



ENTERPRISE TOWN ADVISORY BOARD

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

July 10, 2024
6:00pm

AGENDA

Note:

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

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

Barris Kaiser, Vice Chair
Chris Caluya

Secretary: Carmen Hayes (702) 371-7991 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 June 26, 2024. (For possible action)
- IV. Approval of the Agenda for July 10, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **TM-24-500058-NAMAZ, LLC:**
ENTATIVE MAP for a 1 lot commercial subdivision on 3.71 acres in an H-2 (General Highway Frontage) Zone. Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way within Enterprise. JJ/dd/syp (For possible action) **07/16/24 PC**
 - 2. **ET-24-400070 (WS-22-0291)-NEW WEST RESIDENTIAL 2, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase wall height.
DESIGN REVIEW for a single-family residential development on 2.27 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of La Cienega Street, 290 feet north of Wigwam Avenue within Enterprise. MN/tpd/syp (For possible action) **08/06/24 PC**
 - 3. **ET-24-400075 (WS-22-0194)-DR HORTON, INC.:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced setbacks in conjunction with a single-family residential development on 22.5 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the west side of Dean Martin Drive and the south side of Frias Avenue within Enterprise. JJ/rp/syp (For possible action) **08/06/24 PC**
 - 4. **PA-24-700011-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.25 acres. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise. JJ/gc (For possible action) **08/06/24 PC**
 - 5. **ZC-24-0265-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:**
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise (description on file). JJ/tr (For possible action) **08/06/24 PC**

6. **VS-24-0267-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard and between Ullom Drive and Arville Street within Enterprise (description on file). JJ/rr/syp (For possible action) **08/06/24 PC**

7. **WS-24-0266-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) modified driveway design standards.
DESIGN REVIEW for a restaurant with drive-thru on 1.25 acres in a CG (Commercial General) Zone in the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise. JJ/rr/syp (For possible action) **08/06/24 PC**

8. **PA-24-700012-SHANEIVAR MOHAMMAD KHAZRAI, ET AL:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 11.21 acres. Generally located on the northwest corner of Durango Drive and Shelbourne Avenue within Enterprise. JJ/gc (For possible action) **08/06/24 PC**

9. **ZC-24-0281-SHANEIVAR MOHAMMAD KHAZRAI:**
ZONE CHANGE to reclassify 11.21 acres from a CG (Commercial General) Zone, and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family) Zone. Generally located on the northwest corner of Durango Drive and Shelbourne Avenue within Enterprise (description on file). JJ/rg (For possible action) **08/06/24 PC**

10. **VS-24-0280-SHANEIVAR MOHAMMAD KHAZRAI:**
VACATE AND ABANDON easements of interest to Clark County located between Whitley Bay Avenue and Shelbourne Avenue, and between Durango Drive and Fynn Valley Drive; a portion of right-of-way being Durango Drive located between Whitley Bay Avenue and Shelbourne Avenue; and a portion of right-of-way being Mistral Avenue located between Durango Drive and Sinfeld Park Street (description on file). JJ/rg/syp (For possible action) **08/06/24 PC**

11. **WS-24-0282-SHANEIVAR MOHAMMAD KHAZRAI:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase wall height; and 3) street landscaping.
DESIGN REVIEWS for the following: 1) alternative landscape plan; and 2) single-family residential development on 11.21 acres in an RS3.3 (Single-Family Residential 3.3) Zone. Generally located on the northwest corner of Durango Drive and Shelbourne Avenue within Enterprise. JJ/rg/syp (For possible action) **08/06/24 PC**

12. **TM-24-500060-SHANEIVAR MOHAMMAD KHAZRAI:**
TENTATIVE MAP consisting of 77 lots and common lots on 11.21 acres in an RS3.3 (Residential Single-Family) Zone. Generally located on the northwest corner of Durango Drive and Shelbourne Avenue within Enterprise. JJ/rg/syp (For possible action) **08/06/24 PC**

13. **UC-24-0271-VANQUISH IRREVOCABLE TRUST ETAL & RICHARDS, STEVEN C. TRS:**
USE PERMIT for a home occupation (outdoor dog handling and training) in conjunction with a single-family residence on 1.01 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Siddall Avenue and the east side of Rancho Destino Road within Enterprise. MN/jm/syp (For possible action) **08/06/24 PC**
14. **UC-24-0286-NEVADA POWER COMPANY:**
USE PERMIT for a communication tower in conjunction with an existing public utility substation on a portion of 2.49 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Eldorado Lane (alignment) within Enterprise. MN/lm/syp (For possible action) **08/06/24 PC**
15. **WS-24-0273-TEGLIA, SEAN:**
WAIVER OF DEVELOPMENT STANDARDS to reduce building separation for a proposed detached accessory building (garage) in conjunction with an existing single-family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays. Generally located on the south side of Mardon Avenue, 115 feet west of Bonk Boulevard within Enterprise. MN/hw/syp (For possible action) **08/06/24 PC**
16. **WS-24-0275-KRSHUL, REBECCA & JAMES:**
WAIVER OF DEVELOPMENT STANDARDS for alternative street landscaping in conjunction with an existing single-family residence and proposed accessory structure on 0.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Rush Avenue and the east side of Fairfield Avenue within Enterprise. MN/nai/syp (For possible action) **08/06/24 PC**
17. **ET-24-400058 (DR-21-0708)-AINSWORTH GAME TECHNOLOGY, INC:**
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) parking lot modifications; and 2) alternative parking lot landscaping in conjunction with an existing office/warehouse building on 16.5 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/rp/ng (For possible action) **08/07/24 BCC**
18. **ET-24-400059 (UC-21-0655)-HARSCH INVESTMENT PROPERTIES, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to allow unscreened loading spaces.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow unscreened loading and service areas with roll-up, overhead doors; 2) allow less than 10% of the building to be located within 100 feet of the front property line; 3) alternative driveway geometrics; and 4) allow a pan driveway.
DESIGN REVIEWS for the following: 1) distribution center and office/warehouse buildings; and 2) finished grade on 19.40 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east and west sides of Westwind Road and the south side of Sunset Road within Enterprise. MN/rp/ng (For possible action) **08/07/24 BCC**

