PERMITS for the following: 1) hookah lounge; and 2) outside dining in conjunction with an existing restaurant on 3.9 acres in a C-1 (Local Business) Zone and an H-2 (General Highway Frontage) Zone. Generally located on the west side of Cimarron Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action) **06/21/22 PC**

9. **VS-22-0243-RAINBOW NORTH SPE OWNER, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Arby Avenue and between Rainbow Boulevard and Redwood Street, and a portion of right-of-way being Arby Avenue, Badura Avenue, and a portion of Redwood Street located between Redwood Street and Badura Avenue within Enterprise (description on file). MN/nr/syp (For possible action) **06/21/22 PC**

10. **VS-22-0268-JEPSON JOHN S:**
VACATE AND ABANDON easements of interest to Clark County located between Cougar Avenue and Ford Avenue, and between Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/md/syp (For possible action) **06/21/22 PC**

11. **ZC-22-0262-FUSCO, ROMOLO RAMO FAMILY TRUST & FUSCO, ELIZABETH:**
ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) street intersection off-set; and 3) alternative residential driveway geometrics.
DESIGN REVIEWS for the following: 1) a single family residential development; and 2) finished grade. Generally located on the northeast corner of Buffalo Drive and Chartan Avenue within Enterprise (description on file). JJ/al/jo (For possible action) **06/22/22 BCC**

12. **VS-22-0263-FUSCO ROMOLO RAMO FAMILY TRUST & FUSCO ELIZABETH:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Kane Springs Street (alignment), and between Chartan Avenue and Wolf Wood Court and a portion of a right-of-way being Buffalo Drive located between Chartan Avenue and Wolf Wood Court (alignment) within Enterprise (description on file). JJ/al/jo (For possible action) **06/22/22 BCC**

13. **TM-22-500089-FUSCO ROMOLO RAMO FAMILY TRUST & FUSCO ELIZABETH:**
TENTATIVE MAP consisting of 15 single family residential lots and common lots on 1.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Buffalo Drive and Chartan Avenue within Enterprise. JJ/al/jo (For possible action) **06/22/22 BCC**

14. **UC-22-0258-LVBRETAIL, LLC:**
USE PERMIT for on-premises consumption of alcohol (supper club).
DESIGN REVIEW for an accessory structure (firewood enclosure) in conjunction with a restaurant on a portion of 4.2 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/lm/syp (For possible action) **06/22/22 BCC**

15. **VS-22-0246-DIAMOND FORD, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue (alignment), and between Jones Boulevard and the Union Pacific Railroad within Enterprise (description on file). JJ/rk/jo (For possible action) **06/22/22 BCC**

16. **WS-22-0245-DIAMOND FORD, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** modified driveway design standards; and **3)** reduce back of curb radii.
DESIGN REVIEWS for the following: **1)** proposed office/warehouse building with an outside storage yard; **2)** alternative parking lot landscaping; and **3)** finished grade on a 1.2 acre portion of a 2.5 acre site in an M-1 (Light Manufacturing) Zone and an R-E (Rural Estates Residential) Zone. Generally located on the south side of Ford Avenue, 280 feet east of Jones Boulevard within Enterprise. JJ/rk/jo (For possible action) **06/22/22 BCC**

17. **WS-22-0244-DR HORTON, INC:**
WAIVER OF DEVELOPMENT STANDARDS to remove streetlights on a portion of a previously approved subdivision on 0.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Park Street and the north side of Raven Avenue within Enterprise. JJ/lm/syp (For possible action) **06/22/22 BCC**

18. **WS-22-0264-CHAUDHRY, SOHAIL & HUMA S.:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Edmond Street and the north side of Agate Avenue within Enterprise. JJ/md/jo (For possible action) **06/22/22 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: June 15, 2022.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Windmill Library – 7060 W. Windmill Lane
Clark County Government Center – 500 S. Grand Central Pkwy
<https://notice.nv.gov>



Enterprise Town Advisory Board

May 11, 2022

MINUTES

Board Members	David Chestnut, Chair PRESENT Tanya Behm EXCUSED Justin Maffett PRESENT	Barris Kaiser, Vice Chair PRESENT Joseph Throneberry 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.

Jared Tasko, 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.

A representative from the Southern Nevada Readiness Center made the following comments:

- The Nevada National Guard thanks the Enterprise TAB for their support for Army National Guard facility on Silverado Ranch Blvd.
- The national guard would favor commercial development around their base.
- Residential uses near the base should be discouraged.

III. Approval of Minutes for April 27, 2022 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for April 27, 2022

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

IV. Approval of Agenda for May 11, 2022 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended

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

Applicant requested hold:

5. NZC-22-0121-DOGWOOD HICKORY, LLC: Applicant has requested a **HOLD** to Enterprise TAB meeting on June 1, 2022.

Related applications to be heard together:

1. ZC-22-0168-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:
2. VS-22-0172-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:
3. TM-22-500060-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:

6. NZC-22-0222-SPACEFINDERS REALTY INC & ELIOT HOLDINGS LLC:
7. VS-22-0223-SPACEFINDERS REALTY INC & ELIOT HOLDINGS LLC:
8. TM-22-500076-SPACEFINDERS REALTY INC & ELIOT HOLDINGS LLC:

9. NZC-22-0229-PY PROPERTIES LLC & MTG LIVING TRUST:
10. VS-22-0233-PY PROPERTIES LLC & MTG LIVING TRUST:
11. TM-22-500079-PY PROPERTIES LLC & MTG LIVING TRUST:
25. ZC-22-0240-PY PROPERTIES, LLC & MTG LIVING TRUST:

12. VS-22-0210-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS, ET AL:
13. TM-22-500075-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS, ET AL

16. VS-22-0217-A GRADING COMPANY:
17. WS-22-0216-A GRADING COMPANY:

22. ET-22-400055 (UC-20-0240)-MEQ-BD & D II, LLC:
23. ET-22-400056 (ZC-18-0118)-MEQ-BD & D II, LLC:

Items 12 and 13 will be heard first.

V. Informational Items

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

- **SILVERADO RANCH DOG PARK**

Renovation CELEBRATION
SATURDAY, MAY 21, 2022, 9A.M. - 11 A.M.
9855 Gilespie St.
Las Vegas, NV 891839
THE ANIMAL FOUNDATION PET ADOPTION
LVMPD K-9 TEAM
FOOD TRUCKS
LOCAL RETAILERS

- Saving for College - Financial Literacy Seminar**
 Join the office of Nevada State Treasurer Zach Conine and Clark County Commissioner Michael Naft, to learn about saving for your child's college education. Understand the differences between the Nevada College Kickstart program, NV529 Plans, Nevada Prepaid Tuition, and the Governor Guinn Millenium Scholarship. There will be a free raffle at the event, for participants opening accounts; eight winners will have \$250 deposited into their new account!

Thursday, May 19, 2022, 5:30pm - 7:00pm
 Enterprise Library Multipurpose Room
 8310 5 Las Vegas Blvd., Las Vegas, NV 89123

VI. Planning & Zoning

- ZC-22-0168-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:**
ZONE CHANGE to reclassify 9.9 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.
USE PERMITS for the following: **1)** a residential planned unit development (PUD); **2)** reduce the building setback from project perimeter; **3)** reduce communication tower setback to street; and **4)** communication tower separation to residential.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback from the street; and **2)** reduced off-set street intersection.
DESIGN REVIEWS for the following: **1)** a detached single family residential planned unit development; and **2)** finished grade. Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise (description on file). JJ/bb/jo (For possible action) **05/18/22 BCC**

Motion by David Chestnut
 Action: **APPROVE** with Waiver of Development Standards #1 withdrawn by the applicant
 Per Staff if approved conditions
 Motion **PASSED** (3-0) /Unanimous

- VS-22-0172-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and Le Baron Avenue alignment, and between Buffalo Drive and Tenaya Way within Enterprise (description on file). JJ/bb/jo (For possible action) **05/18/22 BCC**

Motion by David Chestnut
 Action: **APPROVE** per staff conditions
 Motion **PASSED** (3-0) /Unanimous

- TM-22-500060-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:**
TENTATIVE MAP consisting of 30 residential lots and common lots on 9.9 acres in an R-D (Suburban Estates Residential) Zone. Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise. JJ/bb/jo (For possible action) **05/18/22 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

4. **WS-22-0241-JOBSITE HOSPITALITY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) parking lot landscaping; 3) loading space design; and 4) allow modified driveway design standards.
DESIGN REVIEW for a hotel on a portion of 7.7 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Gilespie Street, the south side of Carpenters Union Way, and 400 feet north of Hidden Well Road within Enterprise. MN/nr/ja (For possible action) **05/18/22 BCC**

Motion by Barris Kaiser
Action: **APPROVE**
ADD Current Planning Conditions

- Design review as a public hearing for lighting and signage

Per staff conditions
Motion **PASSED** (3-0) /Unanimous

5. **NZC-22-0121-DOGWOOD HICKORY, LLC:**
ZONE CHANGE to reclassify 9.6 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) increase wall height; 3) allow nonstandard improvements in the right-of-way; 4) waive street dedication; and 5) waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) single family residential development; 2) allow hammerhead turnarounds; and 3) finished grade. Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise (description on file). JJ/jt/jo (For possible action) **06/07/22 PC**

Applicant has requested a **HOLD** to Enterprise TAB meeting on June 1, 2022.

6. **NZC-22-0222-SPACEFINDERS REALTY INC & ELIOT HOLDINGS LLC:**
ZONE CHANGE to reclassify 10.5 acres from R-E (Rural Estates Residential) (RNP-I) Zone and R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced lot area; 2) increase site disturbance within a hillside area; and 3) increase wall height.
DESIGN REVIEWS for the following: 1) a single family residential development; 2) allow a hammerhead street design; 3) a single family residential development within a hillside area; and 4) increased finished grade. Generally located on the north side of Pebble Road and the east side of Park Street (alignment) within Enterprise (description on file). JJ/al/jo (For possible action) **06/07/22 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

7. **VS-22-0223-SPACEFINDERS REALTY INC & ELIOT HOLDINGS LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road, and between Park Street (alignment) and Fort Apache Road within Enterprise (description on file). JJ/al/jo (For possible action) **06/07/22 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

8. **TM-22-500076-SPACEFINDERS REALTY INC & ELIOT HOLDINGS LLC:**
TENTATIVE MAP consisting of 32 single family residential lots and common lots on 10.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Pebble Road and the east side of Park Street (alignment) within Enterprise. JJ/al/jo (For possible action) **06/07/22 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

9. **NZC-22-0229-PY PROPERTIES LLC & MTG LIVING TRUST:**
ZONE CHANGE to reclassify 8.6 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); **3)** alternative landscaping along Dean Martin Drive; and **4)** eliminate landscaping against a freeway.
DESIGN REVIEWS for the following: **1)** single family residential; and **2)** finished grade. Generally located on the east side of Dean Martin Drive approximately 215 feet south of Raven Avenue. within Enterprise (description on file). JJ/jvm/jo (For possible action) **06/07/22 PC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning Conditions:

- Single story homes on lots 1 thru 5, 28, 29 and 42 thru 46.
- Every two driveways to be adjacent where possible.
- Consider an asphalt path along Dean Martin Rd.

Per staff if approved conditions
Motion **PASSED** (3-0) /Unanimous

10. **VS-22-0233-PY PROPERTIES LLC & MTG LIVING TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Dean Martin Drive and I-15 and between Raven Avenue and the Vicki Avenue (alignment) within Enterprise (description on file). JJ/jvm/jo (For possible action) **06/07/22 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

11. **TM-22-500079-PY PROPERTIES LLC & MTG LIVING TRUST:**
TENTATIVE MAP consisting of 46 single family residential lots and common lots on 8.6 acres in a R-2 (Medium Density Residential) Zone. Generally located on the east side of Dean Martin Drive approximately 215 feet south of Raven Avenue. within Enterprise (description on file). JJ/jvm/jo (For possible action) **06/07/22 PC**
Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous
12. **VS-22-0210-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Landberg Avenue (alignment), and between Decatur Boulevard and Arville Street; and a portion of a right-of-way being Silverado Ranch Boulevard located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/gc/jo (For possible action) **06/07/22 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous
13. **TM-22-500075-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS, ET AL:**
TENTATIVE MAP for a commercial subdivision on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Silverado Ranch Boulevard, 320 feet west of Arville Street within Enterprise. JJ/gc/jo (For possible action) **06/07/22 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous
14. **UC-22-0207-LDR PARTNERS:**
USE PERMIT to reduce the separation of a proposed supper club in conjunction with an existing restaurant on a 0.5 acre portion of an 8.0 acre shopping center in a C-2 (General Commercial) Zone. Generally located on the north side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise. JJ/jor/syp (For possible action) **06/07/22 PC**

Motion by Barris Kaiser
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous
15. **UC-22-0236-REAL EQUITIES LLC:**
USE PERMIT for a hookah lounge in conjunction with an existing shopping center on a portion of 28.7 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/bb/syp (For possible action) **06/07/22 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

16. **VS-22-0217-A GRADING COMPANY:**
VACATE AND ABANDON easements of interest to Clark County located between Gomer Road and the Union Pacific Railroad (UPRR), and between Redwood Street and UPRR within Enterprise (description on file). JJ/nr/jo (For possible action) **06/07/22 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

17. **WS-22-0216-A GRADING COMPANY:**
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements.
DESIGN REVIEWS for the following: 1) alternative landscaping; and 2) an outside storage facility on 2.5 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Gomer Road and 977 feet east of Redwood Street within Enterprise. JJ/nr/jo (For possible action) **06/07/22 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

18. **VS-22-0239-MOSAIC LAND 1 LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Chieftain Street (alignment), and between Meranto Avenue and Richmar Avenue (alignment); and a portion of right-of-way being Fort Apache Road located between Meranto Avenue and Richmar Avenue (alignment) within Enterprise (description on file). JJ/md/jo (For possible action) **06/07/22 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

19. **WS-22-0194-D R HORTON INC:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a single family residential development on 22.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the west side of Dean Martin Drive and the south side of Frias Avenue within Enterprise. JJ/nr/syp (For possible action) **06/07/22 PC**

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

20. **DR-22-0193-SA-CAC-DM, LLC:**
DESIGN REVIEW for signs in conjunction with a previously approved vehicle maintenance facility on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Cactus Avenue and the east side of Polaris Avenue within Enterprise. JJ/nr/jo (For possible action) **06/08/22 BCC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

21. **DR-22-0228-MEQ-CACTUS & RAINBOW, LLC:**
DESIGN REVIEW for a vehicle maintenance (smog testing) facility on a 0.1 acre portion of a 4.7 acre shopping center in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located on the northwest corner of Rainbow Boulevard and Cactus Avenue within Enterprise. JJ/bb/syp (For possible action) **06/08/22 BCC**

Motion by Justin Maffett
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

22. **ET-22-400055 (UC-20-0240)-MEQ-BD & D II, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) alcohol sales, liquor - packaged only (liquor store) not in conjunction with grocery store; 2) convenience store; and 3) gasoline station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for a convenience store; 2) reduce setback for a gasoline station; and 3) alternative driveway geometrics.
DESIGN REVIEW for modifications to an approved shopping center on 3.8 acres in a C-1 (Limited Commercial) Zone. Generally located on the north side of Blue Diamond Road, 610 feet east of Durango Drive within Enterprise. JJ/jgh/syp (For possible action) **06/08/22 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

23. **ET-22-400056 (ZC-18-0118)-MEQ-BD & D II, LLC:**
DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: 1) a proposed shopping center; and 2) finished grade on 3.8 acres in a C-1 (Limited Commercial) Zone. Generally located on the north side of Blue Diamond Road, 610 feet east of Durango Drive within Enterprise (description on file). JJ/jgh/syp (For possible action) **06/08/22 BCC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous

24. **UC-22-0204-SOUTHERN NEVADA BEAGLE RESCUE FOUNDATION:**
USE PERMIT to allow additional household pets (dogs) in conjunction with an existing single family residence on 1.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Irvin Avenue, 150 feet west of Placid Street within Enterprise. MN/jgh/syp (For possible action) **06/08/22 BCC**

Motion by David Chestnut
Action: **APPROVE**
ADD Current Planning Condition

- One year review as public hearing

Per staff conditions
Motion **PASSED** (3-0) /Unanimous

25. **ZC-22-0240-PY PROPERTIES, LLC & MTG LIVING TRUST:**
ZONE CHANGE to reclassify 5.7 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone. Generally located on the east side of Dean Martin Drive and the north side of Agate Avenue (alignment) within Enterprise (description on file). JJ/md/ja (For possible action) **06/22/22 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous

VII. General Business:

- None

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be June 1, 2022 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut
Action: **ADJORN** meeting at 8:26 p.m.
Motion **PASSED** (3-0) /Unanimous

06/07/22 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

CACTUS AVE/QUARTERHORSE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0121-DOGWOOD HICKORY, LLC:

ZONE CHANGE to reclassify 9.6 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) increase wall height; 3) allow nonstandard improvements in the right-of-way; 4) waive street dedication; and 5) waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) single family residential development; 2) allow hammerhead turnarounds; and 3) finished grade.

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

RELATED INFORMATION:

APN:

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

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce landscaping along Cactus Avenue where landscaping per Figure 30.64-17 is required.
2. Increase wall height to 12 feet (6 foot retaining wall and 6 foot screen wall) where 9 feet (3 foot retaining wall and 6 foot screen wall) is the maximum per Section 30.64.050 (a 34% increase).
3. Allow nonstandard improvements (landscaping) in the Cactus Avenue right-of-way where not allowed per Chapter 30.52.
4. Waive the required dedication for a street alignment along the east side of the site where dedication is required per Chapter 30.52.
5. Waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) for Quarterhorse Lane where off-site improvements are required per Chapter 30.52.

DESIGN REVIEWS:

1. Single family residential development.
2. Allow hammerhead turnarounds where radius cul-de-sacs are the County's preferred turnaround per Section 30.56.080.
3. Increase finished grade to 126 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 250% increase).

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.6
- Number of Lots: 27
- Density (du/ac): 2.8
- Minimum/Maximum Lot Size (square feet): 10,000/11,370
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 2,300/2,538/2,754

Neighborhood Meeting Summary

Notices were mailed to property owners within 1,500 feet of the site, and 2 virtual neighborhood meetings were held for this project. The first neighborhood meeting was held on November 25, 2020, and the follow-up neighborhood meeting was held on February 22, 2021. Eight neighbors attended the second neighborhood meeting, and concerns included traffic, the adjacent school, and horse traffic.

Site Plan

The site plan depicts a single family residential subdivision with a 58 foot wide private street with medians and gated access from Cactus Avenue on the north side of the site. The internal street network includes 38 foot wide private streets, which terminate in 2 stub streets on the east side of the site and 2 hammerhead turnarounds on the west side of the site. A design review is necessary to allow the hammerhead turnarounds since radius cul-de-sacs are the County's preferred turnaround design in residential subdivisions. Additional land use requests include waivers of development standards to not install off-site improvements along Quarterhorse Lane and to not dedicate a street alignment along the east side of the site.