19. **ET-24-400074 (NZC-21-0209)-LEXILAND LLC ETAL:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 13.61 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; and 2) parking.
DESIGN REVIEWS for the following: 1) multi-family residential development; and 2) finished grade. Generally located on the north side of Warm Springs Road, the west side of Redwood Street, and the south side of Capovilla Avenue within Enterprise. MN/mh/syp (For possible action) **08/07/24 BCC**
20. **ZC-24-0270-DANESH RAD D & A FAMILY TRUST & DANESH RAD DAN & AFSANEH TRS:**
ZONE CHANGE to reclassify 1.06 acres from an RS20 (Residential Single-Family 20) Zone to a Commercial General (CG) Zone for a future commercial development. Generally located on the west side of Decatur Boulevard, 150 feet north Richmar Avenue within Enterprise (description on file). JJ/rk (For possible action) **08/07/24 BCC**
21. **ZC-24-0295-COUNTY OF CLARK (AVIATION) ET. AL.:**
ZONE CHANGE to reclassify 7.11 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Pebble Road, 290 feet east of Durango Drive within Enterprise (description on file). JJ/md (For possible action) **08/07/24 BCC**
22. **VS-24-0296-COUNTY OF CLARK (AVIATION) ET. AL.:**
VACATE AND ABANDON easements of interest to Clark County located between Lisa Lane (alignment) and Durango Drive, and between Pebble Road and Ford Avenue; and a portion of a right-of-way being Pebble Road located between Durango Drive and Lisa Lane (alignment) within Enterprise (description on file). JJ/md/syp (For possible action) **08/07/24 BCC**
23. **WS-24-0297-COUNTY OF CLARK (AVIATION) ET. AL.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) increase wall height; and 3) street landscaping.
DESIGN REVIEWS for the following: 1) alternative landscape plan; and 2) single-family residential development on 7.11 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Pebble Road, 290 feet east of Durango Drive within Enterprise. JJ/md/syp (For possible action) **08/07/24 BCC**
24. **TM-24-500062-COUNTY OF CLARK (AVIATION) ET. AL.:**
TENTATIVE MAP consisting of 30 lots and common lots on 7.11 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Pebble Road, 290 feet east of Durango Drive within Enterprise. JJ/md/syp (For possible action) **08/07/24 BCC**
25. **ZC-24-0307-MOUNTAIN VIEW DRS, LLC:**
ZONE CHANGE to reclassify 2.06 acres from an RS20 (Residential Single-Family) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the west side of Ullom Drive within Enterprise (description on file). MN/bb (For possible action) **08/07/24 BC**

26. **VS-24-0309-MOUNTAIN VIEW DRS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive, and between Sunset Road and CC 215 within Enterprise (description on file). MN/bb/syp (For possible action) **08/07/24 BCC**
27. **UC-24-0308-MOUNTAIN VIEW DRS, LLC:**
USE PERMITS for the following: 1) hotel; and 2) transient and non-transient hotel with kitchens.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate loading spaces; 3) buffering and screening standards; and 4) modified driveway geometrics.
DESIGN REVIEWS for the following: 1) hotel; and 2) parking lot landscaping on 2.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Sunset Road and the west side of Ullom Drive within Enterprise. MN/bb/syp (For possible action) **08/07/24 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: July 31, 2024.

X. Adjournment.

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

Silverado Ranch Community Center - 9855 Gilespe St
 Windmill Library - 7060 W. Windmill Lane
 Clark County Government Center - 500 S. Grand Central Pkwy
<https://notice.nv.gov>



Enterprise Town Advisory Board

June 26, 2024

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah PRESENT	Barris Kaiser, Vice Chair PRESENT Chris Caluya PRESENT
Secretary:	Carmen Hayes 702-371-7991 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 6:02 p.m.

Judith M. Rodriguez, Jason Allswang, Current Planning

II. Public Comment

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

- None

III. Approval of Minutes for June 12, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for June 12, 2024.

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

IV. Approval of Agenda for June 26, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications to be heard together:

5. VS-24-0233-SOUTH VALLEY INVESTORS, LLC:
6. UC-24-0232-SOUTH VALLEY INVESTORS, LLC:

V. Informational Items

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

VI. Planning & Zoning

1. **ET-24-400054 (WS-20-0080)-KULAR GULZAR SINGH:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for alternative driveway geometrics.
DESIGN REVIEW for a convenience store with gasoline pumps, vehicle wash, smog check kiosk, and a restaurant with a drive-thru on 2.22 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road and the east side of Rainbow Boulevard within Enterprise. JJ/jm/ng (For possible action) **07/02/24 PC**

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

2. **VS-24-0208-DIAMANTE CANYON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Conquistador Street and Grand Canyon Drive, and between Blue Diamond Road and Oleta Avenue within Enterprise (description on file). JJ/dd/ng (For possible action) **07/02/24 PC**

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

3. **UC-24-0251-BLUE DIAMOND CP30 2013, LLC:**
USE PERMIT for a massage establishment in conjunction with an existing shopping center on 14.72 acres in a CG (Commercial General) Zone. Generally located on the east side of Decatur Boulevard and the north side of Blue Diamond Road within Enterprise. JJ/md/ng (For possible action) **07/16/24 PC**

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

4. **VS-24-0229-VLV 1, LLC ETAL & VLV 2, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and the I-15, and between Serene Avenue and Richmar Avenue within Enterprise (description on file). MN/dd/ng (For possible action) **07/16/24 PC**

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

5. **VS-24-0233-SOUTH VALLEY INVESTORS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Erie Avenue (alignment) and Chartan Avenue (alignment) and between Las Vegas Boulevard South and I-15 within Enterprise (description on file). MN/rr/ng (For possible action) **07/16/24 PC**

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

6. **UC-24-0232-SOUTH VALLEY INVESTORS, LLC:**
USE PERMIT for a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow alternative buffering and screening; **2)** increase fence height; **3)** reduce parking spaces; and **4)** parking space dimensions.
DESIGN REVIEW for a multi-family residential development on 19.48 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Erie Avenue, 575 feet west of Las Vegas Boulevard South within Enterprise. MN/rr/ng (For possible action) **07/16/24 PC**

Motion by: David Chestnut
Action: **APPROVE**: Use Permit
APPROVE: Waivers of Development Standards #s 1, 2, and 4
DENY: Waivers of Development Standards #3
DENY: Design Review
ADD Comprehensive Planning condition:
• Western wall on project #1 to be a Sound Attenuation wall
Per staff conditions
Motion **PASSED** (5-0) /Unanimous

7. **WS-24-0224-KONG, DARREL A L JR. & MICHELLE R.:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an accessory building (detached garage) in conjunction with an existing single-family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Decatur Boulevard, 150 feet south of Agate Avenue within Enterprise. JJ/mh/ng (For possible action) **07/16/24 PC**

Motion by: Chris Caluya
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

8. **WS-24-0230-D.R. HORTON, INC:**
WAIVER OF DEVELOPMENT STANDARDS for a reduced setback in conjunction with a single-family residential lot on 0.06 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Polaris Avenue, approximately 30 feet south of Rush Avenue within Enterprise. JJ/dd/ng (For possible action) **07/16/24 PC**

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

9. **ET-24-400064 (ZC-20-0091)-YORK RANCH LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) office as a principal use; and 2) retail as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate freeway buffer wall; and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) office/retail/warehouse complex; 2) alternative parking lot landscaping; and 3) increased finished grade on 13.5 acres in an IP (Industrial Park) Zone. Generally located on the south side of Wigwam Avenue and the east side of Dean Martin Drive within Enterprise. JJ/bb/ng (For possible action) 07/17/24 BCC

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

10. **WC-24-400060 (Nzc-22-0028)-AMH NV10 DEVELOPMENT, LLC:**
WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) in conjunction with a previously approved single family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise (description on file). JJ/rg/ng (For possible action) 07/17/24 BCC

Motion by: Barris Kaiser
Action: **DENY**
Motion **PASSED** (5-0)/Unanimous

11. **WS-24-0207-JAT PEBBLE, LLC & JAT PEBBLE, 3 LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle capable and electric vehicle installed parking spaces; and 2) allow modified driveway design standards.
DESIGN REVIEW for building and site modifications to a previously approved commercial and multi-family development on 27.94 acres in a CR (Commercial Resort) Zoen and a CG (Commercial General) Zone. Generally located on the west side of Las Vegas Boulevard South, and the south side of Pebble Road within Enterprise. MN/jor/ng (For possible action) 07/17/24 BCC

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

12. **WS-24-0244-PEAR BLOSSOM PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) reduce buffering and screening; 3) reduce driveway departure distance; and 4) reduce driveway throat depth.
DESIGN REVIEW for a warehouse and distribution center on 2.12 acres in an IL (Industrial Light) Zone. Generally located on the northeast corner of Jones Boulevard and Cougar Avenue within Enterprise. JJ/jud/syp (For possible action) 07/17/24 BCC

Motion by Justin Maffett

Action: **DENY**: Waiver of Development Standards 1a;

APPROVE: Waivers of Development Standards #s 1b, 2, 3, and 4.