Landscaping

Landscaping along Cactus Avenue includes a 5 foot wide landscape strip, a 5 foot wide detached sidewalk, and a 7 foot wide landscape strip, all within the public right-of-way. A waiver of development standards is necessary to allow nonstandard improvements (landscaping) within the right-of-way. Another waiver of development standards is also necessary to not provide trees on the street side of the detached sidewalk along Cactus Avenue. However, an additional 10 foot wide landscape strip is provided on-site, behind the landscaping in the right-of-way along Cactus Avenue.

Landscaping along Quarterhorse Lane includes a 10 foot wide equestrian trail and a 5 foot wide landscape strip. Although, 5 feet of the equestrian trail is depicted in the right-of-way, and 5 feet of the equestrian trail is depicted on-site.

The subdivision also includes several pedestrian connections. Sidewalks are provided on both sides of the 58 foot wide private street connecting to Cactus Avenue. In addition, a 20 foot wide landscape area with a pedestrian pathway is provided in the northeast portion of the site connecting from an internal stub street to Cactus Avenue. Lastly, pedestrian connections are provided from the hammerhead turnarounds to Quarterhorse Lane along the west side of the site.

Elevations

All the model homes are single story and extend up to a maximum height of approximately 18 feet. Elevations include pitched tiled roofs and various combinations of architectural enhancements on the elevations to provide variety and visual interest. Architectural enhancements include stone veneer, decorative lights, and stucco pop-outs around the windows.

Floor Plans

Three floor plans are provided, which are 2,300 square feet, 2,538 square feet, and 2,754 square feet. Each floor plan includes a living room, kitchen, bedrooms, bathrooms, and a 3 car garage.

Applicant's Justification

According to the applicant, the proposed R-D zoned single family subdivision will provide an appropriate transition from the R-2 zoned single family subdivisions to the north to the R-E zoned single family residences and natural terrain to the south. The design alternatives associated with the project are appropriate and will not create any negative impacts. For example, the waiver of development standards to not install off-sites along Quarterhorse Lane will help maintain the rural aesthetic of the area, and the neighbors requested that off-sites not be installed along this right-of-way.

Similarly, the waiver of development standards to allow landscaping in the right-of-way and to not install trees on the street side of the detached sidewalk along Cactus Avenue are due to future Public Works projects in the area. The proposed curb location along Cactus Avenue matches the curb location on the Public Works improvement plans, which includes 17 feet of dedicated right-of-way that will not be fully improved with off-sites. As a result, the applicant requests to landscape this area. Also, a storm conduit is proposed under Cactus Avenue in this area. Therefore, trees on the street side of the detached sidewalk could interfere with the future storm water improvements. Nevertheless, the applicant would agree to a condition to install the trees if the storm water conduit is not needed or if Public Works approves the trees.

The applicant also indicates that the hammerhead turnarounds will not create any negative impacts, and the dedication of the street alignment along the east side of the site is not necessary. Lastly, the increased finished grade and increased wall heights are necessary due to the topography of the site, which drops in elevation over 10 feet from the west to east along with an increase in elevation over 10 feet from the north to south.

Prior Land Use Requests

Application Number	Request	Action	Date
LUP-20-700095	Request to redesignate the land use category from OL (Open Land) to RL (Residential Low) - Enterprise Land Use Plan update cancelled due to pandemic	Cancelled by BCC	April 2020
NZC-19-0250	Request to R-2 zoning for a 64 lot residential subdivision	Withdrawn by applicant	August 2019
TM-19-500077	Tentative map for a 64 lot single family residential subdivision	Withdrawn by applicant	August 2019
VS-19-0251	Vacation and abandonment of patent easements	Withdrawn by applicant	August 2019
NZC-18-0549	Request to R-2 zoning for a 64 lot single family residential subdivision	Withdrawn by applicant	August 2018
NZC-0442-06	Request to R-2 & R-3 zoning to add approximately 20 acres into the Mountain's Edge Master Planned Community	Withdrawn by applicant	April 2006

Surrounding Land Use

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

This site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

Changing trends since the most recent adoption of the Enterprise Land Use Plan include the tremendous increase in demand for housing and the additional residential development in this

area. Demand for housing in Clark County has exceeded supply, and these additional housing units will increase the overall housing supply. Furthermore, R-2 zoned subdivisions were approved and built at the northeast corner of El Capitan Way and Cactus Avenue, and the southwest corner of Durango Drive and Cactus Avenue. Additional R-2 zoned subdivisions were approved and built east of Durango Drive on both the north and south sides of Cactus Avenue. As a result, both the increased demand for housing and additional residential development in this area indicates changing trends since the most recent adoption of the Enterprise Land Use Plan that would help make this nonconforming zone boundary amendment appropriate.

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

In this area, Cactus Avenue was planned as the division between more intense development to the north and open land to the south. However, a school and several R-2 zoned single family subdivisions were built on the south side of Cactus Avenue. Furthermore, expansive R-2 zoned subdivisions are located directly on the north side of Cactus Avenue within a former Major Projects area (Mountain's Edge). As a result, the proposed R-D zoned subdivision is compatible with uses in the area, and it will provide an appropriate transition between the more intense R-2 zoned subdivisions to the north and the R-E zoned single family residences and open land to the south.

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

There has been no indication from the public utility purveyors that the nonconforming zone boundary amendment would have a negative impact on public facilities and services. However, the Clark County School District indicates that Desert Oasis High School was over capacity for the 2021-2022 school year. Both Thompson Elementary School and Gunderson Middle School were under capacity for the same school year.

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

Goal 1.1 of the Clark County Master Plan encourages opportunities for diverse housing options, and Policy 1.1.1 encourages a mix of housing at varied densities and in numerous locations. Here, R-D zoning will allow for an appropriate transition of housing density between the more intense R-2 zoned subdivisions to the north and the R-E zoned single family residences and open land to the south. R-D zoning will also add to the mix of housing types as this area is a transition between suburban and rural development.

Summary

Zone Change

Changing trends of increased demand for housing and additional housing development in this area help make the nonconforming zone boundary amendment appropriate. In addition, the proposed R-D zoning is compatible with the area since it creates a transition between R-2 zoning to the north and R-E zoning to the south. Lastly, there will be no negative impacts to public services and infrastructure, and the request complies with adopted goals and policies in the Master Plan.

Waivers of Development Standards

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

Waiver of Development Standards #1

Not installing trees on the street side of the detached sidewalk is necessary due to a potential Public Works improvement project in the area. In addition, this waiver of development standards would only eliminate the trees located on the street side of the sidewalk on the east side of the private street entrance from Cactus Avenue. Sight visibility zone requirements already eliminate the installation of trees on the street side of the detached sidewalk on the west side of the private street entrance from Cactus Avenue. As a result, this waiver will make the street landscaping appear more consistent along the entire Cactus Avenue Street frontage, and staff can support the request.

Waiver of Development Standards #2

Increasing the retaining wall heights is necessary due to the topography of the site. Most of the increased retaining walls will occur internal to the site; however, increasing the retaining walls will also be necessary along the eastern property line. Nevertheless, the property to the east is planned for Open Lands. Immediately to the east is an undeveloped portion of a BLM land, and farther east is a school. As a result, there will be no direct impact to existing residential development, and staff can support the request.

Design Review #1

The proposed subdivision and single family residences are both consistent with the standards of approval for a design review. For example, the layout of the subdivision, site access, and circulation will not negatively impact adjacent roadways or neighborhood traffic. In addition, multiple pedestrian pathways are provided to both Cactus Avenue and Quaterhorse Lane. Furthermore, the single family home models are aesthetically pleasing and harmonious and compatible with the area. As a result, staff can support the design review.

Design Review #2

Per Title 30, factors that will be considered in determining whether a hammerhead design is appropriate include: 1) the number and layout of on-site parking spaces, 2) driveway length, 3)

the number of hammerheads, 4) size of lots, and 5) shape and other constraints of the property. Using these criteria, the number of lots in the subdivision is relatively low (27), and each lot includes more than the minimum number of on-site parking spaces. In addition, the driveway lengths meet Title 30 standards, and each residence will include a 3 car garage. Also, there are only 2 hammerheads within the subdivision, and the size of the lots all meet or exceed the 10,000 square foot minimum. Lastly, the grade difference on the site presents a physical constraint in which hammerhead turnarounds may be more appropriate for the terrain. As a result, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #3

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support Waiver of Development Standards #3 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Waiver of Development Standards #4

Staff has no objection to the request to not dedicate the street alignment on the east side of the parcel. The segment of that street is not necessary for access and would not serve a public purpose.

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 and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements on Quarterhorse Lane.

Design Review #3

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

Staff Recommendation

Approval of the zone change, waivers of development standards #1 through #4, and the design reviews; denial of waiver of development standards #5. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 22, 2022 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:

Current Planning

If approved:

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a 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 the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30-32,040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Right-of-way dedication to include 50 feet for Cactus Avenue and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 30 days to coordinate with Public Works Design Division and to dedicate any necessary right-of-way and easements for the Cactus Avenue improvement project;
- Off-sites on Cactus Avenue to be installed in accordance with the approved plans for the Cactus Avenue improvement project;
- Applicant to coordinate a contribution with Public Works for improvements on Cactus Avenue;
- Vacate any unnecessary rights-of-way and/or easements;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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)

- 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 #0007-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DOGWOOD HICKORY LLC

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

1A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

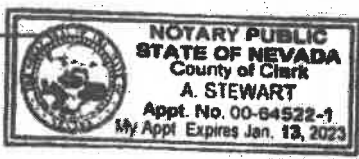
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	PROPERTY OWNER NAME: <u>Dogwood Hickory, LLC</u> ADDRESS: <u>1635 Village Center Circle, Ste. 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>(702) 242-4949</u> CELL: _____ E-MAIL: <u>lbadger@fcglv.com</u>
	APPLICANT NAME: <u>Dogwood Hickory, LLC</u> ADDRESS: <u>1635 Village Center Circle, Ste. 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>(702) 242-4949</u> CELL: _____ E-MAIL: <u>lbadger@fcglv.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Stephanie Allen - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>sha@kcnvlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-32-101-008 and 009
 PROPERTY ADDRESS and/or CROSS STREETS: SEC Cactus/Quarterhorse
 PROJECT DESCRIPTION: NZC from R-E to R-D

(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 purposes of advising the public of the proposed application.

[Signature]
 Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF Clark

Thomas J. DeVore
 Property Owner (Print)



SUBSCRIBED AND SWORN BEFORE ME ON October 6, 2020 (DATE)
 By Thomas J. DeVore
 NOTARY PUBLIC: A Stewart

*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.



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>NZC-22-0121</u> DATE FILED: <u>4/6/22</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>5/11/22</u> PC MEETING DATE: <u>6/7/22</u> BCC MEETING DATE: <u>6/23/22</u> (MOVED FROM 7/6/22) FEE: <u>\$ 3,527.50</u>
	PROPERTY OWNER NAME: <u>Ross Bentulan</u> ADDRESS: <u>10014 Valley Ridge Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Dogwood Hickory, LLC</u> ADDRESS: <u>1635 Village Center Circle #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Stephanie Allen - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>sha@kcnvlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-32-101-008 and 009

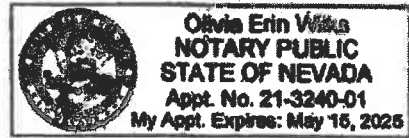
PROPERTY ADDRESS and/or CROSS STREETS: Cactus/Quarterhorse

PROJECT DESCRIPTION: NZC from R-E to R-D

(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.

R. Bentulan Ross Bentulan
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 02/17/2022 (DATE)
 BY Ross Bentulan
 NOTARY PUBLIC: [Signature]



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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE ALLEN

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702.792.7045

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CARSON CITY OFFICE
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Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

March 7, 2022

VIA UPLOAD

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

Re: Updated Compelling Justification Letter – Non-conforming Zone Change for APN: 176-32-101-008 and 009; Design Review for a Single Family Residential Development; Design Review to Increase Finished Grade; and Waivers of Development Standards

To Whom It May Concern:

Please be advised our office represents Dogwood Hickory, LLC (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 9.55 acres and is located on the southeast corner of Cactus Avenue and Quarterhorse Lane. The property is more particularly described as APN’s: 176-32-101-008 and 009 (the “Site”). The Applicant is proposing a non-conforming zone change from R-E to R-1. The Applicant is also requesting a design review for a proposed single family residential development, a design review for increased grade, and associated waivers of development standards.

Non-conforming Zone Change:

The Enterprise Land Use Plan designation for the Site is Open Lands. The Applicant is seeking a non-conforming zone change to R-1. This request satisfies the criteria for a non-conforming zone change with the compelling justification required by Title 30 as follows:

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

The existing Open Lands (OL) land use designation is no longer consistent with the area as the master planned community of Mountain’s Edge is immediately to the north of the Site and there is residential development to the south of the Site. There is also a Cactus roadway improvement project planned that makes this Site inappropriate for OL. The surrounding uses in the area include a mix of R-2 and R-E residential developments as well as Public Facilities. The proposed R-1 development is a good transitional zoning between the RE residential to the south and the R-2 residential to the north.

The density or intensity of the uses allowed by the amendment is compatible with the existing and planned land uses in the surrounding area.

The density and intensity of the uses allowed by the non-conforming zoning is compatible with the existing and planned land uses in the surrounding area. The residential developments to the immediate north within and outside of the Mountain’s Edge Master Planned Community are zoned R-2. The standalone homes in the area are zoned R-E with a school just to the east of the proposed site. The

proposed R-1 development fits in with these lower density developments and will provide a transition from the RE residential to the south and the R-2 residential to the north. The applicant's proposed R-1 zoning is compatible with the existing and planned zoning and land uses in the area.

- 2) There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and storm water and drainage facilities, as a result of the uses allowed.**

The proposed development is not anticipated to have a substantial adverse effect on public facilities and services. A technical analysis will be completed for the drainage, water and traffic/transportation facilities prior to submitting the Civil Improvement Plans. The Police Department, Fire Department and School District that service this area will be contacted for the preparation of the reports that are required for the non-confirming zone change.

- 3) The proposed amendment conforms to other applicable adopted plans, goals, and policies.**

The proposed non-confirming zoning conforms to the newly adopted core values in the Transform Clark County Master Plan. The proposed development offers residential housing that transitions from the existing rural neighborhoods to the south to the completed neighborhood of Mountain's Edge to the north, creating a unique and compatible community in line with Clark County's Core Value #1. The applicant is proposing rural streets with an equestrian trail along Quarterhorse to keep the neighborhood to conform to the unique neighborhood to the south. There is also a pedestrian access gate provided from the community to access Quarterhorse so residents of the development may enjoy the rural lifestyle to the south and also access the Cactus thoroughfare to the north. The plan also meets the objectives of Core Values #2 and #4 which encourages equitable access, trails and connectivity. The Quarterhorse trail will provide access to a rural lifestyle south and to the Cactus thoroughfare north with connectivity to public transportation.

Design Review:

The applicant is proposing a 27 lot R-1 development on approximately 9.55 acres for a density of 2.83 lots per acre. The lot sizes all exceed 10,000 square feet. There will be one gated point of ingress and egress for the community on Cactus Avenue. The homes will all be one story and will range in size from 2,300 square feet to 2,754 square feet. All homes will have three car garages with full size driveways. Between the garage parking spaces, the driveways, and the on street parking, the required parking spaces of 54 spaces will be exceeded. The look of the homes will have a modern aesthetic with various natural stone accents and colors to blend with the natural surroundings.

The proposed one-story community with 10,000 square foot lots will create a perfect transition from the urban R-2 developments across the street to the north and the rural RE development to the south. The one story homes are compatible and will have minimal impact on the RE residential to the south. The vehicular access has also been intentionally limited to Cactus Avenue to keep traffic to a minimum south of the Site.

The applicant is also requesting a design review for finished grade. The finished grade will be increased a total of 10.5' where 18" is allowed. This increase is due to the topography of the subject

property with a drop in elevation over 10' from west to east on the Site and an increase in elevation over 10 feet from north to south.

Waivers of Development Standards:

The Applicant is requesting to waive the off-site improvements on Quarterhorse Lane in order to help minimize the impacts of the proposed development on the rural aesthetic of the area south of Cactus Lane. Numerous residents who participated in the neighborhood meetings requested that the roadway improvements on Quarterhorse Lane remain non-urban with no streetlights, curb or gutter, and with reduced pavement and an equestrian trail. The applicant has incorporated the neighbors' requests into the overall design, but a waiver of off-sites is necessary to develop the project as such.

A waiver of landscaping is being requested on the north side of the sidewalk east of the driveway on Cactus Lane. The reason for the requested waiver is because there will likely be a large storm sewer conduit under Cactus Lane in this area. The applicant would agree to a condition to install trees if a sewer conduit is not needed and/or if Public Works approves trees in this area.

As discussed above, there is a significant change in grade over this Site. As such, the Applicant is requesting a waiver of development standards to increase the height of the retaining walls up to six (6) feet on top of the six (6) foot screen wall. Most of the retaining will be internal to the Site; however, there will be some necessary retaining along the eastern edge of the Site.

The Applicant is requesting a waiver for non-standard improvements (landscaping and associated irrigation system improvements) in the right-of-way. Clark County will have a future improvement project in that area around Cactus Avenue and what is shown as the curb line on Cactus is in-line with what Clark County's improvement project is doing. The Applicant will have an extra 17 feet of dedicated right-of-way that will not be fully improved with off-sites, and landscaping is shown in that right-of-way. Therefore, we are requesting the waiver for non-standard improvements in the right-of-way.

Finally, the Applicant is requesting a waiver of development standards to not dedicate the street alignment on the east side of the parcel.

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

Sincerely,

KAEMPFER CROWELL



Stephanie Allen

SHA/LAK

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

BUFFALO DR/HALEH AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-22-0249-WATTOO FAMILY L P:

ZONE CHANGE to reclassify 3.8 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

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

Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:
176-27-301-001

WAIVER OF DEVELOPMENT STANDARDS:
Increase block wall height to 10 feet (up to 4 foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (a 11% increase).

DESIGN REVIEWS:
1. Single family residential development.
2. Increase finished grade to 65 inches (5.4 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 216% increase).

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Number of Lots: 30
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,325/5,830
- Project Type: Single family residential development

- Number of Stories: 2
- Building Height (feet): Up to 26
- Square Feet: 2,052/2,300

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on March 21, 2022, as required by the nonconforming zone boundary amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 9 attendees present at the open house meeting for this item. Positive comments were raised about single family home development on the site. The attendees had concerns about the number of lots, layout, with traffic as the main concern of the night.

Site Plans

The plans depict a single family residential development totaling 30 single family lots and 2 common area lots on 3.8 acres. The density of the overall development is shown at 7.9 dwelling units per acre. The lots range in size from a minimum of 3,325 square feet to a maximum of 5,830 square feet. The development will have access from Haleh Avenue to the south. The lots within the subdivision will be served by 48 foot wide internal public streets, which include an attached sidewalk on both sides of the street. The waiver associated with this request is to increase retaining wall height to accommodate street drainage, natural topography, and corresponding pad heights.