APPROVE: Design Review

ADD Comprehensive Planning conditions

- Add additional architectural features on west elevation
- Add additional architectural features on west elevation of any future development

Per staff if approved conditions

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

13. **ZC-24-0256-MOCA, LLC; ET AL:**
ZONE CHANGE to reclassify 12.05 acres from an H-2 (General Highway Frontage) Zone and an IL (Industrial Light) Zone to an IL (Industrial Light) Zone for future industrial development. Generally located on the north side of Blue Diamond Road between Jones Boulevard and El Camino Road (alignment) within Enterprise (description on file). JJ/gc (For possible action) 07/17/24 BCC

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

VII. General Business:

1. Select up to two Enterprise TAB members to meet with Public Works and topics they would like to discuss. (For possible action)

The TAB selected Kaushal Shah and David Chestnut to represent the TAB for proposed meeting with Public Works. Two topics selected for discussion are Rural Road Standards and advance planning for east/west arterial road expansion.

2. Discuss impacts of Early Voting during General Elections (October 19-November 1) which will be held at Silverado Ranch Community Center and determine alternative options for Enterprise TAB meeting scheduled for October 30, 2024. (For possible action)

The Chair directed the cancelation of the October 30, 2024, meeting due to early voting using the TAB meeting space. The TAB requests the agenda items for October 30, 2024, meeting be forwarded to the TAB meeting on November 13, 2024, meeting.

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 July 10, 2024 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Justin Maffett
Action: **ADJOURN** meeting at 7:50 p.m.
Motion **PASSED** (5-0) /Unanimous

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500058-NAMAZ, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 3.71 acres in an H-2 (General Highway Frontage) Zone.

Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way within Enterprise. JJ/dd/syp (For possible action)

RELATED INFORMATION:

APN:

176-22-601-033; 176-22-601-034

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Acreage: 3.71
- Project Type: Commercial subdivision
- Number of Lots: 1

The plans depict a 1 lot commercial subdivision on a 3.71 acre site. The site is currently undeveloped. Access to the site will be from 1 driveway on Blue Diamond Road and 1 driveway on Tenaya Way.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0555	Vacated and abandoned right-of-way and easements	Approved by BCC	October 2023
UC-23-0554	Shopping center with waivers for sidewalks and street landscaping and a design review for finished grade	Approved by BCC	October 2023
ET-18-400205 (UC-0318-11)	Third extension of time for a commercial retail development - expired	Approved by PC	November 2018
UC-0318-11 (ET-0074-15)	Second extension of time for a commercial retail development - expired	Approved by PC	October 2015
UC-0318-11 (ET-0085-13)	First extension of time for commercial retail development - expired	Approved by PC	November 2013

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0318-11	Allowed a commercial retail development which included a convenience store, gasoline station, alcohol sales (liquor, beer, and wine), and a service bar, and waiver for alternative street and parking lot landscaping with a design review for the site - expired	Approved by PC	September 2011
ZC-1313-02	Reclassified the property to C-P zoning - expired	Approved by BCC	December 2002

*Additional land use applications have been approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	H-2	Undeveloped
South	Corridor Mixed-Use	RS20	Undeveloped
East & West	Corridor Mixed-Use	H-2	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include spandrel at Tenaya Way and Blue Diamond Road if required by Public Works - Development Review or Nevada Department of Transportation (NDOT).
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0293-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NAMAZ, LLC

CONTACT: BAUGHMAN & TURNER INC., 1210 HINSON STREET, LAS VEGAS, NV 89102



Department of Comprehensive Planning Application Form

1A

ASSESSOR PARCEL #(s): 176-22-601-033 & 176-33-601-034

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond/Tenaya

DETAILED SUMMARY PROJECT DESCRIPTION

1-Lot Tentative Map

PROPERTY OWNER INFORMATION

NAME: NAMAZ, LLC

ADDRESS: 74 Hunt Valley Trail

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: 702-461-9711

CELL 702-461-9711

EMAIL: onyxnv@gmail.com

APPLICANT INFORMATION

NAME: NAMAZ, LLC

ADDRESS: 74 Hunt Valley Trail

CITY: Henderson

STATE: NV

ZIP CODE: 89052

REF CONTACT ID # _____

TELEPHONE: 702-461-9711

CELL 702-461-9711

EMAIL: onyxnv@gmail.com

CORRESPONDENT INFORMATION

NAME: Baughman & Turner, Inc.

ADDRESS: 1210 Hinson St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

REF CONTACT ID # 125485

TELEPHONE: 702-870-8771

CELL 702-870-8771

EMAIL: joshh@baughman-turner.com

*Correspondent will receive all project communication

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

Peyman Masachi, Manager

Property Owner (Print)

3-6-2024
Date

DEPARTMENT USE ONLY:

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OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400070 (WS-22-0291)-NEW WEST RESIDENTIAL 2, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase wall height.

DESIGN REVIEW for a single-family residential development on 2.27 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the west side of La Cienega Street, 290 feet north of Wigwam Avenue within Enterprise. MN/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

177-16-601-015

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a combination screen wall/retaining wall to 10 feet (6 foot screen wall with a 4 foot retaining wall) where a maximum height of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.04.03 (an 11.1% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.27
- Number of Lots: 4
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 20,110/23,248 (net)/24,518/24,549 (gross)
- Project Type: Single-family residential development

Site Plans

The approved plans depict a detached single-family residential development situated on a 2.27 acre site consisting of 4 residential lots with a density of 1.8 dwelling units per acre. The minimum and maximum gross lot sizes are 24,518 and 24,549 square feet, respectively. The minimum and maximum net lot sizes are 20,110 and 23,248 square feet, respectively. Access to the project site is granted via a 38 foot wide east/west private street connecting to La Cienega Street. The private street providing access to the development terminates into a cul-de-sac bulb. A waiver of development standards was approved to increase the height of the combination

screen wall/retaining wall height up to 10 feet along the north, south, west, and southeastern portions of the development. No elevations or floor plans were approved with this application as the residences will be custom homes designed by the future property owners. However, cross sections submitted with the application show the finished grade will not be increased more than 36 inches.

Landscaping

No landscaping is proposed or required with this single-family residential development.

Previous Conditions of Approval

Listed below are the approved conditions for WS-22-0291:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Vacate any unnecessary rights-of-way and/or easements.
- Applicant is advised that off-site improvement permits may be required.

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.

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 #0112-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that they are in the process of getting a drainage study (PW21-16634) approved for the site. In addition, the applicant is working to obtain the necessary permits to commence the approved project.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0291	Original application for a waiver of development standards and design review for a single-family subdivision	Approved by PC	June 2022
ZC-1026-05	Reclassified 3,800 parcels from R-E to an R-E (RNP-I) Zone	Approved by BCC	October 2005

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has made very little progress towards commencing the approved project (WS-22-0291). As indicated from the Department of Public Works, the applicant has made no progress with the drainage study (PW21-16634) for more than 2 years. Also, there is a minor subdivision map (21-600089) that remains active. Staff can support this extension of time since it is the first request but will not be able to support another if there is a lack of progress made towards commencement.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until June 21, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MICHAEL MANLEY

CONTACT: KAYLA CASSELLA, VTN, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

ET-24-40070



Department of Comprehensive Planning Application Form

2A
PLANNER COPY

ASSESSOR PARCEL #(s): 177-16-601-015

PROPERTY ADDRESS/ CROSS STREETS: LA CIENEGA STREET & WIGWAM AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

A 4 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT

PROPERTY OWNER INFORMATION

NAME: NEW WEST RESIDENTIAL 2 LLC

ADDRESS: 2595 E CHANDLER AVENUE #18

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89120

TELEPHONE: _____ CELL 702-327-9450 EMAIL: MIKEMANLEY@NEWWESTNV.COM

APPLICANT INFORMATION (must match online record)

NAME: NEW WEST COMPANY

ADDRESS: 2595 E CHANDLER AVENUE #18

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702-327-9450 CELL 702-327-9450 EMAIL: MIKEMANLEY@NEWWESTNV.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: VTN NEVADA - KAYLA CASSELLA

ADDRESS: 2727 S RAINBOW BLVD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89146

REF CONTACT ID # _____

TELEPHONE: 702-253-2411 CELL _____ EMAIL: KAYLAC@VTNNV.COM

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

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

Property Owner (Signature)*

EDWARD T. MANLEY

Property Owner (Print)

05/22/2024

Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) ET-24-40070

PC MEETING DATE 08/06/24

BCC MEETING DATE _____

TAB/CAC LOCATION Enterprise

ACCEPTED BY MY

DATE 6/5/24

FEES \$1100

DATE 07/10/24

\$1100



ET-24-400070

May 23, 2024
W.O. 8097

PLANNER
COPY

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

Subject: Justification Letter for:
1. Extension of Time Request

APN #177-16-601-015

Planning Department,

On behalf of our client New West Company, VTN Nevada is submitting this request for approval of an Extension of Time for the following application:

- 1. WS-22-0291

The developer is currently in the process of securing the necessary permits and approvals to develop the subject property as previously approved. At this time the project is still undergoing drainage study review for approval, and therefore the improvement plans will not be approved prior to the June 21, 2024, 2-year approval period. The approval of this Extension of Time will allow the developer adequate time to complete this development process. The applicant is requesting a 2-year extension for the application.

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

Sincerely,
VTN Nevada
Kayla Cassella

Kayla Cassella
Project Coordinator
cc. Ken Nicholson, PE, VTN-Nevada

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-24-400075 (WS-22-0194)-DR HORTON, INC.:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced setbacks in conjunction with a single-family residential development on 22.5 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the west side of Dean Martin Drive and the south side of Frias Avenue within Enterprise. JJ/rp/syp (For possible action)

RELATED INFORMATION:

APN:
177-29-403-003; 177-29-411-001 through 177-29-411-098

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the rear setbacks for Lots 16, 26, 35, Lots 45 through 126, Lots 128 through 186, and Lots 188 through 197 to 10 feet where 15 feet is required per Table 30.40-2 (a 33% decrease).