Landscaping

Street landscaping consists of a 6 foot wide landscape area shown along the north side of Haleh Avenue; and a 15 foot wide landscape area which includes a detached sidewalk, is shown along Buffalo Drive and Mountains Edge Parkway.

Elevations

The development will provide 2 story model homes with the maximum height shown at approximately 26 feet. The plans submitted by the applicant depict 3 different models with each model having potential elevation variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

Floor Plans

The models range in size, from 2,052 square feet to 2,300 square feet with options that include multiple bedrooms, 2 car garages, and options for bonus rooms.

Applicant's Justification

The applicant indicates that the proposed development will blend well with the developed R-2 zoned subdivisions in the area, and that the proposed density will result in a land use that is consistent with the surrounding neighborhoods to the east and south. The applicant has designed the project with similar sized lots and home sizes as the adjacent R-2 communities within Mountain's Edge; therefore, making the requested zone change appropriate and compatible.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Neighborhood (Up to 8 du/ac)	R-1	Single family residential
South	Mid-Intensity Neighborhood (Up to 8 du/ac)	R-2	Single family residential
East	Open Lands	P-F	Middle school
West	Open Lands	P-F	Undeveloped & Mountains Edge Regional Park

This site and the surrounding parcels are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-22-0250	A request to vacate a right-of-way and patent easements on the property is a companion item on this agenda.
TM-22-500085	Tentative map for 30 single family lots on 3.8 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant states multiple properties within Mountain's Edge and just outside of Mountains Edge have been rezoned R-2, making the request to rezone to a similar residential density compatible.

Since 2013 there have been 4 other nonconforming zone change applications just south of Cactus Avenue that have been approved to reclassify portions of this area to medium density residential developments. The trend in this area is for additional residential development and less commercial development. Based on this trend, staff finds the request to be appropriate for the area.

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

The applicant states most of Mountains Edge Master Planned Community has been built out as R-2 and there are plenty of commercial uses along Blue Diamond Road to support the additional residences.

Directly to the south and farther to the east is an existing single family residential development in an R-2 zone within the Mountain's Edge Master Planned Community. Staff finds the proposed zone change creates a more cohesive density and intensity for the area and will fit the area better than commercial uses; therefore, staff finds the density and intensity of the proposed residential development compatible with existing land uses in the surrounding area.

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

According to the applicant, technical studies will be prepared to address any drainage and water related impacts as part of the civil plan review process.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. Sufficient public services may not exist in the immediate area and because the site is in the Public Facilities Needs Assessment (PFNA) area, a standard development agreement will be necessary prior to issuance of any building permits to mitigate any short falls in needed public facilities. The school district has indicated this development would generate 6 additional elementary school students, 3 middle school students, and 4 high school students.

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

The applicant states that the proposed development satisfies the general policies of the Master Plan by providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The applicant also states the site is designed to be compatible with adjacent land use and off-site circulation patterns.

The proposed development complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. Staff finds the project also complies with Policy 1.3.2 that encourages a mix of housing options, product types, and unit sizes.

Summary

Zone Change & Design Review #1

This property is currently planned for neighborhood commercial and is the only parcel planned for commercial uses on the corner of Buffalo Drive and Mountains Edge Parkway. Staff finds the proposed residential request to be appropriate for the area. The density and intensity of the

proposed project are compatible with the existing developments to the south and east. Staff finds the applicant has provided a sufficient compelling justification for this nonconforming zone boundary amendment request; therefore, staff recommends approval of the zone change and design review.

Waiver of Development Standards

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

Portions of the perimeter retaining wall heights along Buffalo Drive and Mountains Edge Parkway are increased to accommodate street drainage, natural topography, and corresponding pad heights. Therefore, the topography of the site warrants an increase to the retaining wall height which staff can support.

Public Works - Development Review

Design Review #2

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 20, 2022 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:

Current Planning

- Resolution of Intent to complete in 3 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide services because of a lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application

for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0181-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIDHOM BROTHERS COMPANY LLC

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



LAND USE APPLICATION

2A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (1A) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (2C) <input checked="" type="checkbox"/> NONCONFORMING (N2C) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>N2C.22.0249</u> DATE FILED: <u>4.20.22</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6-1-22</u> PC MEETING DATE: <u>6.21.22</u> R-E to R-2 BCC MEETING DATE: <u>7-20.22</u> Neighborhood Commercial FEE: <u>\$3,240.00</u> JJ
	PROPERTY OWNER NAME: <u>Wattoo Family L P</u> ADDRESS: <u>54 Gulf Stream CT</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113-1354</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Sidhom Brothers Company LLC</u> ADDRESS: <u>1 Ocean Harbor Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702.755.8180</u> CELL: _____ E-MAIL: <u>siddygroup@yahoo.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>The WLB Group, Inc.</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-27-301-001

PROPERTY ADDRESS and/or CROSS STREETS: S Buffalo Drive & W Haleh Avenue

PROJECT DESCRIPTION: A single family residential development.

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

Doss Wattoo Doss Wattoo
Property Owner (Signature) Property Owner (Print)


STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 20, 2021 (DATE)

By Doss Wattoo

NOTARY PUBLIC: Jessica Moraga

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JESSICA MORAGA
Appt. No 18-3214-1
My Appt Expires May 31, 2022



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

December 30, 2021

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

NZC-22-0249

**RE: Non-Conforming Zone Change/Design Review/Waiver of Dev. Stds.
Justification Letter for Buffalo Mountains Edge
(APN: 176-27-301-001)**

Clark County Planning Staff,

On behalf of Sidhom Brothers Company, LLC, The WLB Group is respectfully submitting the attached Non-Conforming Zone Change/Design Review/Waiver of Development Standards Application for the above referenced parcel number located at the southeast corner of Buffalo Drive and Mountain's Edge Parkway.

Project Description

The proposed development consists of a 30-lot single family detached development on 4.98 acres with a gross density of 6.02 units per acre. This development offers 2-story homes ranging in size from 2,052 square feet up to 2,300 square feet. These homes will offer three distinct elevation options per plan and will feature tile roofs, attractive desert colors, some elevations will feature partial stone exteriors. The buildings will be a maximum of 25'-9" in height. Each house will include a two-car garage and a full two-car driveway.

Zone Change

We are respectfully requesting to rezone the parcel listed above from R-E to R-2. To allow for the construction of a single-family development. The current masterplan designation for the site is NC (Neighborhood Commercial), the proposed R-2 zoning is a non-conforming use for the site.

Design Review

We are requesting two (2) design reviews which are listed below;

1. A Design Review for a proposed detached single-family development

This proposed development includes interior public streets that are 48' wide which includes 5' sidewalks on both sides of the street and allows for parking on both sides of the street as well. This development has a single entrance from Haleh Avenue.

2. To increase the finished grade for a single-family residential development up to 65 inches (5.4 feet) where 36 inches (3 feet) is the allowed standard per section 30.32.040.

This request is to fill in low spots in the topography due to the natural drainage areas that cross the site from the west to the east. These additional fill areas will be governed by Clark County Public Works with the approval of a drainage study and civil improvement plans and therefore are not being used to artificially increase the grade of the land for views by the developer.

Waiver of Development Standards

The proposed development will require the approval of one (1) waiver of development standards which is listed below;

1. To increase the allowable retaining/screen wall height from 9'-0" (3-foot retaining wall with a 6-foot screen wall) to 10'-0" (6-foot screen wall plus a 4-foot retaining wall) per section 30.64.050 to allow for drainage and grading of the site.

This increase in retaining wall height is due to the natural low spots in the topography of the land. This additional retaining wall height will also be governed by the Clark County Public Works department by approval of the drainage study and civil improvement plans and therefore is not being used to artificially increase the grade of the land for views.

Parking Analysis

Each house will provide the parking required by Title 30 with a two-car garage, a two-car driveway as well as additional parking being provided on the adjacent public streets, which allows parking on both sides of the street. The required parking for an R-2 subdivision is 2.2 parking spaces per house, this development exceeds this requirement by providing a 2-car garage and a 2-car driveway as well as on street parking.

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

Sincerely,



Mark Bangan
Planning Department Manager

06/21/22 PC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY
(TITLE 30)

BUFFALO DR/HALEH AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0250-WATTOO FAMILY LP:

VACATE AND ABANDON easements of interest to Clark County located between Mountains Edge Parkway and Haleh Avenue, and between Buffalo Drive and Marnie Street, and a portion of a right-of-way being Mountains Edge Parkway located between Buffalo Drive and Marnie Street; and a portion of a right-of-way being Buffalo Drive located between Mountains Edge Parkway and Haleh Avenue within Enterprise (description on file). J/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-27-301-001

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans show the vacation and abandonment of 33 foot wide patent easements located on the east and south sides of the subject parcel, excepting out the southerly 30 feet for Haleh Avenue. Additionally, the plans show the vacation and abandonment of a 5 foot wide portion of the east side of Buffalo Drive and the south side of Mountains Edge Parkway to accommodate a detached sidewalk in conjunction with a residential development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Neighborhood (Up to 8 du/ac)	R-1	Single family residential
South	Mid-Intensity Neighborhood (Up to 8 du/ac)	R-2	Single family residential
East	Open Lands	P-F	Middle school
West	Open Lands	P-F	Undeveloped & Mountains Edge Regional Park

This site and the surrounding parcels are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-22-0249	Nonconforming zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.
TM-22-500085	Tentative map for 30 single family lots on 3.8 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 20, 2022 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:

Current Planning

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

Public Works - Development Review

- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIDHOM BROTHERS COMPANY LLC

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

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

3A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0250</u>	DATE FILED: <u>4-20-22</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>RK</u>	TABCAC DATE: <u>6-1-22</u>
		TABCAC: <u>Enterprise</u>	R-2
		PC MEETING DATE: <u>6-21-22</u>	Neighborhood Commercial
		BCC MEETING DATE: <u>7-20-22</u>	JJ
		FEE: <u>\$875.00</u>	

PROPERTY OWNER	NAME: <u>Wattoo Family L P</u>
	ADDRESS: <u>54 Gulf Stream CT</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113-1354</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Sidhom Brothers Company LLC</u>
	ADDRESS: <u>1 Ocean Harbor Lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702.755.8180</u> CELL: _____
	E-MAIL: <u>siddygroup@yahoo.com</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 176-27-301-001

PROPERTY ADDRESS and/or CROSS STREETS: W Buffalo Drive & W Haleh Avenue

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

Property Owner (Signature)*

 Dost Wattoo
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON December 20, 2021 (DATE)
 By: Dost Wattoo
 NOTARY PUBLIC: Jessica Moraga

NOTARY PUBLIC
 STATE OF NEVADA
 County of Clark
 JESSICA MORAGA
 Appt. No 18-3214-1
 My Appt Expires May 31, 2022

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

February 3, 2022

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

**RE: Vacation - Justification Letter for Buffalo Mountains Edge
(APN: 176-27-301-001)**

Clark County Planning Staff,

On behalf of Sidhom Brothers Company, LLC, The WLB Group is respectfully submitting the attached Vacation application for the above referenced parcel numbers

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

Vacation of Patent Easements

We are respectfully requesting to vacate the respective patent easements that are 3.00' and 33.00' wide located on APN 176-27-301-001 Patent #118342 (OR: 168:134210). Excepting therefrom the proposed rights-of-way for Haleh Avenue per the proposed single-family development.

Vacation of Rights of Ways

We are respectfully requesting to vacate five feet (5') of both Buffalo Drive and Mountain's Edge Parkway to detach the sidewalk along both Rights of Ways as per the proposed single-family development.

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

Sincerely,



Mark Bangan
Planning Department Manager

06/21/22 PC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

BUFFALO DR/HALEH AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500085-WATTOO FAMILY LP:

TENTATIVE MAP consisting of 30 single family residential lots and common lots on 3.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:
176-27-301-001

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Number of Lots: 30
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,325/5,830
- Project Type: Single family residential development

The plans depict a single family residential development totaling 30 single family lots and 2 common area lots on 3.8 acres. The density of the overall development is shown at 7.9 dwelling units per acre. The lots range in size from a minimum of 3,325 square feet to a maximum of 5,830 square feet. The development will have access from Haleh Avenue to the south. The lots within the subdivision will be served by 48 foot wide internal public streets, which include an attached sidewalk on both sides of the street.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Neighborhood (Up to 8 du/ac)	R-1	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Mid-Intensity Neighborhood (Up to 8 du/ac)	R-2	Single family residential
East	Open Lands	P-F	Middle school
West	Open Lands	P-F	Undeveloped & Mountains Edge Regional Park

This site and the surrounding parcels are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-22-0249	Nonconforming zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.
VS-22-0250	A request to vacate a right-of-way and patent easements on the property is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 20, 2022 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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

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

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 #0181-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIDHOM BROTHERS COMPANY LLC

CONTACT: THE WLB GROUR, 3663 EAST SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



TENTATIVE MAP APPLICATION 4A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500085</u>	DATE FILED: <u>4-20-22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>6-1-22</u>
		TAB/CAC: <u>Enterprise</u>	R-2
		PC MEETING DATE: <u>6-21-22</u>	Neighborhood Commercial
		BCC MEETING DATE: <u>7-20-22</u>	JJ
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>Wattoo Family LP</u>
	ADDRESS: <u>54 Gulf Stream CT</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113-1354</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Sidhom Brothers Company LLC</u>
	ADDRESS: <u>1 Ocean Harbor Lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702.755.8180</u> CELL: _____
	E-MAIL: <u>siddygroup@yahoo.com</u> REF CONTACT ID #: _____

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

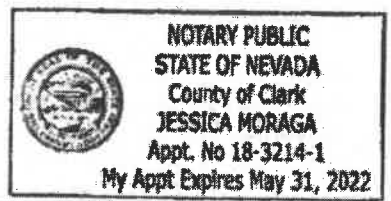
ASSESSOR'S PARCEL NUMBER(S): 176-27-301-001

PROPERTY ADDRESS and/or CROSS STREETS: S Buffalo Drive & W Haleh Avenue
 TENTATIVE MAP NAME: Buffalo Mountains Edge

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] Post wattoo
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON December 20, 2021 (DATE)
 by Post wattoo
 NOTARY PUBLIC: Jessica Moran



*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.

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

RICHMAR AVE/VALLEY VIEW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-22-0254-VAN 86 HOLDINGS TRUST:

ZONE CHANGE to reclassify 19.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce street intersection off-set.

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

Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise (description on file). JJ/al/jo (For possible action)

RELATED INFORMATION:

APN:

177-19-703-006 through 177-19-703-012; 177-19-704-001 through 177-19-704-003; 177-19-704-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 11 feet (6 foot screen wall with a 5 foot retaining wall) where a maximum wall height of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 22.2% increase).
2. Reduce the street intersection-off-set to a minimum of 101 feet where a minimum of 125 feet is required per Section 30.52.052 (a 19.2% reduction).

DESIGN REVIEW(S):

1. A detached single family residential development.
2. Increase finished grade up to 62 inches where 36 inches is the standard per Section 30.32.040 (a 72.2% increase).

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 19.4
- Number of Lots: 155
- Density (du/ac): 8.0
- Minimum/Maximum Lot Size (square feet): 3,325/5,070
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 2,052 to 2,300
- Open Space Required/Provided (square feet): 0/44,090

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 19.4 acres from an R-E zone to an R-2 zone for a single family residential development. The applicant conducted a neighborhood meeting at the Enterprise Library on February 28, 2022, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site and 11 neighbors attended the meeting. Concerns raised at the meeting included project density, lot sizes, crime, and buffering from the adjacent community across Valley View Boulevard.

Site Plans

The western half of the site is designated as Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and the eastern half is designated Low-Intensity Suburban Neighborhood (up to 5 du/ac). The request to reclassify the western half of the site to an R-2 zone is in conformance with the Master Plan; however, it is the request to reclassify the eastern half of the site to an R-2 zone that makes this a nonconforming zone change.

The plan depicts a single family residential development consisting of 155 lots on approximately 19.4 acres with a density of 8 dwelling units per acre. The site has frontage along Richmar Avenue to the south, Meranto Avenue along the north, Hinson Street along the west, and Valley View Boulevard along the east. Valley View Boulevard is an arterial street, the other streets are local streets. The plan shows that 12 lots will take access from Hinson Street and 23 lots from Meranto Avenue. The remainder of the lots will take access from 48 foot wide public streets within the proposed development. Each of the interior streets will have a 5 foot wide sidewalk on both sides of the street. The plan depicts 3 entrances to the development, 2 from Meranto Avenue and the third from Hinson Street. The plan depicts 3 common element lots with a total area of 44,090 square feet, which includes 2 common elements along the perimeter streets, and a private neighborhood park in the central portion of the site. The plans show that the greatest increase in finished grade is within the central portion of the site and the increase in retaining wall height is for areas along Valley View Boulevard along the eastern boundary of the site. The reduction in street intersection off-set is for 2 locations on the site. The first is to reduce the entrance into the subdivision from Meranto Avenue from Valley View Boulevard to 105 feet. The other is to reduce the entrance into the subdivision from Hinson Street from Richmar Avenue to 101 feet.

Landscaping

The plans are depicting a total of 44,090 square feet of open space where no open space is required. The open space is divided into 3 common elements. The first common element is a 6 foot wide landscape area with an area of 1,045 square feet on the northwestern portion of the site adjacent to Meranto Avenue consisting of trees, shrubs, and groundcover. The second common element is located along Meranto Avenue on the northeastern portion of the site, along Valley View Boulevard along the eastern boundary, Richmar Avenue along the southern boundary, and along Hinson Street at the southwestern portion of the site. This common element has an area of 17,504 square feet and is 15 feet wide along Valley View Boulevard and 6 feet wide adjacent to the other streets. Along Valley View Boulevard the landscape area will consist of a detached 5 foot wide sidewalk with trees, shrubs, and groundcover. Along the other perimeter streets there will be an attached sidewalk and landscaping will consist of trees, shrubs, and groundcover. The third common element has an area of 29,528 square feet for a private neighborhood park with amenities to be determined.

Elevations

The plans depict 3 home models that are all 2 stories with a maximum building height of approximately 26 feet. All of the homes have pitched roofs with concrete tile roofing materials. The exterior of the homes will consist of combinations of a stucco finish painted in earth tone colors, stone veneer, various window treatments, and architectural enhancements.

Floor Plans

The proposed homes will be between 2,052 square feet to 2,300 square feet in area. Each home will have 3 to 4 bedrooms and a 2 car garage.

Applicant's Justification

The applicant indicates that the proposed development is consistent and compatible with existing developments in the area. The increase in finished grade and retaining wall heights are necessary due to the natural topography of the site to balance out the site and provide property drainage. The increase in finished grade is not to improve the views of the lots for future homeowners. The reductions in the street intersection off-sets are to entrances for the development and will require full stop traffic movements; therefore, there will be minimal effect to the traffic movements and would not impact public safety.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E & C-P	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped & single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
West	Business Employment	R-E	Undeveloped

This site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-22-0255	A request to vacate and abandon easements is a companion item on this agenda.
TM-22-500087	Tentative map for a single family residential subdivision, with 155 residential and common lots on 19.4 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant states that the Enterprise Planning Area (Enterprise) has seen a large demand for housing. The applicant also states that The Bureau of Land Management and the Clark County Department of Aviation have sold some major parcels in Enterprise which have been reclassified to R-2 zoning districts, and developed with single family residential developments that have given Enterprise a more urban feel. Therefore, the applicant indicates this is a trend and change in facts to warrant approval of this request and staff does not agree with this. This site is designated for single family residential development by the Master Plan. The western half of the site is designated Mid-Intensity Suburban Neighborhood which would allow residential developments up to 8 dwelling units per acre; therefore, the request to reclassify this site to R-2 zoning for the western half of the site is in conformance with the Master Plan. The eastern half of the site is designated Low-Intensity Suburban Neighborhood which would allow residential development with densities up to 5 dwelling units per acre, and it is this portion of the request which makes this a nonconforming zone change. Therefore, residential development at this location is not a change in trend, policy, or facts; the issue is the proposed increase in allowed density per the Master Plan for a portion of the site. The parcels abutting this site are mostly

undeveloped or developed with single family homes in subdivisions with densities of 2 dwelling units per acre or less. The areas where nonconforming zone changes have been approved are south of Silverado Ranch Boulevard, approximately 1,430 feet to the south; and 2,250 feet to the northeast on the east side of Dean Martin Drive. Therefore, staff finds that there has been no change in trends, policy, or facts to make this request appropriate.

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

The applicant states that the R-E (RNP-I) area adjacent to this site is located to the east across Valley View Boulevard, a 100 foot wide right-of-way. The applicant believes that Valley View Boulevard creates an acceptable buffer area for the RNP area from the proposed development, and staff does not agree with this. This request is to increase the density of a portion of this site above what is designated in the Master Plan. The land use designations for this site were established in the Master Plan to transition the densities and intensities of future developments to the west from the existing RNP area to the east. Therefore, staff finds the proposed density of the project is not compatible with the existing and planned land uses in the surrounding area.

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

There has been no indication from public services and facility providers that this development would have an adverse effect on public facilities and services in this area. The Clark County School District has indicated that this development would increase student yield by 60 students for the schools that serve this area (26 elementary students, 14 middle school students, and 20 high school students). The School District also indicates that one of the schools that would serve this area (Desert Oasis High School) is over capacity with current enrollment.

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

The proposed development does comply with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project complies with Policy 1.3.2 of the Master Plan which encourages a mix of housing options, product types, and unit sizes. However, the project does not comply in part with Policy 1.5.2 Compatible Development within the Master Plan to protect the established character and lifestyles, associated with RNP areas by transitioning densities with larger lots adjacent to RNP properties. Therefore, the project does not comply with other applicable goals and policies.

Summary **Zone Change**

Staff finds that there have been no changes in law, policies, trends, or facts that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.

The proposed development is not compatible in density or intensity with existing or planned land uses in the surrounding area. There has been no indication that the project will have an adverse effect on public facilities and services from service providers; however, the project will add to overcrowding at Desert Oasis High School. The project does comply with other applicable adopted plans and goals; therefore, staff finds the applicant has not satisfied all criteria to provide a Compelling Justification to warrant approval of this nonconforming zone change.

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant indicates that the increase in wall height is needed to balance the site and allow for proper drainage. The topography of the site can be a special and/or unique circumstance to allow a waiver to increase wall height; however, since staff does not support the zone change staff cannot support this request.

Design Review #1

The eastern side of this site is abutting an RNP area, which is to the east across Valley View Boulevard. The plans depict 17 lots along Valley View Boulevard with 15 of these lots having an area of 3,325 square feet. In the past when projects have abutted RNP areas, the lots closest to the RNP areas have been required to provide 10,000 square foot minimum lots as a transition area. The eastern portion of this site is designated as Low-Intensity Suburban Neighborhood (up to 5 du/ac). This would allow a request to reclassify the eastern half of the site to an R-1 zone, which would require a minimum 5,200-square foot lot. With Valley View Boulevard, an arterial street, located between this site and the RNP area to the east, staff believes that the lots along Valley View Boulevard should be a minimum of 5,200 square feet to provide a transition area to the RNP. Since no transition area is provided with the proposed development, and since staff does not support the zone change, staff cannot support the design review.

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.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the reductions in the street intersection off-set since they are a self-imposed hardship that can be eliminated with a site redesign. Meranto Avenue and Hinson Street will

serve as local collector streets for this and future developments in the area. With increased traffic it is important to provide as much distance as possible between intersections.

Design Review #2

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 20, 2022, 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:

Current Planning

If approved:

- Resolution of Intent to complete in 4 years;
- No short-term rentals;
- Provide notice to County 90 days prior to intent to change business model or sell project;
- Administrative review to be submitted to the Department of Comprehensive Planning that details lease terms, average number of units leased, and specific contact for neighbor complaints 1 year after the first unit is rented or within 2 years, whichever comes first;
- 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;
- Provide a pedestrian access to Richmar Avenue at the southeastern portion of the site;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Meranto Avenue, 30 feet for Hinson Street, 30 feet for Richmar Avenue, 45 feet to the back of curb for Valley View Boulevard and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

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 #0411-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: AMH DEVELOPMENT, LLC
CONTACT: THE WLB GROUP, 3663 EAST SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



LAND USE APPLICATION

5A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) 19000 <input checked="" type="checkbox"/> NONCONFORMING (NZC) 19,4750 = 9700 = \$2870 <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) 475 <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING 675 <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>NZC-22-0254</u> DATE FILED: <u>4-25-2022</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6-1-2022</u> PC MEETING DATE: <u>6-21-2022</u> BCC MEETING DATE: <u>7-20-2022</u> FEE: <u>\$4,020</u>
	PROPERTY OWNER NAME: <u>Imani Dariush TRS</u> ADDRESS: <u>PO Box 370042</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>The WLB Group, INC</u> ADDRESS: <u>3663 E Sunset Rd, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702.458.2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-19-703-011 & 177-19-704-005
 PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd
 PROJECT DESCRIPTION: A single family residential development.

I, the undersigned owner 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 obtained 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] Dariush Imani
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SIGNED BEFORE ME ON 04-13-2022 (DATE)
 by Dariush Imani
 NOTARY PUBLIC Wann T...



*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.

APR. 21-101624

April 14, 2022

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

**RE: Zone Change/Design Review/Walver of Dev. Stds.
Justification Letter for Richmar Valley View
(APN: 177-19-704-001, 002, 003, 005 & 177-19-703-006, 007, 008, 009,
010, 011, 012)**

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group is respectfully submitting the attached Non-Conforming Zone Change/Design Review/Walver of Development Standards Application for the above referenced parcel numbers located at the northwest corner of Richmar Avenue and Valley View Boulevard.

Project Description

The proposed development consists of a 155-lot single family detached development on 19.43 acres with a gross density of 7.98 units per acre. This development offers 2-story homes ranging in size from 2,052 square feet up to 2,300 square feet. These homes will offer three distinct elevation options per plan and will feature tile roofs, attractive desert colors, some elevations will feature partial stone exteriors. The buildings will be a maximum of 25'-9" in height. Each house will include a two-car garage and a full two-car driveway.

Zone Change

We are respectfully requesting to rezone the parcel listed above from R-E to R-2. To allow for the construction of a 155-lot detached single-family development on approximately 19.43 acres. The current masterplan designation for the west half of the site is MN (Mid-Intensity Suburban Neighborhood) which allows up to 8 units per acre & the east half of the site is master planned LN (Low-Intensity Suburban Neighborhood) which allows up to 5 units per acre, the proposed R-2 zoning is a conforming use on the westerly half of the site and a non-conforming use on the easterly half of the site.

Design Review

We are requesting two (2) design reviews which are listed below;

1. A Design Review for a proposed detached single-family development

This proposed development includes interior public streets that are 48' wide which includes 5' sidewalks on both sides of the street and allows for parking on both sides of the street as well. This development has three entrances, one from Hinson Avenue and the other two from Meranto Avenue.

2. To increase the finished grade for a single-family residential development up to 62 inches (5.1 feet) where 36 inches (3 feet) is the allowed standard per section 30.32.040.

This request is to fill in low spots in the topography due to the natural drainage areas that cross the site. These additional fill areas will be governed by Clark County Public Works with the approval of a drainage study and civil improvement plans and therefore are not being used to artificially increase the grade of the land for views by the developer.

Waiver of Development Standards

The proposed development will require the approval of one (1) waiver of development standards which is listed below;

1. To reduce the required offset for roadway intersections from 125' to 105' to allow the proposed development to be constructed with a 105' entry street. (Meranto Avenue)

This request is to allow a reduction in the required street intersection offset regarding a cross street that bisects two parallel public roads. The proposed 105' long road is an entry road to the development and will require full stop traffic movements. Therefore, we feel this request would present a minimal effect to the traffic movements and would not impact public safety and could be supported by the County.

2. To reduce the required offset for roadway intersections from 125' to 101' to allow the proposed development to be constructed with a 101' entry street. (Hinson Avenue)

This request is to allow a reduction in the required street intersection offset regarding a cross street that bisects two parallel public roads. The proposed 101' long road is an entry road to the development and will require full stop traffic movements. Therefore, we feel this request would present a minimal effect to the traffic movements and would not impact public safety and could be supported by the County.

3. To increase the allowable retaining/screen wall height from 9'-0" (3-foot retaining wall with a 6-foot screen wall) to 10'-6" (6-foot screen wall plus a 4.5-foot retaining wall) per section 30.64.050 to allow for drainage and grading of the site.

This increase in retaining wall height is due to the natural low spots in the topography of the land. This additional retaining wall height will also be governed by the Clark County Public Works department by approval of the drainage study and civil improvement plans and therefore is not being used to artificially increase the grade of the land for views.

Parking Analysis

Each house will provide the parking required by Title 30 with a two-car garage, a two-car driveway as well as additional parking being provided on the adjacent public streets, which allows parking on both sides of the street. The required parking for an R-2 subdivision is 2.5 parking spaces per house, this development exceeds this requirement by providing a 2-car garage and a 2-car driveway as well as on street parking.

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

Sincerely,



Mark Bangan
Planning Department Manager

**EASEMENTS
(TITLE 30)**

RICHMAR AVE/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0255-VAN 86 HOLDINGS TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Hinson Street (alignment) and Valley View Boulevard, and between Richmar Avenue and Meranto Avenue (alignment) within Enterprise (description on file). JJ/al/jo (For possible action)

RELATED INFORMATION:

APN:

177-19-703-006 through 177-19-703-012; 177-19-704-001 through 177-19-704-003; 177-19-704-005

LAND USE PLAN:

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

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

BACKGROUND:

Project Description

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E & C-P	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped & single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Business Employment	R-E	Undeveloped

This site and the surrounding parcels are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-22-0254	Nonconforming zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
TM-22-500087	Tentative map for a single family residential subdivision with 155 residential and common lots on 19.4 acres 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 easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 20, 2022, 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:

Current Planning

- Satisfy utility companies' requirements;
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 4 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Meranto Avenue, 30 feet for Hinson Street, 30 feet for Richmar Avenue, 45 feet to the back of curb for Valley View Boulevard, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

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

DRAFT



VACATION APPLICATION

6A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 #)	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0258</u>	DATE FILED: <u>4-25-2022</u>
		PLANNER ASSIGNED: <u>PK</u>	TAB/CAC DATE: <u>6-1-2022</u>
		TAB/CAC: <u>Enhance</u>	
		PC MEETING DATE: <u>6-21-2022</u>	
		BCC MEETING DATE: <u>7-20-2022</u>	
		FEE: <u>5875⁰⁰</u>	

PROPERTY OWNER	NAME: <u>Imani Dariush TRS</u>
	ADDRESS: <u>PO Box 370042</u>
	city: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____


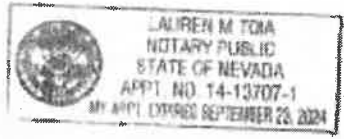
APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	city: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>The WLB Group, INC</u>
	ADDRESS: <u>3663 E Sunset Rd, Suite 204</u>
	city: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702.458.2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-19-703-011 & 177-19-704-005

PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd

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

 Property Owner (Signature)*	<u>Dariush Imani</u> Property Owner (Print)
STATE OF NEVADA COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>04-13-2022</u> (DATE) BY <u>Dariush Imani</u>	
NOTARY PUBLIC: <u>Lauren M. Toia</u>	

*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.

APR. 21.10.1624

January 5, 2022

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

**RE: Vacation Application – Justification Letter for Richmar Valley View
(APN: 177-19-704-001, 002, 003, 005 & 177-19-703-006, 007, 008, 009,
010, 011, 012)**

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group is respectfully submitting the attached vacation of rights-of-ways and patent easements in conjunction with a proposed single family residential development on the northwest corner of Richmar Avenue and Valley View Boulevard.

Vacation of Resolution Relative to Acquisition of Rights-of-way.

We are respectfully requesting to vacate the 60.00' Bureau of Land Management (BLM) right-of-way easement located on APN 177-19-704-005 and 177-19-703-009 (OR: 316:275922). Excepting therefrom the proposed right-of-way for Meranto Avenue and Richmar Avenue.

We are also respectfully requesting to vacate 5.00' of right-of-way on APN's 177-19-703-008 & 012 on Valley View Boulevard to allow for the detaching of the sidewalk.

Vacation of Patent Easements

We are requesting to vacate all the patent easements located on APN's 177-19-704-001, 002, 003 & 005 and 177-19-703-006, 007, 008, 009, 010, 011 & 012 excepting therefrom the proposed rights-of-way for Meranto Avenue, Richmar Avenue, Valley View Boulevard and Hinson Street per the proposed single-family development

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

Sincerely,



Mark Bangan
Planning Department Manager



TENTATIVE MAP APPLICATION 6A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	
		PC MEETING DATE: _____	
		BCC MEETING DATE: _____	
		FEE: _____	

PROPERTY OWNER	NAME: <u>Spade David SP TRS</u>
	ADDRESS: <u>11700 W Charleston Blvd, #170-667</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: <u>702-513-8162</u>
	E-MAIL: <u>Darivshimani@gmail.com</u>

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>The WLB Group, INC</u>
	ADDRESS: <u>3663 E Sunset Rd, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702.458.2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-19-704-001

PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd

TENTATIVE MAP NAME: Richmar Valley View

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)*	<u>Darivsh Imani</u> Property Owner (Print)
STATE OF <u>Nevada</u>	
COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>11/21/21</u> (DATE)	
By <u>Darivsh Imani</u>	
NOTARY PUBLIC TAMARA RAE KOLSTAD Notary Public, State of Nevada No. 20-6821-01 My Appt. Exp. Aug. 30, 2024	

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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

XXA

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	PC MEETING DATE: _____
		BCC MEETING DATE: _____	FEE: _____

PROPERTY OWNER	NAME: <u>Van 86 Holdings Trust ETAL</u>
	ADDRESS: <u>11700 W Charleston Blvd, #170-667</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: _____ CELL: <u>702-513-8162</u>
	E-MAIL: <u>Dariusshimani@gmail.com</u>

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>The WLB Group, INC</u>
	ADDRESS: <u>3663 E Sunset Rd, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702.458.2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-19-704-002 & 003

PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd

TENTATIVE MAP NAME: Richmar Valley View

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)*

Dariussh Imani
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11/29/21 (DATE)

By Dariussh Imani

NOTARY PUBLIC Tamara Rae Kolstad



TAMARA RAE KOLSTAD
Notary Public, State of Nevada
No. 20-6821-01
My Appt. Exp. Aug. 30, 2024

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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	PC MEETING DATE: _____
		BCC MEETING DATE: _____	FEE: _____

PROPERTY OWNER	NAME: <u>Emerald AB100 LLC</u>
	ADDRESS: <u>PO Box 370861</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>The WLB Group, INC</u>
	ADDRESS: <u>3663 E Sunset Rd, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702.458.2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-19-703-006

PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd
 TENTATIVE MAP NAME: Richmar Valley View

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)*

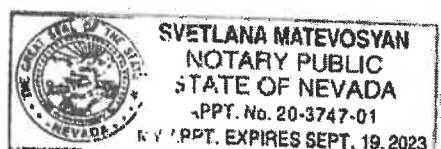
AVI BARASHI

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11/29/2021 (DATE)
 By Avi Barashi

NOTARY PUBLIC: [Signature]



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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		

PROPERTY OWNER	NAME: <u>Las Vegas Blvd At Town Square LTD</u> ADDRESS: <u>28 Garden Shadow LN</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
----------------	---

APPLICANT	NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>The WLB Group, INC</u> ADDRESS: <u>3663 E Sunset Rd, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702.458.2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-19-703-009

PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd
TENTATIVE MAP NAME: Richmar Valley View

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)*

Nima Khomassi
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12/10/2021 (DATE)

By Tiffany Booth as Nima Khomassi

NOTARY PUBLIC: Tiffany Booth



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.



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	
		PC MEETING DATE: _____	
		BCC MEETING DATE: _____	
		FEE: _____	

PROPERTY OWNER	NAME: <u>Cimarron Spring Deux LLC</u>
	ADDRESS: <u>P.O. Box 370042</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u>
	TELEPHONE: _____ CELL: <u>702-513-8162</u>
	E-MAIL: <u>Darivsh.imani@gmail.com</u>

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>The WLB Group, INC</u>
	ADDRESS: <u>3663 E Sunset Rd, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702.458.2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-19-703-010

PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd

TENTATIVE MAP NAME: Richmar Valley View

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)*

Darivsh Imani
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11/29/21 (DATE)

By Darivsh Imani
NOTARY PUBLIC: Tamara Rae Kolstad

TAMARA RAE KOLSTAD
Notary Public, State of Nevada
No. 20-8821-01
My Appt. Exp. Aug. 30, 2024

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



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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		TAB/CAC: _____	
		PC MEETING DATE: _____	
		BCC MEETING DATE: _____	
		FEE: _____	

PROPERTY OWNER	NAME: <u>Iovinio Carmen</u>
	ADDRESS: <u>9260 El Camino Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139-7344</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>The WLB Group, INC</u>
	ADDRESS: <u>3663 E Sunset Rd, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702.458.2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-19-703-012, 007, 008

PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd
 TENTATIVE MAP NAME: Richmar Valley View

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.



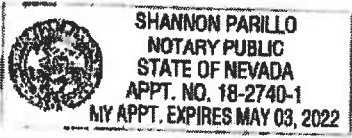
 Property Owner (Signature)*

Carmen Iovinio

 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 12/1/21 (DATE)
 By Carmen Iovinio
 NOTARY PUBLIC: Shannon Parillo



*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.