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

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 22.5
- Number of Lots/Units: 207
- Project Type: Single-family residential

Site Plans

The approved plans depict a previously approved single-family residential development consisting of 207 lots on 22.5 acres. The minimum and maximum lot sizes are 2,657 square feet and 6493 square feet, respectively. The primary ingress and egress to the development is currently via a private street from Rush Avenue. The other future primary entrance to the proposed development is via a private street from Dean Martin Drive. The interior of the development is serviced by a network of 43 foot wide private streets with a 4 foot wide sidewalk on 1 side of the street. Due to utility easements, the lots fronting Frias Avenue will be setback a significant distance from the street. Common Element Lot F consists of 19,213 square feet of open space and is located on the south side of the subdivision. Reduced setbacks are requested for a majority of the lots throughout the subdivision, including the perimeter lots along the north

side of the subdivision, the east side along Dean Martin Drive, and south side of the subdivision adjacent to commercial development.

Landscaping

The approved plans depict street landscaping consisting of a 15 foot wide area, which includes a 5 foot wide detached sidewalk along Dean Martin Drive and Frias Avenue. Along Rush Avenue and Polaris Avenue landscaping consists of a 6 foot wide area behind an attached 5 foot wide sidewalk since lots will be fronting on these streets. A meandering detached sidewalk is shown along Frias Avenue within the utility easement. Internal to the site, a network of common open space will be interconnected throughout the development. These community elements will include on-site pedestrian paths, pavilions, and benches for the future residents.

Elevations

The approved plans depict 3 different model homes each featuring 3 varying elevation models. The 2 story model homes have a maximum height of up to 25 feet. The proposed models consist of a stucco exterior with a pitched, concrete tile roof and depict different options on the elevations such as pop-outs, shutters, window trims, and stone veneer.

Floor Plans

The approved plans depict 2 story model homes ranging in size from 1,715 square feet to 1,865 square feet depending on the options selected by the home buyer. The first floor of every unit will contain a 2 car garage with a 20 foot long driveway.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-22-0194:

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

Fire Prevention Bureau

- All proposed single-family residential submittals will comply with code requirements for residential streets;

- Per 503.2.1.1 (Parallel Parking Permitted on Both Sides) where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curb for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings;
- Homes on undersized stub streets will require fire sprinklers.

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 #0462-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates that the developer is currently in the process of securing the necessary permits and approvals to develop the subject property as previously approved. The applicant stated that phase 1 of the development has been subdivided (NFM-22-500153), however, phase 2 is currently in review at this time. The applicant is requesting a 1 year extension for the application.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0194	Waiver for reduced setbacks	Approved by PC	June 2022
ZC-20-0574	Reclassified 22.5 acres from R-E to RUD zoning with alternative driveway geometrics and increased finish grade	Approved by BCC	March 2021
VS-20-0575	Vacated patent easements and BLM right-of-way grants	Approved by BCC	March 2021
TM-20-500199	Subdivided the site into 209 single-family residential lots	Approved by BCC	March 2021
PA-18-000020	Re-designated the land use category of this site to RM (Residential Medium) for the undeveloped parcels south of Frias Avenue	Approved by BCC	March 2019
NZC-0340-13	Reclassified a portion of this site to R-1 zoning for a single-family residential subdivision - expired	Approved by BCC	November 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2, RS10, & RS20	Undeveloped & single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Corridor Mixed-Use; Mid-Intensity Suburban Neighborhood (up to 8 du/ac); & Neighborhood Commercial	CG & RS20	Convenience store, gas station, single-family residential, & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS20 & CG	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	RS20 & CG	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant is currently working with Public Works. A final map (NFM-22-500153) was recorded in August 2023 for a portion of the subdivision and the off-site permit (PW-20-20520) was issued in April 2023. Phase 2 (PW-23-13612) is currently being reviewed and a drainage study (PW-24-13183) has been completed in June 2024. Since the applicant has made progress and has a current application with Public Works, staff can support the applicant's request for a 1 year extension.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until June 7, 2025 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DR HORTON, INC.

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



Department of Comprehensive Planning Application Form

3A

ASSESSOR PARCEL #(s): 177-29-403-003 and 177-29-411-001 THRU 098

PROPERTY ADDRESS/ CROSS STREETS: DEAN MARTIN DRIVE and FRIAS AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

**A 207-LOT RESIDENTIAL SUBDIVISION
REQUEST FOR (EOT) EXTENSION OF TIME FOR WS-22-0194.**

PROPERTY OWNER INFORMATION

NAME: DR HORTON INC
 ADDRESS: 1081 WHITNEY RANCH ROAD, SUITE # 141
 CITY: HENDERSON STATE: NV ZIP CODE: 89014
 TELEPHONE: (702)635-3600 CELL _____ EMAIL: MJMarkvan@drhorton.com