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	
		PC MEETING DATE: _____	
		BCC MEETING DATE: _____	
		FEE: _____	

PROPERTY OWNER	NAME: <u>Pine Meadows LP</u>
	ADDRESS: <u>1252 Jessie Road</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89002-9200</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>The WLB Group, INC</u>
	ADDRESS: <u>3663 E Sunset Rd, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702.458.2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-19-703-012, 007, 008

PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd
 TENTATIVE MAP NAME: Richmar Valley View

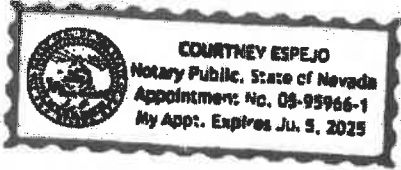
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature)* [Signature] Property Owner (Print) Richard G. Grier

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12/7/21 (DATE)
 By Richard Grier

NOTARY PUBLIC: Courtney Espejo



*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.

06/21/22 PC AGENDA SHEET

RICHMAR - VALLEY VIEW
(TITLE 30)

RICHMAR AVE/VALLEY VIEW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500087-VAN 86 HOLDINGS TRUST:

TENTATIVE MAP consisting of 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise. JJ/al/jo (For possible action)

RELATED INFORMATION:

APN:

177-19-703-006 through 177-19-703-012; 177-19-704-001 through 177-19-704-003; 177-19-704-005

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 19.4
- Number of Lots: 155
- Density (du/ac): 8.0
- Minimum/Maximum Lot Size (square feet): 3,325/5,070
- Project Type: Single family residential

The plan depicts a single family residential development consisting of 155 lots on approximately 19.4 acres with a density of 8 dwelling units per acre. The site has frontage along Richmar Avenue to the south, Meranto Avenue along the north, Hinson Street along the west, and Valley View Boulevard along the east. Valley View Boulevard is an arterial street, the other streets are local streets. The plan shows that 12 lots will take access from Hinson Street and 23 lots from Meranto Avenue. The remainder of the lots will take access from 48 foot wide public streets within the proposed development. Each of the interior streets will have a 5 foot wide sidewalk on both sides of the street. The plan depicts 3 entrances to the development, 2 from Meranto Avenue and the third from Hinson Street. The plan depicts 3 common element lots with a total area of 44,090 square feet, which includes 2 common

elements along the perimeter streets, and a private neighborhood park in the central portion of the site.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E & C-P	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped & single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Business Employment	R-E	Undeveloped

This site and the surrounding parcels are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-22-0254	Nonconforming zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-22-0255	A request to vacate and abandon easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30; however, staff does not support the zone change request necessary to allow this project; therefore, staff cannot support this tentative map.

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. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 20, 2022, 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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Meranto Avenue, 30 feet for Hinson Street, 30 feet for Richmar Avenue, 45 feet to the back of curb for Valley View Boulevard, and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

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

Department of Aviation

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

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 #0411-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

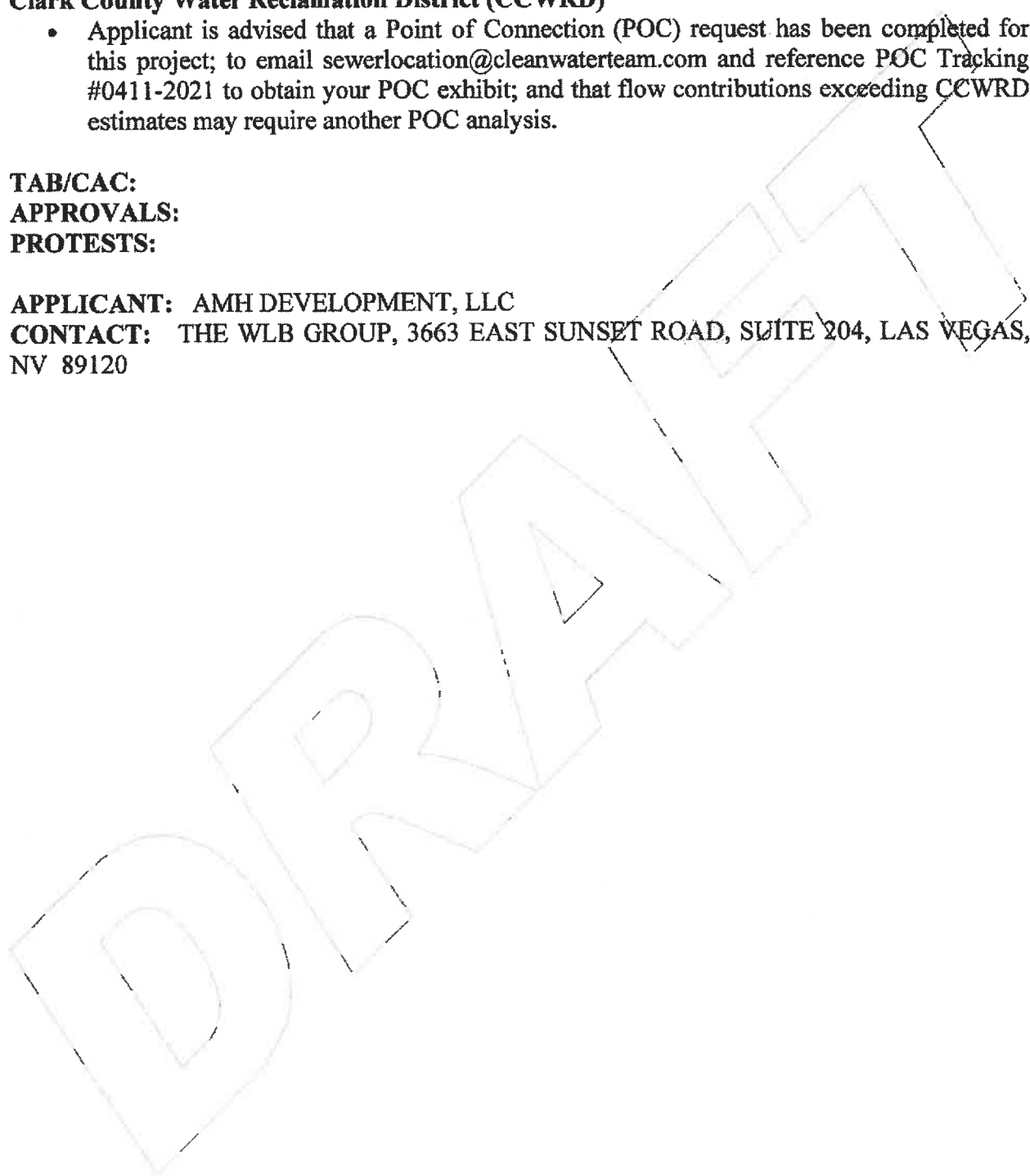
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

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





TENTATIVE MAP APPLICATION 7A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-28-500087</u> DATE FILED: <u>4-25-2022</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>M</u> TAB/CAC: <u>Entupme</u> TAB/CAC DATE: <u>6-1-2021</u> PC MEETING DATE: <u>6-21-2022</u> BCC MEETING DATE: <u>7-20, 2022</u> FEE: <u>\$ 7504</u>

PROPERTY OWNER	NAME: <u>Imani Dariush TRS</u>
	ADDRESS: <u>PO Box 370042</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>The WLB Group, INC</u>
	ADDRESS: <u>3663 E Sunset Rd, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702.458.2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-19-703-011 & 177-19-704-005

PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd

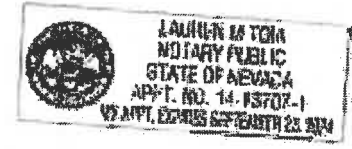
TENTATIVE MAP NAME: Richmar Valley View

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 this 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] Dariush Imani
Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 04-13-2022 (DATE)
By Dariush Imani
NOTARY PUBLIC: Adam Tao



*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

APR. 24 10 16 24



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: _____	TAB/CAC: _____
		PC MEETING DATE: _____	BCC MEETING DATE: _____
		FEE: _____	

PROPERTY OWNER	NAME: <u>Collinn Imani Living Trust ETAL</u>
	ADDRESS: <u>PO Box 370042</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>The WLB Group, INC</u>
	ADDRESS: <u>3663 E Sunset Rd, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702.458.2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-19-703-011 & 177-19-704-005

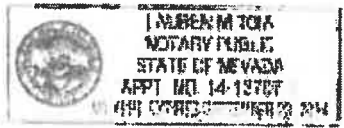
PROPERTY ADDRESS and/or CROSS STREETS: W Richmar Avenue & S Valley View Blvd

TENTATIVE MAP NAME: Richmar Valley View

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.

Darvush Fimani
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SHOWN BEFORE ME ON 04-13-2022 (DATE)
 By Darvush Fimani
 NOTARY PUBLIC: Wam Tao



*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.

06/21/22 PC AGENDA SHEET

HOOKAH/OUTSIDE DINING
(TITLE 30)

CIMARRON RD/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0253-RIVIERA SHOPPING CENTER LTD:

USE PERMITS for the following: 1) hookah lounge; and 2) outside dining in conjunction with an existing restaurant on 3.9 acres in a C-1 (Local Business) Zone and an H-2 (General Highway Frontage) Zone.

Generally located on the west side of Cimarron Road and the south side of Blue Diamond Road within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-21-214-002 & 176-21-318-001

USE PERMITS:

1. Hookah lounge.
2.
 - a. Allow no protective barrier between the outside dining area and any sidewalk and parking area per Table 30.44-1.
 - b. Allow 32 inches where a 48 inch wide pedestrian access shall be maintained around the perimeter of the outside dining area per Table 30.44-1.

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9265 Cimarron Road
- Site Acreage: 3.9
- Project Type: Hookah lounge and outside dining in conjunction with an existing restaurant
- Number of Stories: 1
- Square Feet: 2,065 restaurant (indoor dining)/371 hookah (outside dining)
- Parking Required/Provided: 158/173

Site Plans

The plans depict an existing restaurant (Kabob Grill) that is located within the westerly suite of the northeasterly building within the C-1 zoned portion of the retail center. Access to the site is from Cimarron Road with parking located internally to the site. There is an existing cemented patio/sidewalk area located on the west side of the building. The existing railing for the outside dining area is located 32 feet from the westerly parking area and there are no enclosure railings along the southerly or northerly extent of the outside dining area. The main entrance of the restaurant faces south. Parking areas are located adjacent to the walkways to the south and west of the hookah/outside dining area.

Landscaping

There are no proposed changes to the existing landscaping.

Elevations

There are no proposed changes to the existing retail building which includes painted stucco with stone encased architectural details, undulating facia, and metal canopy awnings.

Floor Plans

The existing restaurant includes 2,065 square feet of dining and kitchen areas. The outside hookah lounge and dining area includes 7 tables within 371 square feet of area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the hookah lounge use will be associated with the existing restaurant. The proposed business hours are Monday through Friday 11:00 a.m. to 8:30 p.m. The applicant also indicates that the proposed uses will not adversely impact the other existing uses within the center.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0344-13	Reclassified 2.7 acres to C-1 zoning for a portion of an existing retail center	Approved by BCC	September 2013
UC-0203-13	Commercial uses in an H-2 zoned commercial center (included restaurant use)	Approved by PC	June 2013
UC-0534-10	Convenience store with alcohol sales packaged only (beer, wine, and liquor)	Approved by BCC	December 2010
UC-0626-08	Service bar in conjunction with a proposed restaurant (9285 Cimarron Road #100)	Approved by PC	August 2008
WS-0182-07	Alternative landscaping materials and alternative landscape buffer standards with a design review for modifications to an approved commercial development	Approved by PC	March 2007

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1709-06	Allowed no sidewalks along Blue Diamond Road and Montecito Ridge Road, and waived conditions of UC-1138-06 requiring a 40 foot dedication to the back of curb for Cimarron Road - withdrawn	Approved by BCC for Blue Diamond Road only	January 2007
UC-1138-06	Retail commercial development with a design review for retail and service center in an H-2 zone	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Retail
South	Open Lands	P-F	Local park and drainage facility
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Retail center & multiple family residential
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds that adding hookah services to the existing restaurant is an appropriate use for the site; however, the use is to be conducted outdoors where the proposed outside dining/seating area does not provide an adequate walkway between the parking area to the immediate west without pedestrians walking through the outside dining/hookah area. Therefore, staff is unable to support these request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: YASMINE AMOURE

CONTACT: RAHUL SODHI, SODHI & COMPANY, 4485 SOUTH BUFFALO DR, LAS VEGAS, NV 89147



LAND USE APPLICATION

8A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

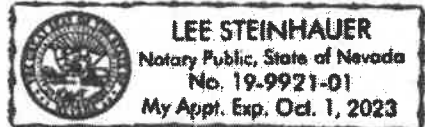
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0253</u> DATE FILED: <u>4/20/2022</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>6/1/2022</u> PC MEETING DATE: <u>6/21/2022</u> BCC MEETING DATE: _____ FEE: <u>\$1675</u>
	PROPERTY OWNER NAME: <u>Riviera Shopping Center Ltd., Limited Partnership a California Limited Partnership</u> <u>9265 S Cimarron Road Las Vegas NV 89178</u> <u>Ph# 949-631-6043</u> E-MAIL: <u>KOUSSAY@AOL.COM</u>
	APPLICANT NAME: <u>YASMINE NORA AMOURI</u> ADDRESS: <u>6345 CAMEO COVE AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-515-9049</u> CELL: <u>702-515-9049</u> E-MAIL: <u>YASMINEAMOURI@YAHOO.COM</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>RAHUL SODHI</u> ADDRESS: <u>4485 S. BUFFALO DR</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702-820-6723</u> CELL: <u>702-820-6723</u> E-MAIL: <u>RAHUL@KAIZENNV.COM</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 17621214002 + 17621318001
 PROPERTY ADDRESS and/or CROSS STREETS: 9265 S CIMARRON RD #115, LAS VEGAS, NV 89178
 PROJECT DESCRIPTION: EXISTING RESTAURANT REQUESTING SUP FOR HOOKAH LICENSE

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

Property Owner (Signature) [Signature] Property Owner (Print) KOUSSAY OKKO

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON SEPT 15, 2021 (DATE)
 By KOUSSAY OKKO
 NOTARY PUBLIC: LEE STEINHAUER [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity of 3

JUSTIFICATION LETTER

Applicant YASMINE NORA AMOURI, through her representative Rahul Sodhi is requesting for Special Use Permit. Project is an existing restaurant and wants to request SUP for applying hookah license. Project name is Kabob Grill located at 9265 S. Cimarron Rd#115, Las Vegas, NV, 89178 and the parcel number is 17621214002. Business currently operates Monday to Friday: 11:00am=8:30pm.

Applicant humbly requests to for the approval of special use permit and requested land uses:

- Special Use Permit for Hookah lounge in conjunction with a restaurant in a C-1 zone.
- Special use permit to allow no protective barriers between the outside dining area and any sidewalk and parking areas.
- Special use permit to allow 32 inches where 48 inch wide pedestrian access shall be maintained around the perimeter of the outside dining area.

Please feel free to contact me for any additional information.

Justification Letter

9265 S. Cimarron road #115 Kabob Grill

Request for use permit for Hookah lounge in conjunction with an existing restaurant and shopping center zoned C-1.

To Whom It May Concern:

This request for a Hookah Lounge use associated with an existing restaurant situated at the intersection of Blue Diamond and Cimarron Road, Southeast corner. The space in question is connected and existing establishment on the existing north building of an existing shopping center known as Kabob Grill.

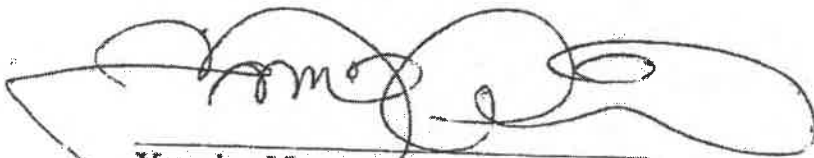
The area designated for proposed Hookah use will be the existing outdoor area currently used for outdoor seating and dining. This area is separated from adjacent parking by a decorative railing. (See floor plan exhibit) No further expansion is needed and current seating is adequate.

The general area within the shopping center is all existing with existing parking, landscaping, trash enclosures as well as this outdoor seating area as shown on partial existing site plan and floor plan. Building exteriors are also existing as shown on the attached pictures exhibit.

Proposed business hours will be Monday thru Friday 11am to 8:30 pm. The existing parking accommodates shared parking for hours other adjacent establishments that may be closed after 5 or 6 pm. We imagine the shopping center was constructed with planning approvals allowing such and the current number of parking spaces within the shopping center.

The proposed use of a Hookah lounge will not adversely impact the existing elements of the existing shopping center in any way. We respectfully request a staff recommendation for a use permit so that required licensing can be obtained.

Sincerely,



Yasmine Nora Amouri

Applicant

707.515.0010

page 2 of 2

EASEMENTS & RIGHTS-OF-WAY
(TITLE 30)

REDWOOD ST/ARBY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0243-RAINBOW NORTH SPE OWNER, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Badura Avenue and Arby Avenue and between Rainbow Boulevard and Redwood Street, and a portion of right-of-way being Arby Avenue, Badura Avenue, and a portion of Redwood Street located between Redwood Street and Badura Avenue within Enterprise (description on file). MN/nr/syp (For possible action)

RELATED INFORMATION:

APN:

176-02-301-012 through 176-02-301-015; 176-02-301-021

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans show 33 foot wide patent easements along the east and west property lines of APNs 176-02-301-012 through 176-02-301-015. The vacation is necessary for the development of the site. The plans also show the vacation of a 5 foot wide portion of right-of-way being Arby Avenue, Redwood Street, and Badura Avenue. The right-of-way is needed to accommodate a 5 foot wide detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0285	Reclassified 14 acres from R-E & C-2 to R-4 zoning for a multiple family development	Approved by BCC	September 2021
VS-18-0775	Vacated and abandoned patent easements	Approved by PC	November 2018
NZC-18-0551	Reclassified the west 10 acres of this site to C-2 zoning (currently under resolution of intent)	Approved by BCC	October 2018
ZC-0372-01	Reclassified the east 5 acres of this site to C-2 zoning	Approved by BCC	May 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2 & M-D	Fleet fueling facility & undeveloped
South	Business Employment & Corridor Mixed Use	C-2, M-1, & U-V	Undeveloped
East	Business Employment	M-D	Office/warehouse development
West	Business Employment	C-2	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval.