APPLICANT INFORMATION (must match online record)


NAME: DR HORTON INC
 ADDRESS: 1081 WHITNEY RANCH ROAD, SUITE # 141
 CITY: HENDERSON STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
 TELEPHONE: (702)635-3600 CELL _____ EMAIL: MJMarkvan@drhorton.com

CORRESPONDENT INFORMATION (must match online record)

NAME: VTN-NEVADA c/o: Jeffrey Armstrong
 ADDRESS: 2727 SOUTH RAINBOW BOULEVARD
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89146 REF CONTACT ID # 172217
 TELEPHONE: (702)873-7550 CELL (702)523-2221 EMAIL: jeffreya@vtnv.com

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

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


Kevin Sullivan
6/6/24
 Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET-24-400075 ACCEPTED BY RP
 PC MEETING DATE 8/10/24 DATE 6/12/24
 BCC MEETING DATE _____ FELS \$300
 TAB/CAC LOCATION Enterprise DATE 7/10/24



ET-24-4000 B

June 6, 2024

**Clark County
Planning Department**
550 Grand Central Parkway
Las Vegas, Nevada 89155

Attention: Planning Department.

RE: APN 177-29-403-003 and 177-29-411-001 thru 098

Subject: 1. Extension of Time Request – WS-22-0194

Planning Department:

On behalf of our client DR Horton Inc, VTN Nevada is submitting this request for approval of an Extension of Time for the following Land Use Case:

1. WS-22-0194

The subject property was approved by the Clark County Planning Commission on June 7, 2022.

The developer is currently in the process of securing the necessary permits and approvals to develop the subject property as previously approved. Phase 1 of the development has been permitted (NFM-22-500153) and recorded, however, Phase 2 is currently in review at this time. The approval of this Extension of Time will allow the developer adequate time to complete this development process. The applicant is requesting a 1-year extension for the application.

We thank you in advance for your time and consideration. If you have any questions or comment, please do not hesitate to contact me at (702)873-7550.

Sincerely,

Jeffrey Armstrong

Jeffrey Armstrong
Planning Manager

cc: Michale J. Markvan, DR Horton Inc
Dave Edwards, VTN Nevada

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700011-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.25 acres.

Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

177-19-406-004

EXISTING LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

PROPOSED LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed Corridor Mixed-Use (CM) land use category aligns with the evolving needs of the community and strategically complements the surrounding land use categories. Furthermore, the proposed CM land use category accommodates a diverse range of land uses, promoting a more versatile and dynamic development that aligns with the community's vision. The CM land use category will support residential uses and embrace a mix of commercial and other uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS20 (AE-60)	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & West	Corridor Mixed-Use	RS20 (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
ZC-24-0265	A zone change to reclassify the site from RS20 to CG zoning is a companion item on this agenda.
WS-24-0266	A waiver of development standards and design review for a restaurant with drive-thru is a companion item on this agenda.
VS-24-0267	A vacation and abandonment for patent easements is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning Plan Amendment

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

The applicant requests a change from Business Employment (BE) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed CM land use category include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multi-family residential dwelling, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

The request for Corridor Mixed-Use (CM) is compatible with the surrounding area. The adjacent and abutting properties to the west and south are currently planned for CM uses. Furthermore, properties along this stretch of Silverado Ranch Boulevard have been transitioning to CG zoning, which is conforming to the CM land use category. The request complies with Policy 1.3.3 of the Master Plan which encourages the integration of restaurants, medical offices, and other daily

needs services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips; as a number of new residential developments have been or are being constructed in the vicinity. For these reasons, staff finds the request for the CM land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2024 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