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:**Current Planning**

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of for Arby Avenue and 35 feet to the back of curb for Badura Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAINBOW NORTH SPE OWNER, LLC

CONTACT: LOCHSA ENGINEERING, 6345 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION 9A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 #):	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0243</u> DATE FILED: <u>4/10/22</u>
		PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6/01/22</u> PC MEETING DATE: <u>6/21/22</u> BCC MEETING DATE: _____ FEE: <u>\$875</u>

PROPERTY OWNER	NAME: <u>Rainbow North SPE Owner LLC</u>
	ADDRESS: <u>10777 W. Twain Avenue; Suite 115</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-947-2000</u> CELL: _____
	E-MAIL: <u>BFridman@thecalidagroup.com</u>

APPLICANT	NAME: <u>Rainbow North SPE Owner LLC</u>
	ADDRESS: <u>10777 W. Twain Avenue; Suite 115</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-947-2000</u> CELL: _____
	E-MAIL: <u>BFridman@thecalidagroup.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Christopher J. Bolton</u>
	ADDRESS: <u>6345 S. Jones Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-365-9312</u> CELL: _____
	E-MAIL: <u>chris.bolton@lochsa.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-02-301-012; 013; 014; 015; 021

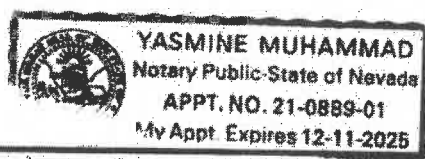
PROPERTY ADDRESS and/or CROSS STREETS: NWC of Redwood St. and W. Arby Ave.

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

[Signature]
Property Owner (Signature)*

Eric Cohen
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON February 14, 2022 (DATE)
By Eric Cohen
NOTARY PUBLIC: [Signature]



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

March 1, 2022

Clark County
Dept. of Comprehensive Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

**PLANNER
COPY**

VS-22-0243

Re: Elysian@ Rainbow
Lochsa Project No. 211169

To Whom It May Concern:

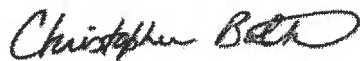
Lochsa Engineering is submitting an application to vacate a portion of the existing patent easements (#1183118 and #1167546) and a portion of existing Right-Of-Way (per OR:2003120401861) in conjunction with improvements for a residential apartment project (Assessor's Parcel Number 176-02-301-012; 013; 014; 015 and 021). The vacation of the patent easements are necessary for the development of the project site.

We hereby request to vacate the existing 33' wide patent easements along the west and east property lines of APN: 176-02-301-012; 013; 014 and 015. We will be dedicating 35' along Badura so the 33' patent easements along the north property lines will be replaced by Right-Of-Way. Similarly, the 33' patent easements along Arby Avenue will be replaced by 25' right-of-way dedication therefore we will be vacating the remaining 8' of the existing patent easements.

We also request to vacate 5' of the existing 30' right-of-way on Arby Avenue; 5' of the existing 30' right-of-way on Redwood Street and 5' of the existing 40' right-of-way on Badura Ave to accommodate the required 5' detached sidewalk per the approved entitlement site plan. This is in accordance with Notice of Final Action NZC-21-0285.

Please feel free to contact me with any questions at (702) 365-9312. Thank you.

Sincerely,

A handwritten signature in cursive script that reads 'Christopher Bolton'.

Christopher J. Bolton
Project Manager

**EASEMENTS
(TITLE 30)**

COUGAR AVE/DEAN MARTIN DR

**PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0268-JEPSON JOHN S:**

VACATE AND ABANDON easements of interest to Clark County located between Cougar Avenue and Ford Avenue, and between Polaris Avenue and Dean Martin Drive within Enterprise (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:
177-17-307-004; 177-17-307-005

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements located adjacent to the south and west property lines and within the interior of the project site. Three foot wide patent easements located along the north property line, immediately adjacent to Cougar Avenue, will also be vacated. The vacation of the patent easements are necessary to develop the site.

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Business Employment	M-D	Undeveloped

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:

Current Planning

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

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOHN JEPSON

CONTACT: TERRI PASTORELLI, HORIZON SURVEYS, 10501 W. GOWAN RD, SUITE 200, LAS VEGAS, NV 89129



VACATION APPLICATION

10A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS-22-0269</u>	DATE FILED: <u>4/27/22</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>6/1/22</u>
			TAB/CAC: <u>ENTERPRISE</u>	@ <u>6:00 P.M.</u>
			PC MEETING DATE: <u>6/21/22 @ 7:00 P.M.</u>	
			BCC MEETING DATE: <u>-</u>	
			FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>John S. Jepson</u>
	ADDRESS: <u>4525 Dean Martin Drive - Unit#1700</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u>
	TELEPHONE: <u>912/695-6500</u> CELL: _____
	E-MAIL: <u>choppersteve06@gmail.com</u>

APPLICANT	NAME: <u>John S. Jepson</u>
	ADDRESS: <u>4525 Dean Martin Drive - Unit 1700</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u>
	TELEPHONE: <u>912/695-6500</u> CELL: _____
	E-MAIL: <u>choppersteve06@gmail.com</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Terri Pastorelli - Horizon Surveys, LLC</u>
	ADDRESS: <u>10501 W. Gowan Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u>
	TELEPHONE: <u>702/228-5066</u> CELL: <u>702/334-2026</u>
	E-MAIL: <u>tpastorelli@horizonsurveys.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-17-307-004, 177-17-307-005

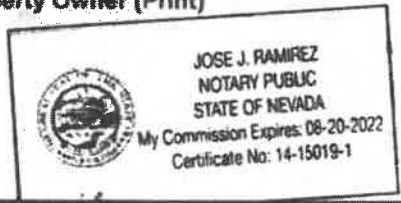
PROPERTY ADDRESS and/or CROSS STREETS: Dean Martin Drive/West Cougar Avenue

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

John Steven Jepson
 Property Owner (Signature)*

JOHN STEVEN JEPSON
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 2/11/22 (DATE)
 By John Steven Jepson
 NOTARY PUBLIC: [Signature]



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



Horizon
Surveys, LLC

April 18, 2022

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

**Reference: Vacation of Patent Easement Request
APN's 177-17-307-004; 177-17-307-005
APR-22-100245**

On behalf of the property owner of the above listed parcels, we are submitting a request for a vacation of a portion of the following patent easement(s):

1. Reservations and provisions as contained in Patent 1187676 from the United States of America, recorded on September 28, 1971 in Book 167, as Instrument No. 133082.
2. Reservations and provision as contained in Patent from the United States of America or the State of Nevada (010970), Patent No. 1212591, signed and sealed in the District of Columbia on September 13, 1960.

Vacation of these easements will allow unencumbered development of this residential property, and is being submitted as required in the review letter for MSM-21-600082.

Sincerely,

Terri Pastorelli

Terri Pastorelli
Project Coordinator

TP:st
Enclosures

PLANNER
COPY

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

BUFFALO DR/CHARTAN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0262-FUSCO, ROMOLO RAMO FAMILY TRUST & FUSCO, ELIZABETH:

ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) street intersection off-set; and 3) alternative residential driveway geometrics.

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

Generally located on the northeast corner of Buffalo Drive and Chartan Avenue within Enterprise (description on file). JJ/al/jo (For possible action)

RELATED INFORMATION:

APN:

176-34-301-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to a maximum of 10 feet (6 foot screen wall with a 4 foot retaining wall) where a maximum wall height of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30:64.050 (an 11.1% increase).
2. Reduce the street intersection off-set to a minimum of 79 feet where a minimum of 125 feet is required per Section 30:52.052 (a 36.8 % reduction).
3. Reduce the separation from the back of radius curve at a street intersection to a residential driveway to 4.5 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 62.5% reduction).

DESIGN REVIEWS:

1. A detached single family residential development.
2. Increase finished-grade by 47 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 30.6% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Number of Lots: 15
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,304/4,763
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 2,050 to 2,300
- Open Space Required/Provided: 0/7,502

Site Plan

The plan depicts a single family residential development consisting of 15 lots with a density of 7.9 dwelling units per acre. The site has frontage along Buffalo Drive and Chartan Avenue; however, none of the lots will take access from these streets. Access to the development will be provided by a 48 foot wide street that intersects with Chartan Avenue and terminates in a cul-de-sac in the northern portion of the site. The plans show there will be a 5 foot wide sidewalk on each side of the street. The request includes a waiver of development standards for increased wall height for retaining walls and to increase the finished grade above 36 inches. The plans show these increases are needed along the eastern property line. The request to reduce the separation between a driveway and the radius curve of a street intersection is for 1 lot located in the southwestern portion of the site.

Landscaping

The plan depicts a total of 7,502 square feet of open space for the development, which is divided between 3 common elements. Common Element B has an area of 671 square feet, is located in the northeastern portion of the site, and will be used for a drainage easement. Common Elements A and C are located along the streets and will be used for landscaping. Common Element A is located behind an attached sidewalk along Chartan Avenue in the southeastern portion of the site, is 6 feet wide with an area of 617 square feet, and will have a combination of trees, shrubs and groundcover. Common Element C is located along Chartan Avenue and Buffalo Drive with an area of 6,214 square feet. The common element is 6 feet wide behind an attached sidewalk along Chartan Avenue with landscaping consisting of trees, shrubs, and groundcover. Along Buffalo Drive the landscape buffer is 15 feet wide with a 5 foot wide detached sidewalk and landscaping consisting of trees, shrubs, and groundcover.

Elevations

Plans for 3 home models were submitted for this application. All of the home models are 2 stories with a maximum height of 26 feet. The homes have pitched roofs with concrete tile roofing material. The exterior of the homes have a combination of a stucco finish painted in earth tone colors with stone or brick veneer and various window treatments.

Floor Plan

The homes are between 2,050 square feet to 2,300 square feet in area. Each home has a 2 car garage, and 3 to 4 bedrooms.

Applicant's Justification

The applicant indicates that the proposed development is in conformance with the Master Plan and is consistent and compatible to the abutting residential developments. The increase in retaining wall height and finished grade are necessary to balance out the site and provide proper drainage. The reduced separation for the driveway to the street intersection is needed due to the limited size of the site.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	R-2 & P-F	Single family residential & Jones Blackhurst Elementary School
West	Open Lands	R-E	Undeveloped

This site and the parcels to the west are located within the Public Facilities Needs Assessment Area.

Related Applications

Application Number	Request
VS-22-0263	A request to vacate and abandon easements and rights-of-way is a companion item on this agenda.
TM-22-500089	A tentative map for 15 single family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning
Zone Change**

The Master Plan designates this site Mid-Intensity Suburban Neighborhood, which allows for single family residential up to 8 dwelling units per acre. Therefore, the proposed development is in conformance with the Master Plan. The request to reclassify this site to an R-2 zone is consistent and compatible with the existing residential development to the north, south and east. The project complies with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. Therefore, staff can support the zone change.

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant has indicated that it is necessary to increase the height of the retaining walls to balance out the site and provide proper drainage. The topography of a site can be a unique or special circumstance to warrant the approval of an increase in the height of a retaining wall. There is an existing single family residential development along the north and east sides of this property and to the south across Chartan Avenue is another single family residential development and a school. These existing developments have established existing grades and locations for utilities and drainage. This site has to design around the constraints of these existing developments to tie into utilities and established drainage patterns, which may make it necessary to increase the height of the walls to balance out the site. Therefore, staff does not object to this request.

Design Review #1

The size and scale of the proposed homes are consistent and compatible with the existing homes abutting the site. The size of the proposed lots are consistent with the sizes of the lots adjacent to the site. The request complies in part with Policy 1.4.4 In-fill and Redevelopment, which encourages in-fill development to be compatible with the scale and intensity of the surrounding area. The proposed development is consistent and compatible with the adjacent developments; therefore, staff supports this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff can support the reduction of intersection off-set between the proposed entry street and Kane Springs Street since the location of the street is in the best location possible to avoid conflicts with both Buffalo Drive and Kane Springs Street.

Waiver of Development Standards #3

Staff finds the request to reduce the distance from the point of curve to the driveway on Lot 15 to be a self-imposed hardship with no rational justification. The volume of traffic generated by the school will be more dangerous since vehicles accessing Lot 15 will need to make sudden unexpected turn movements to use the driveway.

Design Review #2

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

Staff Recommendation

Approval of the zone change, waivers of development standards #1 and #2, and the design reviews; denial of waiver of development standards #3.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Crosswalk to be installed across Chartan Avenue parallel to Kane Springs Street.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

#0184-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

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

DRAFT



LAND USE APPLICATION

11A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <u>Sl05000</u> <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SQ) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZS-22-0262</u> DATE FILED: <u>4-27-2022</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6-1-2022</u> PC MEETING DATE: <u>---</u> BCC MEETING DATE: <u>6-22-2022</u> FEE: <u>\$ 2,200</u>
	PROPERTY OWNER NAME: <u>Romolo Ramo Fusco Family Trust</u> ADDRESS: <u>8611 White River Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Holden Development Company, LLC</u> ADDRESS: <u>10161 Park Run Drive, Suite 150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>(702) 580-4700</u> CELL: <u>n/a</u> E-MAIL: <u>danielholden@cox.net</u> REF CONTACT ID #: <u>n/a</u>
CORRESPONDENT NAME: <u>Kaempfer Crowell - Liz Olson</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 792-7000</u> CELL: <u>n/a</u> E-MAIL: <u>EOlson@kcnvlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-34-301-009

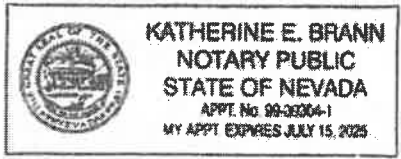
PROPERTY ADDRESS and/or CROSS STREETS: NEC Buffalo Drive and Chartan Avenue

PROJECT DESCRIPTION: Single Family Detached Homes

(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.

Francisco Fusco FRANK FUSCO
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON August 26, 2021 (DATE)
 By - FRANCISCO FUSCO
 NOTARY PUBLIC: Katherine E. Brann



*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.

APR-27-101390

**KAEMPFER
CROWELL**

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW
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Fax: 775.852.3982

CARSON CITY OFFICE
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Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

March 23, 2022

VIA ONLINE SUBMITTAL

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

**Re: *Justification Letter – Conforming Zone Change, Design Review and Waivers
Holden Development Company, LLC
APN: 176-34-301-009***

To Whom It May Concern:

This firm represents Holden Development Company, LLC (the "Applicant") in the above-referenced matter. The property is located on approximately 1.89 acres on the northeast corner of Buffalo Drive and Chartan Avenue. The property is more particularly described as Assessor's Parcel Number 176-34-301-009 (the "Property"). The Applicant is requesting a conforming zone change from R-E to R-2 for a 15 lot single family subdivision.

The Property is master planned Mid-Intensity Suburban Neighborhood (MN) and sits adjacent to existing R-2 developments within Mountains Edge but is not a part of Mountains Edge. The existing R-2 developments adjacent to the Property to the north and east consist of varying lot sizes ranging from approximately 4,000 square feet to over 6,000 square feet. The Applicant is requesting a zone change to R-2 to match the existing zoning of the surrounding development in order to construct single family homes on similarly sized lots.

The proposed site plan shows a total of 15 lots for an overall density of 7.98 lots per acre where 8 lots per acre is permitted within R-2. The lot sizes range in size from 3,304 square feet to 4,763 square feet in size. Access to the development will be from Chartan Avenue, with the required landscaping along Chartan and Buffalo. The elevations show two-story homes ranging in size from 2,050 to 2,300 square feet with various elevations option comprised of painted stucco, decorative stone, and architectural features to enhance the community.

The Applicant is also requesting a design review for increased grade of up to 3.9-feet where 36-inches is permitted. Based on the natural topography of the Property, and restrictions due to the infill nature of the Property, additional fill is required for development and necessary to provide appropriate drainage.

Finally, the Applicant is requesting the following waivers:

- 1) Allow for a reduced street intersection off-set of 79 feet from Luneta Drive to Buffalo Drive. Do to the infill nature of this Property, the requested waiver is necessary to allow access.
- 2) Allow for an increased wall height to 10-feet where 9-feet is permitted along the eastern property line. This increase is necessary due to the topography of the Property and the natural slope from west to east.
- 3) To allow the driveway for Lot 15 to be located 4.69-feet from the property line where 12-feet is required. Because the development consists of only 15 lots, the amount of traffic coming in and out of the community will be minimal and therefore the requested reduction will not create any negative impact to the community or external traffic.

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

Sincerely,
KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Elisabeth E. Olson

EASEMENTS & RIGHTS-OF-WAY
(TITLE 30)

BUFFALO DR/CHARTAN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0263-FUSCO ROMOLO RAMO FAMILY TRUST & FUSCO ELIZABETH:

VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Kane Springs Street (alignment), and between Chartan Avenue and Wolf Wood Court and a portion of a right-of-way being Buffalo Drive located between Chartan Avenue and Wolf Wood Court (alignment) within Enterprise (description on file). JJ/al/jø (For possible action)

RELATED INFORMATION:

APN:

176-34-301-009

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a single family residential subdivision. The request is to vacate a 5-foot wide portion of Buffalo Drive to allow for a detached sidewalk and to vacate government patent easements that are not needed for development in the area. All required right-of-way dedications and utility and drainage easements will be provided with the future subdivision of the site.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	R-2 & P-F	Single family residential & Jones Blackhurst Elementary School
West	Open Lands	R-E	Undeveloped

This site and the parcels to the west are located within the Public Facilities Needs Assessment Area.

Related Applications

Application Number	Request
ZC-22-0262	A request to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
TM-22-500089	A tentative map for 15 single family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT



VACATION APPLICATION 12A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0063</u>	DATE FILED: <u>4-27-2022</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>PA</u>	TAB/CAC DATE: <u>6-1-2022</u>
		TAB/CAC: <u>Entupre</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>5/22/22</u>	
		FEE: <u>\$875.00</u>	

PROPERTY OWNER	NAME: <u>Romolo Ramo Fusco Family Trust</u>
	ADDRESS: <u>8611 White River Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>n/a</u> CELL: <u>n/a</u>
	E-MAIL: <u>n/a</u>

APPLICANT	NAME: <u>Holden Development Company, LLC</u>
	ADDRESS: <u>10161 Park Run Drive, Suite 150</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u>
	TELEPHONE: <u>(702) 580-4700</u> CELL: <u>n/a</u>
	E-MAIL: <u>danielholden@cox.net</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Kaempfer Crowell - Liz Olson</u>
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>(702) 792-7000</u> CELL: <u>n/a</u>
	E-MAIL: <u>EOlson@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-34-301-009

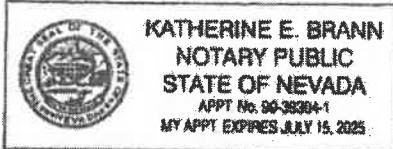
PROPERTY ADDRESS and/or CROSS STREETS: NEC Buffalo Drive and Chartan Avenue

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

Frank Fusco
 Property Owner (Signature)*

FRANK FUSCO
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON August 26, 2021 (DATE)
 By FRANCESCO FUSCO
 NOTARY PUBLIC: Katherine E. Brann



*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.

APR. 21-101390



March 23, 2022

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

**RE: Vacation - Justification Letter for Buffalo Chartan East
(APN: 176-34-301-009)**

Clark County Planning Staff,

On behalf of Holden Development Company, LLC, we are respectfully submitting the attached Vacation application for the above referenced parcel number located at the Northeast Corner of Buffalo Drive and Chartan Avenue.

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

Vacation of Patent Easements

We are respectfully requesting to vacate all the patent easements located on APN 176-34-301-009 (Patent #14203249 OR: 296:239880). Excepting therefrom the proposed right-of-way for Chartan Avenue per the proposed single-family development.

Vacation of Right of Way

We are respectfully requesting to vacate 5' of the right of way (OR:1313:1272870) on Buffalo Drive to allow for a detached sidewalk.

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

Sincerely,

The WLB Group, Inc.

06/22/22 BCC AGENDA SHEET

BUFFALO - CHARTAN EAST
(TITLE 30)

BUFFALO DR/CHARTAN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500089-FUSCO ROMOLO RAMO FAMILY TRUST & FUSCO ELIZABETH:

TENTATIVE MAP consisting of 15 single family residential lots and common lots on 1.9 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northeast corner of Buffalo Drive, and Chartan Avenue within Enterprise. JJ/al/jo (For possible action)

RELATED INFORMATION:

APN:

176-34-301-009

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Number of Lots: 15
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,304/4,763
- Project Type: Single family residential development

The plan depicts a single family residential development consisting of 15 lots with a density of 7.9 dwelling units per acre. The site has frontage along Buffalo Drive and Chartan Avenue; however, none of the lots will take access front these streets. Access to the development will be provided by a 48 foot wide street that intersects with Chartan Avenue and terminates in a cul-de-sac in the northern portion of the site. The plans show there will be a 5 foot wide sidewalk on each side of the street.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	R-2 & P-F	Single family residential & Jones Blackhurst Elementary School
West	Open Lands	R-E	Undeveloped

This site and the parcels to the west are located within the Public Facilities Needs Assessment Area.

Related Applications

Application Number	Request
ZC-22-0262	A request to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-22-0263	A request to vacate and abandon easements and rights-of-way is a companion item on this agenda

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Crosswalk to be installed across Chartan Avenue parallel to Kane Springs Street.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Current Planning Division - Addressing

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

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 #0184-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

CONTACT: LINDSAY KAEMPFFER, KAEMPFFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



TENTATIVE MAP APPLICATION 13A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500089</u>	DATE FILED: <u>4-27-22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RH</u>	TABCAC DATE: <u>6-1-22</u>
		TABCAC: <u>Enterprise</u>	
		PC MEETING DATE: <u> </u>	
		BCC MEETING DATE: <u>6-22-22</u>	
		FEE: <u>\$7500</u>	

PROPERTY OWNER	NAME: <u>Romolo Ramo Fusco Family Trust</u>
	ADDRESS: <u>8611 White River Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>n/a</u> CELL: <u>n/a</u>
	E-MAIL: <u>n/a</u>
APPLICANT	NAME: <u>Holden Development Company, LLC</u>
	ADDRESS: <u>10161 Park Run Drive, Suite 150</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u>
	TELEPHONE: <u>(702) 580-4700</u> CELL: <u>n/a</u>
	E-MAIL: <u>danielholden@cox.net</u> REF CONTACT ID #: <u> </u>
CORRESPONDENT	NAME: <u>Kaempfer Crowell - Liz Olson</u>
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>(702) 792-7000</u> CELL: <u>n/a</u>
	E-MAIL: <u>EOlson@kcnvlaw.com</u> REF CONTACT ID #: <u> </u>

ASSESSOR'S PARCEL NUMBER(S): 176-34-301-009

PROPERTY ADDRESS and/or CROSS STREETS: NEC Buffalo Drive and Chartan Avenue

TENTATIVE MAP NAME: Buffalo Chartan East

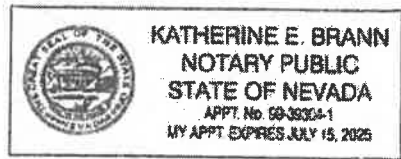
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON August 26, 2021 (DATE)
 BY FRANCESCO FUSCO

NOTARY PUBLIC: [Signature]



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

APR. 21-101390

December 2, 2021

VIA UPLOAD

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

**Re: *Tentative Map Hold Request
Holden - Cactus/Buffalo
APR-21-101390***

To Whom It May Concern:

Please be advised our office represents Holden Development Company, LLC (the "Applicant") in the above-referenced matter. The Applicant is requesting to hold the tentative map application in order for the application to run concurrently with the companion applications associated with the proposed project.

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

Sincerely,

KAEMPFER CROWELL

/s/ Lindsay Kaempfer

Lindsay Kaempfer

06/22/22 BCC AGENDA SHEET

SUPPER CLUB/ACCESSORY STRUCTURE
(TITLE 30)

LAS VEGAS BLVD S/ROBINDALE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0258-LVBRETAIL, LLC:

USE PERMIT for on-premises consumption of alcohol (supper club).

DESIGN REVIEW for an accessory structure (firewood enclosure) in conjunction with a restaurant on a portion of 4.2 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the north side of Robindale Road and the east side of Las Vegas Boulevard South within Enterprise. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

177-09-210-013; 177-09-210-024; 177-09-210-025 ptn

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 7686 Las Vegas Boulevard South
- Site Acreage: 4.2 (portion)
- Project Type: Supper club with accessory structure
- Building height: 10 feet, 5 inches (accessory structure)
- Square Feet: 3,100 (supper club)/127.5 (firewood accessory structure)
- Parking Required/Provided: 179/270

Site Plan

The plan depicts a proposed restaurant (Hattie Marie's BBQ) located in the northerly suites of the in-line retail building to the west of an existing hotel. Access to the site is from Robindale Road and Las Vegas Boulevard South via a cross access driveway from the Las Vegas Premium Outlet Mall South. Parking is located around the exterior of the parcel and on the west side of the restaurant building. The proposed firewood storage accessory structure is in the existing parking area to the north of the suite adjacent to the drainage channel. The structure will remove 1 parking space.

Landscaping

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

Elevations

The proposed accessory structure has an overall height of 10 feet 5 inches. Exterior materials include painted stucco siding, metal cap and painted metal doors to match the existing trash enclosure.

Floor Plan

The proposed accessory structure consists of 127.5 square feet and is an enclosure for firewood to be used by the restaurant. The restaurant and supper club consists of 3,100 square feet and includes dining, bar, kitchen, restrooms, and office areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use and structure is consistent and compatible with the existing development in the area. The smoked BBQ establishments have been growing in popularity for some time and the addition of dine-in with alcohol service will be attractive to patrons and will enhance the existing shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0154-16	Commercial center with retail, restaurants, personal services, jewelry store, and offices	Approved by BCC	May 2016
DR-0518-17	Hotel, site lighting, and signage for hotel	Approved by BCC	July 2014
DR-0087-14	Four story, 55 foot high, 108 room hotel with site lighting	Approved by BCC	March 2014
UC-0130-05	Shopping center with hotel/condominium complex	Approved by BCC	April 2005
ZC-137-91 & UC-203-91	Reclassified to H-1 zoning for an expansion to the shopping center	Approved by BCC	October 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Entertainment/Mixed-use	H-1	Retail & shopping center (part of the Las Vegas Premium Outlet Mall South)
South	Neighborhood Commercial	H-1	Hotel & undeveloped
East	Ranch Estate Residential (up to 2 du/ac)	R-E (RNP-1)	Single family residential & place of worship

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit & Design Review

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

Staff finds that adding supper club to the restaurant is an appropriate use for the site. The proposed location of the accessory structure (firewood storage) is set back from the right-of-way and screened in part by the existing retail buildings. Adding the proposed uses and structure should not pose a negative impact to the surrounding establishments; therefore, staff does not object to the applicant's requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BRIAN WOLFE
CONTACT: BRIAN WOLFE, KWDG, 6585 ESCONDIDO STREET, SUITE D, LAS VEGAS, NV 89119

DRAFT



Policy

LAND USE APPLICATION

14A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS/DR-22-0258</u> DATE FILED: <u>4/27/2022</u> PLANNER ASSIGNED: <u>LMA</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>6/1/2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/24/2022</u> FEE: <u>\$1175</u>
	PROPERTY OWNER NAME: <u>LVBRETAIL LLC</u> ADDRESS: <u>1809 White Hawk Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: <u>702-302-8201</u> E-MAIL: <u>tonyleedmd@gmail.com</u>
	APPLICANT NAME: <u>B Marsh Acquisitions LLC</u> ADDRESS: <u>2000 Riveredge Parkway NW, Ste 885</u> CITY: <u>Atlanta</u> STATE: <u>GA</u> ZIP: <u>30328</u> TELEPHONE: <u>702-908-6363</u> CELL: _____ E-MAIL: <u>marshwill33@yahoo.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Brian Wolfe w/ kwdg Architecture</u> ADDRESS: <u>6858 Escondido Street, Suite D</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-461-3798</u> CELL: _____ E-MAIL: <u>bwolfe@kwdg.net</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-09-210-024 & -025 & -013

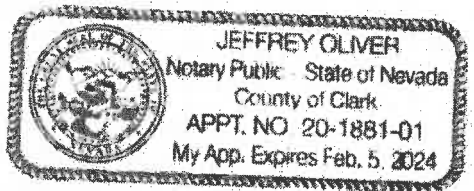
PROPERTY ADDRESS and/or CROSS STREETS: 7686 Las Vegas Boulevard South, Suite 101

PROJECT DESCRIPTION: Restaurant-Bar Tenant Improvement

(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] Ching Kuo Tony Lee, D.M.D.
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 01-24-2022 (DATE)
 By CHING KUO LEE
 NOTARY PUBLIC: [Signature]



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

JUSTIFICATION LETTER

March 29, 2022

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

RE: Hattie Marie's BBQ and Sportsbar
 7686 Las Vegas Boulevard South, Suite 101 & 102
 Las Vegas, Nevada 89123
 APN No.: 177-09-210-013, -024 & -025

To Whom It May Concern:

The following Justification Letter and attached drawings are provided for your consideration and review;

Request

This application is submitted for consideration of approval for a **Special Use Permit** for Alcohol, on-premises consumption for a *Supper Club*; **Design Review** for an accessory structure located in one parking space (firewood storage accessory structure) in an H-1 Zone as described in Table 30.44-1.

Project Description

This project consists of an existing shell building to be designed for a Restaurant and Bar. The Restaurant is intended to have 56 seats in the Dining Room. The Bar will consist of 10 Bar seats with gaming machines. 13 additional seats are in the Lounge. The restaurant will have a wood burning smoker for the BBQ meat. A 120sf accessory storage structure is designed in the existing parking lot to store the firewood for the smoker. There is an existing trash enclosure with an attached security enclosure that we will match with the design of this storage structure.

Per UC-0154-16: 179 parking spaces were required for this parcel. 270 parking spaces were provided. Therefore, a Parking Reduction Waiver is not required to reduce parking by the one (1) space for the proposed accessory storage building.

The Proposed use is located over 200 feet from residential properties to the west and south and located over 400 feet from the existing residential development to the east and screened by the existing hotel building.

There will be no additions or changes to the existing landscaping.

Project Intent

- To introduce a new Restaurant chain into the Las Vegas Valley.
- Increase employment opportunities to the area.
- Bring a taste the flavors and culture of Louisiana BBQ to the Las Vegas Valley.

Project Justification

This proposed use is consistent and compatible with the existing development in the area as approved under UC-0154-16. The Restaurant and Bar will enhance the visibility of the existing shopping center and will be an asset to bringing new patrons to the area to discover the additional retail and businesses not discovered otherwise. Smoked BBQ establishments have been growing in popularity for quite some time. We believe this location for smoked BBQ dine-in and alcohol bar with gaming will be very attractive to families that live in the area as well as abroad.

Very truly yours,

Brian C. Wolfe

EASEMENTS
(TITLE 30)

FORD AVE/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0246-DIAMOND FORD, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Torino Avenue (alignment), and between Jones Boulevard and the Union Pacific Railroad within Enterprise (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:
176-13-401-002

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is proposing to develop the site as an office/warehouse project with outside storage. The request is to vacate 33 foot wide patent easements around the perimeter of the site. The applicant indicates these easements are not necessary due to the development of the surrounding area, and street patterns have been established to serve the public interest for roadway or utility purposes.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	M-1	Undeveloped
East	Business Employment	M-D	Union Pacific Railroad & Office/warehouse development
West	Business Employment	M-1	Office/warehouse development

Related Applications

Application Number	Request
WS-22-0245	A waiver of development standards for office/warehouse buildings with outside storage 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:

Current Planning

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

Public Works - Development Review

- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant for 30 feet and an off-set cul-de-sac for Ford Avenue and a separate 20 foot wide grant along the south boundary of the BLM parcel for maintenance access to the drainage channel;
- Right-of-way dedication to include 30 feet for Ford Avenue and a portion of the off-site cul-de-sac;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND FORD, LLC

**CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES
BLVD. SUITE 110, LAS VEGAS, NV 89118**

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

15A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (va) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS.22.0246</u> DATE FILED: <u>4-18.22</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6.1.22</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>6.22.22</u> <i>M-1</i> FEE: <u>\$875.00</u> <i>Business Employment</i> <div style="text-align: right;"><i>JJ</i></div>
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PROPERTY OWNER	NAME: <u>DIAMOND FORD LLC</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702- 236 -1802</u> E-MAIL: <u>dpetersen@visiconlv.com</u>
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APPLICANT	NAME: <u>DIAMOND FORD LLC DARREN C. PETERSEN</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 236 -1802</u> E-MAIL: <u>dpetersen@visiconlv.com</u> REF CONTACT ID #: <u>186247</u>
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CORRESPONDENT	NAME: <u>RICHARD GALLEGOS D C PETERSEN PROFESSIONAL CONSULTANTS LLC</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 524 - 0054</u> E-MAIL: <u>rgallegos@visiconlv.com</u> REF CONTACT ID #: <u>168799</u>
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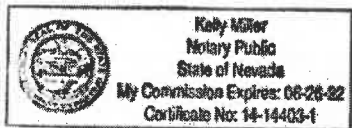
ASSESSOR'S PARCEL NUMBER(S): 176 - 13 - 401 - 002

PROPERTY ADDRESS and/or CROSS STREETS: South side of FORD AVE. approximately 280 feet east of JONES BLVD.

I, (We) the undersigned, declare 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 Nevada 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)* *Darren C. Petersen*
 STATE OF NEVADA
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON March 29, 2021 (DATE)
 by Darren C. Petersen
 NOTARY PUBLIC: *[Signature]*

DARREN C. PETERSEN, MANAGER
 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.

DC PETERSEN, LLC
5052 S. Jones Blvd, Suite 110., Las Vegas, NV 89118 (702) 734-9393

September 19, 2021

Clark County Current Planning
500 Grand Central Parkway 1st Floor
Las Vegas, NV 89101

Attn: Rob Kaminski - Principal Planner

RE: DIAMOND FORD INDUSTRIAL
APN: 176-13-401-002
VACATION AND ABANDONMENT GOVERNMENT PATENT EASEMENTS
(APR-21-000000)
JUSTIFICATION LETTER

Dear Rob,

We respectfully request favorable consideration on the above referenced project.

The proposed Vacation and Abandonment is to vacate the un-used and unnecessary government patent easements that surround the site.

This request is appropriate due to the following findings of facts;

1. There is no present or future public need for the area proposed to be vacated.
2. The public will not be materially injured by the proposed vacation

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,


Richard E. Gallegos
Project Director

06/22/22 BCC AGENDA SHEET

OFFICE/WAREHOUSE & STORAGE
(TITLE 30)

FORD AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0245-DIAMOND FORD, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) modified driveway design standards; and 3) reduce back of curb radii.

DESIGN REVIEWS for the following: 1) proposed office/warehouse building with an outside storage yard; 2) alternative parking lot landscaping; and 3) finished grade on a 1.2 acre portion of a 2.5 acre site in an M-1 (Light Manufacturing) Zone and an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Ford Avenue, 280 feet east of Jones Boulevard within Enterprise. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-13-401-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase block wall height to 11.5 feet (6 foot screen wall with up to 5.5 foot retaining) where a maximum of 9 feet (6 foot screen wall with 3 foot retaining) is permitted per Section 30.64.050 (a 28% increase).
2. Reduce throat depth for a driveway on Ford Avenue to 15 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 40% reduction).
3. Reduce back of curb radii to 20 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 201 (20% reduction).

DESIGN REVIEWS:

1. For a multiple family residential development.
2. Alternative parking lot landscaping.
3. Increase finished grade up to 66 inches (5.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.2 (portion)
- Project Type: Office/warehouse building and outside storage yard
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 9,898 (2 buildings)
- Parking Required/Provided: 15/18

Site Plan

The subject parcel has dual zoning with the R-E zoned portion (1.3 acres) containing the existing railroad right-of-way easement and drainage easement, and the remaining area (1.2 acres) containing the M-1 zoned portion. The proposed development will only occur in the M-1 zoned portion, west of the railroad.

The plans depict two, 1 story, 4,949 square foot office/warehouse buildings located near the center of the site. A secured outside storage yard is located behind the proposed buildings on the southern portion of the site and screened by a proposed 6 foot to 8 foot high CMU block wall. The remaining screening consists of existing 6 foot high block walls. This property is surrounded by existing or planned industrial uses. The remaining front (north) portion of the site is designated for parking areas, drive aisles, and landscaping. Access to the site will be from Ford Avenue to the north.

Landscaping

Street landscaping consists of a 6 foot wide landscape area with trees and shrubs behind an attached sidewalk along a small portion of Ford Avenue. Most of the parking lot landscaping is equitably distributed throughout the site except for 2 landscape figures that have been eliminated near a trash enclosure. However, these trees have been re-distrusted within the front street landscape buffer.

Elevations

The plans depict two, 1 story, 24 foot high, office/warehouse buildings constructed of decorative masonry block and a flat roof with parapet walls. The elevations also show glass storefront windows, decorative horizontal bands, and metal canopies. The secure storage yard is screened by 6 foot to 8 foot high block walls with a decorative sliding gate on the south side of the development.

Floor Plans

The plans show two, 4,949 square foot buildings consisting of a reception area, offices, restrooms, and a warehouse.

Lighting Plan

The applicant submitted a photometric plan to illustrate there will not be any significant light spillage on adjacent properties.

Signage

Signage is not a part of this request.

Applicant's Justification

This site is a prime location for a warehouse building such as this and the proposed use is compatible with adjacent uses in terms of scale and site design. As for the waiver request, the applicant believes the reduced throat depth will not have an adverse effect on the area since Ford Avenue ends in a cul-de-sac with only 2 other sites accessing this street. Furthermore, elimination of 2 parking lot landscape fingers in this situation where the spaces are interior to the site and where trucks will maneuver is minor and will not detract from the aesthetics of the overall site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	M-1	Undeveloped
East	Business Employment	M-D	Union Pacific Railroad & Office/warehouse development
West	Business Employment	M-1	Office/warehouse development

This site is located within the Public Facilities Needs Assessment Area.

Related Applications

Application Number	Request
VS-22-0246	A request to vacate and abandon patent easements on the property is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Portions of the perimeter retaining wall heights along a drainage channel and the Union Pacific Railroad in the back of the property are increased to accommodate drainage, natural topography, and the corresponding pad heights. Therefore, the topography of the site warrants an increase to the retaining wall height which staff can support.

Design Reviews #1 & #2

The proposed development is in an area that is surrounded by either planned or zoned industrial uses. Staff finds that the proposed warehouse buildings are compatible with existing and planned uses in the surrounding area. Furthermore, by eliminating 2 parking lot landscape fingers interior to the site will not detract from the aesthetics of the overall development. The project is consistent with Goal 5.1 of the Master Plan that encourages diversification of the economic base; therefore, staff can support these requests.

Public Works - Development Review

Waivers of Development Standards #2 & #3

Staff has no objection to allowing the proposed curb return driveway with a reduced throat depth and a reduced ingress back of curb radius. The site is at the end of the cul-de-sac and should see limited traffic.

Design Review #3

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; the extension of time may be denied if the project has not commenced or there has been no substantial work

towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant for 30 feet and an off-set cul-de-sac for Ford Avenue and a separate 20 foot wide grant along the south boundary of the BLM parcel for maintenance access to the drainage channel;
- Right-of-way dedication to include 30 feet for Ford Avenue and a portion of the off-site cul-de-sac.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND FORD, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BLVD. SUITE 110, LAS VEGAS, NV 89118



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

16A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS.22.0245</u> DATE FILED: <u>4-18-22</u></p> <p>PLANNER ASSIGNED: <u>RK</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>6-1-22</u></p> <p>PC MEETING DATE: <u> </u></p> <p>BCC MEETING DATE: <u>6.22.22</u> <u>M-1</u></p> <p>FEE: <u>\$150.00</u> <u>Business Employment</u></p> <p style="text-align: right;"><u>JJ</u></p>
PROPERTY OWNER	<p>NAME: <u>DIAMOND FORD LLC</u></p> <p>ADDRESS: <u>50-52 S. JONES BLVD SUITE 110</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 236 - 1802</u></p> <p>E-MAIL: <u>dpetersen@visiconlv.com</u></p>	
APPLICANT	<p>NAME: <u>DIAMOND FORD LLC - DARREN C. PETERSEN , manager</u></p> <p>ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 236 - 1802</u></p> <p>E-MAIL: <u>dpetersen@visiconlv.com</u> REF CONTACT ID #: <u>186247</u></p>	
CORRESPONDENT	<p>NAME: <u>RICHARD GALLEGOS - D C PETERSEN CONSULTANTS</u></p> <p>ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702 - 524 - 0054</u> CELL: <u>702 - 524 - 0054</u></p> <p>E-MAIL: <u>rgallegos@visiconlv.com</u> REF CONTACT ID #: <u>168799</u></p>	

ASSESSOR'S PARCEL NUMBER(S): 176 -13 - 401 - 002

PROPERTY ADDRESS and/or CROSS STREETS: South side of Ford ave approximately 280 feet east of Jones Blvd

PROJECT DESCRIPTION: Design Review for 2 office/warehouse bldgs. approx. 4949 s.f. ea. in a M-1 zone

(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]

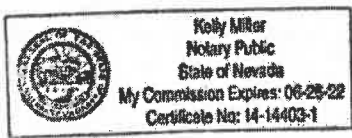
 Property Owner (Signature)*

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 29, 2021 (DATE)
 BY Darwin C. Petersen
 NOTARY PUBLIC: [Signature]

DARREN C. PETERSEN Manag

 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.

DC PETERSEN PROFESSIONAL CONSULTANTS, LLC
5052 S. Jones Blvd, Suite 110., Las Vegas, NV 89118 (702) 734-9393

September 19, 2021 *Revised February 10, 2022

Clark County Current Planning
500 Grand Central Parkway 1st Floor
Las Vegas, NV 89101

Attn: Rob Kaminski- Principal Planner

RE: **DIAMOND FORD INDUSTRIAL**
APR-21-101310
JUSTIFICATION LETTER DESIGN REVIEWS & WAIVER OF DEVELOPMENT STANDARDS

Dear Rob,

We respectfully request favorable consideration on the attached Waiver of Development Standards and Design Reviews on the above referenced project

The Design Review #1 is for 2-single story, office/warehouse buildings approximately 4,949 sq. ft. each on 2.5 (gross acres) in an M-1/R-E zone. Each building will have an outside storage area of approximately 7,000 sq. ft. The site has dual zoning with the R-E zoned portion containing the existing Railroad right-of-way and drainage easement containing approximately 1.32 acres and the remaining area approximately 1.18 acres is in the M-1 zoned portion. The proposed development will only occur in the M-1 zoned portion.

The buildings are 24 foot high except for the center shared Fire Wall which is 25'-4" high. The exterior walls are Concrete Masonry Units (CMU) with 2 types of decorative split faced and colored CMU used as horizontal color bands. The recessed office entry is protected by a decorative metal awning painted to match the roll-up doors. Parking spaces have been provided in excess of Title 30 requirements and site lighting is also in compliance with Title 30 standards.

The Design Review #2 is to delete 2 terminal landscape fingers in each of the building's parking row and 2 fingers adjacent to building 2. The landscape fingers would be a nuisance and not effective for the intended application. The 4 trees and associated shrubs that would have been placed in these islands have distributed within the front street landscaping and landscaping adjacent to the building. The site is surrounded by M-1 zoning and the east portion contains a drainage easement and railroad right-of-way.

The Design Review #3 is to increase the finish grade height over 36 inches. Due to the existing grades adjacent to the existing drainage channel providing fill in excess of 36 inches is required to properly drain the site. The anticipated increase is approximately 66 inches. There would be no impact to any adjacent neighbor.

The site will have to be served by a commercial septic tank and leach field system due to the existing grades. The eastern portion of the site is consumed by a 200 foot railroad right of way that also contains a 48 foot drainage easement that was part of the lower Blue Diamond Detention Basin Improvement Project. The easement is angled at a northeast/southwest direction which created an irregular shaped lot for practical usability.

Waiver of Development Standards #1 is to allow a egress throat depth of 15 feet where 25 feet is required. The reduction in the egress throat depth will have no impact on neighboring sites. The property is at a dead end with only 2 other sites accessing the street.

Waiver of Development Standards #2 is to modify the Uniform standard 222.1 ingress radius from 25 feet to 20 feet, this style of driveway is appropriate for this location since it is serving a small use at the end of a street.

The proposal is appropriate based on the following finding of facts;

1. The proposed development is compatible with adjacent development and development in the area;
2. The proposed development is consistent with the applicable Enterprise Land Use Plan, Title 30, other regulations, plans and policies of the County;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the County;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment ; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare; and
7. FAA and other additional requirements and standards if required will be complied with.

Should you have any questions or require additional information please contact me at 702.524.0054.

Sincerely,



Richard C. Gallegos
Project Director

STREETLIGHTS
(TITLE 30)

PARK ST/RAVEN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0244-DR HORTON, INC.:

WAIVER OF DEVELOPMENT STANDARDS to remove streetlights on a portion of a previously approved subdivision on 0.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Park Street and the north side of Raven Avenue within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:
176-19-514-110 through 176-19-514-112

WAIVER OF DEVELOPMENT STANDARDS:
Remove streetlights on Lot 110 through Lot 112 (along Park Street) where Title 30.52.040.b is required.

LAND USE PLAN:
ENTERPRISE - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: 8976 Park Street, 8986 Park Street, and 8996 Park Street
- Site Acreage: 0.8
- Number of Lots: 3
- Project Type: Remove streetlights on Park Street

Site Plans

The plans depict 3 single family residential lots fronting onto Park Street, located on the westerly side of a developing residential subdivision. The previously approved subdivision consists of 112 single family lots and 5 common area lots (Raven Avenue and Fort Apache Road). The request is to remove the existing streetlights and pedestals along Park Street and Raven Avenue for Lots 110, 111, and 112. There are no proposed changes to the approved streets, street widths, subdivision layout, or the street landscaping.

Applicant's Justification

The applicant indicates that the request is to conform to requests by the neighboring subdivision to conform to the existing neighborhood to the west.

Prior Land Use Requests

Application Number	Request	Action	Date
EA-21-900103	Early addressing for the subdivision	Approved by ZA	March 2021
AV-20-900534	Reduced lot size	Approved by ZA	November 2020
DA-20-900283	Development Agreement	Approved by BCC	August 2020
TM-20-5000030	112 single family residential lots	Approved by BCC	May 2020
NZC-20-0108	Reclassified 15.7 acres from R-E to R-2 zoning	Approved by BCC	May 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-2	Single family residential
East	Open Lands	R-E & C-2	Single family residential (within the same subdivision)
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Public Works - Development Review

Staff cannot support the request to remove the streetlights and the service pedestal on Park Street. Streetlights not only provide safety for motorists and pedestrians, but they assist in improving security.

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:

Current Planning

If approved:

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

Public Works - Development Review

- If the County has accepted the streetlights and service pedestal for maintenance, then coordinate with Public Works - Traffic Management to return any County assets to Public Works;
- The conduit and pull boxes shall remain in place.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AIMEE ELIZABETH ENGLISH

CONTACT: AIMEE ENGLISH, TRITON ENGINEERING, 6757 W. CHARLESTON BLVD
SUITE #B, LAS VEGAS, NV 89146



LAND USE APPLICATION

17A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-22-0244</u> DATE FILED: <u>4/20/2022</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>6/1/2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6-22-2022</u> FEE: <u>\$475-</u>
	PROPERTY OWNER NAME: <u>D. R. HORTON, INC.</u> ADDRESS: <u>1081 Whitney Ranch Dr. Ste#141</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>npbouvet@drhorton.com</u>
	APPLICANT NAME: <u>D. R. HORTON, INC.</u> ADDRESS: <u>1081 Whitney Ranch Dr. Ste#141</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702.635.3600</u> CELL: _____ E-MAIL: <u>npbouvet@drhorton.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Triton Engineering</u> ADDRESS: <u>6757 W. Charleston Blvd. Ste#B</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-254-1480</u> CELL: _____ E-MAIL: <u>aenglish@tritoneng.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-19-514-112, 176-19-514-111, 176-19-514-110

PROPERTY ADDRESS and/or CROSS STREETS: 8976 S. PARK STREET, 8986 S. PARK STREET & 8996 S. PARK STREET

PROJECT DESCRIPTION: To Waive (2) street lights along Park Street at lots 111 & 112 and remove service Pedestal in front of lot 110.

(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] PHIL BAILEY
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON February 20, 2022 (DATE)
 By PHIL BAILEY
 NOTARY PUBLIC Yvette R. Bailey



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



March 1, 2022

Clark County
Department of Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89115

RE: Raven Fort Apache - APN: 176-19-514-112, 176-19-514-111 and 176-19-514-110
Waiver of Development Standards

As representatives of DR HORTON, the applicant is requesting a Waiver to allow no exterior Street Lighting where such are required for an existing residential subdivision. The property is on a right of way located on the corner of Park Street and Raven Avenue.

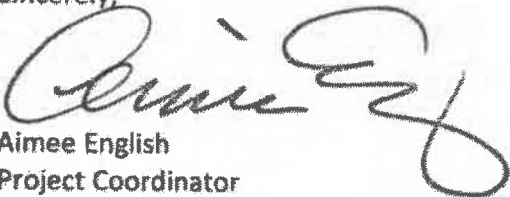
The applicant is requesting a Waiver to title 30.52.040.B to remove streetlights internally on Park Street in front of lots 111 and 112 as well as a service pedestal adjacent to lot 110 on Raven Avenue. This request is being made to comply with requests from the surrounding neighbors and the County to conform to the existing neighborhood.

There are no proposed changes to the previously approved subdivision layout or street landscaping.

We request that you favorably approve our request, and if you should have any questions, please feel free to contact me at 702-254-1480.

If you have any questions or require additional information, please contact me at (702) 254-1480.

Sincerely,


Aimee English
Project Coordinator

06/22/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

EDMOND ST/AGATE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0264-CHAUDHRY, SOHAIL & HUMA S.:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks,
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-E) Zone.

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

RELATED INFORMATION:

APN:

176-24-501-057

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear yard setback for a principal structure (single family residence) to 21 feet where a minimum setback of 30 feet is required per Table 30.40-1 (a 30% reduction).
- b. Reduce the rear yard setback for a patio cover to 6 feet where a minimum setback of 17 feet is required per Table 30.40-1 (a 64.7% reduction).

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 3
- Density (du/ac): 1.2
- Minimum/Maximum Lot Size (square feet): 20,151/49,352 (gross)/19,530/49,352 (net)
- Project Type: Single family residential development

- Number of Stories: 1
- Building Height (feet): 18.5
- Square Feet: 4,428

Site Plans

The plans depict a single family residential development consisting of 3 lots on 2.5 acres with a density of 1.2 dwelling units per acre. The minimum and maximum gross lot sizes are 20,151 square feet and 49,532 square feet, respectively. The minimum and maximum net lot sizes are 19,530 square feet and 49,532 square feet respectively. Lot 1 is accessed from Edmond Street, while Lot 2 and Lot 3 are accessed from Agate Avenue. The public streets adjacent to the site, Edmond Street and Agate Avenue, will be developed to the non-urban street standards in compliance with air quality regulations; however, since the streets are local residential streets within a Rural Neighborhood Preservation (RNP) area, no waiver of off-site improvements is required. A waiver of development standards is being requested to reduce the rear yard setback to 21 feet for the single family residences proposed for Lot 2 and Lot 3. A second waiver of development standards is also requested to reduce the rear yard patio cover setback for Lot 2 and Lot 3 to 6 feet. The increase in finished grade will occur across the entirety of the residential development.

Landscaping

No landscaping is required or proposed with this single family residential development.

Elevations

The plans depict a single story residential model measuring up to 18.5 feet in height. The residence consists of a flat roof with varying horizontal planes. The residence features a contemporary design with a combination of exterior building materials including decorative stone, stucco, and large windows. The color palette of the residences consists of neutral, earth tone colors.

Floor Plan

The floor plan depicts a single story residence measuring 4,428 square feet featuring 4 bedrooms, bathrooms, living/family room, kitchen, closets, and a 3 car garage.

Applicant's Justification

According to the applicant, only 464 square feet or 10 percent of the 4,468 total square footage of the proposed homes will encroach upon the required setback. The applicant states the rear property line is shared with another lot in this subdivision and the property owner has expressed support for this reduction. Approximately half or 180 square feet of each rear patio will encroach upon the required setback. Additionally, the rear property line is shared with another lot in this subdivision and the property owner has expressed support for this reduction. Due to this, it is believed these waiver requests are minor in nature and will not have an adverse impact to any adjacent residential properties or this development. The applicant states the difference in elevation between the proposed and existing grade is 6 feet (72 inches) of maximum fill above the existing elevations on the site due to the existing natural wash from west to east. The impact to the adjacent properties should be minimal. The adjacent property to the east is currently

undeveloped. Adjacent properties to the north, south, and west are similarly developed so there should be little to no impact to the existing homes.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0162	Increased finished grade for future a single family residential development	Approved by BCC	June 2021
VS-21-0161	Vacated and abandoned government patent easements	Approved by BCC	June 2021
ZC-1026-05	Reclassified approximately 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

This site is located within the Public Facilities Needs Assessment Area.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards & Design Review #1

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

All of the residential lots within the proposed development exceed the minimum gross and net lot areas. Lot 2 and Lot 3, depicted in a "square configuration", are not irregularly shaped and do not feature unique or exceptional topographic conditions. Staff finds the waiver requests are a self-imposed burden and the proposed residences can be redesigned to meet the required rear yard setbacks. There are no unique or special characteristics associated with these lots, and the applicant has not provided sufficient justification for the waiver requests. Therefore, staff recommends denial of these requests.

Public Works - Development Review

Design Review #2

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

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:

Current Planning

If approved:

- Expunge DR-21-0162;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Edmond Street, 30 feet for Agate Avenue, and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SOHAIL CHAUDHRY

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89113



LAND USE APPLICATION

18A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-22-0264</u> DATE FILED: <u>4/27/22</u> PLANNER ASSIGNED: <u>AMO</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>6/1/22</u> PC MEETING DATE: <u> </u> <u>6:00 P.M.</u> BCC MEETING DATE: <u>6/22/22 @ 9:00 A.M.</u> FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>Sohail & Huma Chaudhry</u> ADDRESS: <u>9932 Bayberry Bend Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>(702) 210-1196</u> CELL: <u> </u> E-MAIL: <u>Chaudrysohail@gmail.com</u>
	APPLICANT NAME: <u>Sohail Chaudhry</u> ADDRESS: <u>9932 Bayberry Bend Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>(702) 210-1196</u> CELL: <u> </u> E-MAIL: <u>Chaudrysohail@gmail.com</u> REF CONTACT ID #: <u> </u>
	CORRESPONDENT NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>60380 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-382-8844</u> CELL: <u> </u> E-MAIL: <u>ElishaS@TaneyCorp.com</u> REF CONTACT ID #: <u> </u>

ASSESSOR'S PARCEL NUMBER(S): 178-24-501-057

PROPERTY ADDRESS and/or CROSS STREETS: Edmond & Agate

PROJECT DESCRIPTION: _____

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

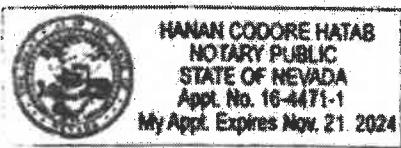
Property Owner (Signature) * [Signature]

Property Owner (Print) SOHAIL CHAUDHRY

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON FEB 2021 (DATE)

By SOHAIL CHAUDHRY
NOTARY PUBLIC: [Signature]



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



TANEY ENGINEERING

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

February 2, 2022

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

WS-22-0064

**Re: Edmond & Agate
APR-22-100069
Revised Justification Letter**

PLANNER
COPY

Dear Mr. Donohue:

On behalf of our client, Sohail Chaudhry, Taney Engineering is respectfully submitting a project description letter for a Waiver of Standards and Design Review for a proposed 2.5 gross acre, 3 lot residential subdivision concurrently with the vacation for the patent easements (VS-21-0161) as a separate document.

Project Description:

The project consists of a 2.5 gross-acre, 3 lot residential subdivision with 1.2 lots per acre located north of Agate Avenue and East of Edmond Street. Currently the site is zoned R-E (Rural Estates), with a planned land use of RNP (Rural Neighborhood Preservation). We are not requesting any changes to the zoning or planned land use.

Our project will consist of high-end estate homes with stylish exteriors. All public streets abutting the development will remain in the existing rural road conditions.

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

- North, South, and West: R-E (Rural Estates) (2 units/acre); RN (Ranch Estate Neighborhood); Developed
- East: R-E (Rural Estates) (2 units/acre); RN (Ranch Estate Neighborhood); Undeveloped

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

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

Waiver of Standards – Rear Setback

On behalf of our client, we would like to request a waiver of Title 30.40-1 R-E (Rural Estates) property development standards for building placement where a 30 ft. rear setback is required. We are instead requesting a rear setback of 21 ft. for lots 1 and 2, which represents a 30% deviation from the minimum required rear

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