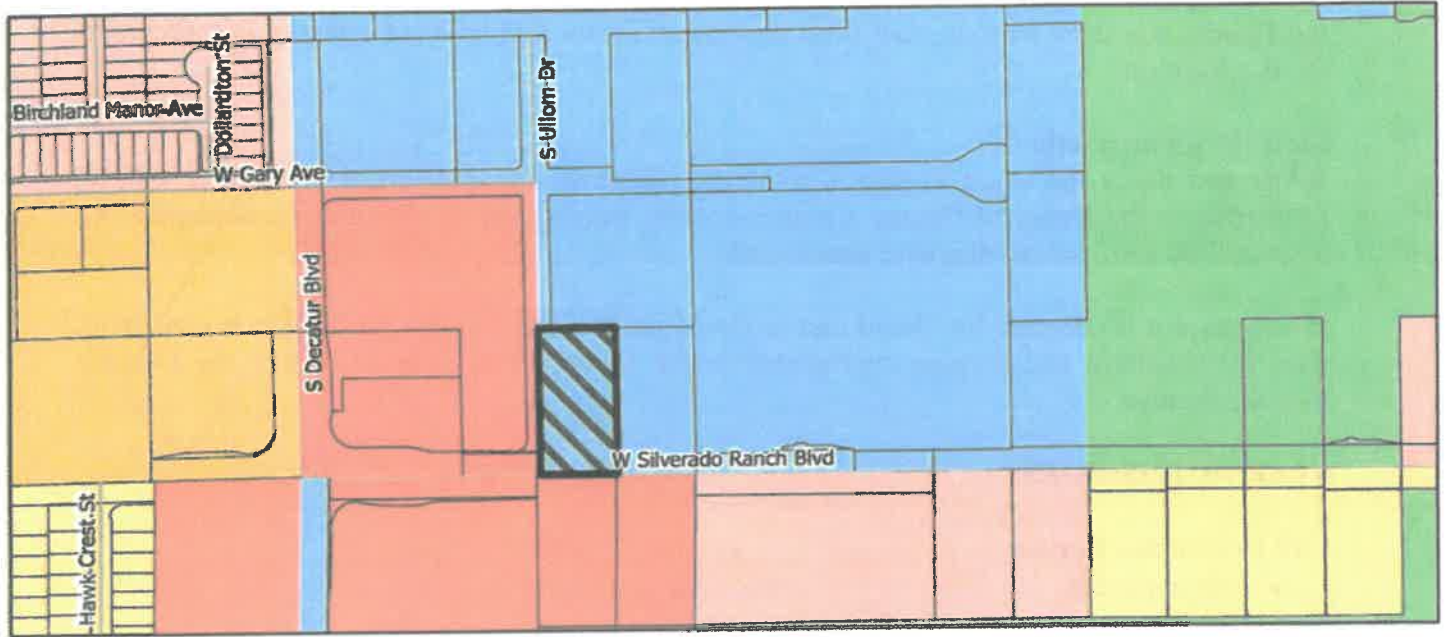
PROTEST:

APPLICANT: RAINY DAY INVESTMENTS, LLC

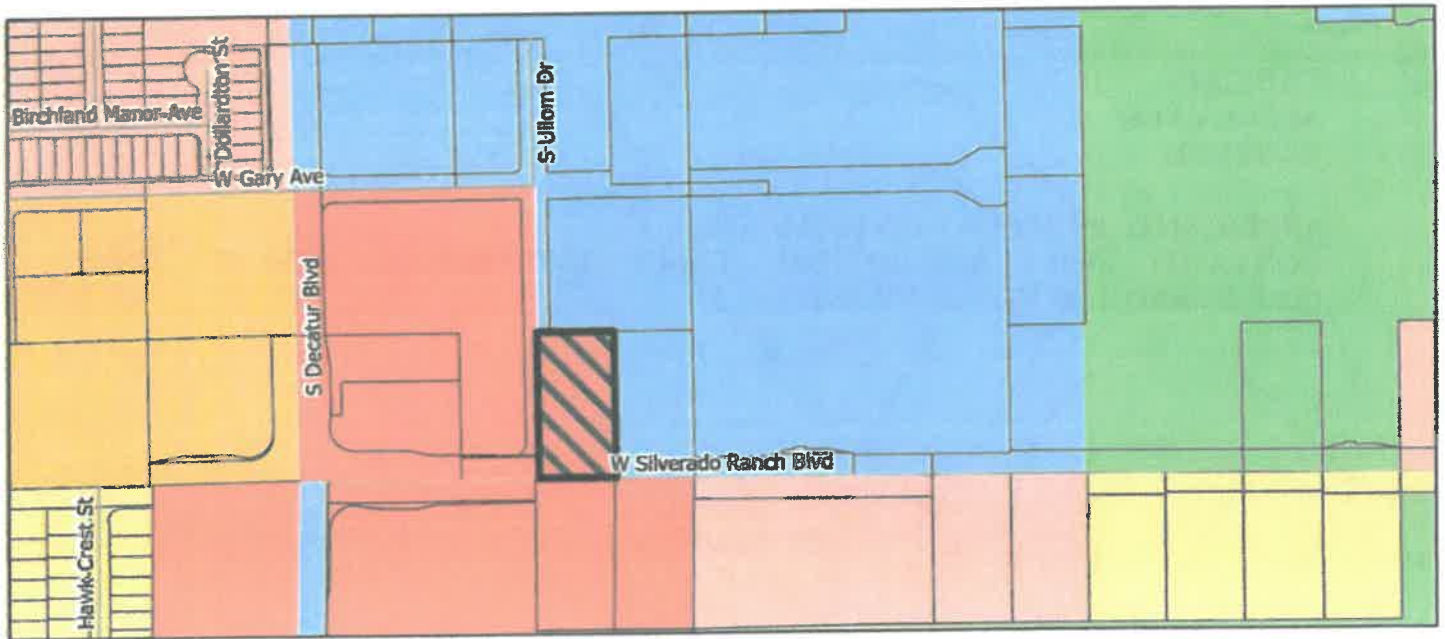
CONTACT: EMILY SIDEBOTTOM, TANNEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

Planned Land Use Amendment PA-24-700011

DRAFT



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

Requested Area To Change

Planning Areas

Enterprise
Clark County, Nevada

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





Department of Comprehensive Planning Application Form

4A

ASSESSOR PARCEL #(s): 177-19-406-004

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch & Ullom

DETAILED SUMMARY PROJECT DESCRIPTION

~~1-lot commercial subdivision.~~ Requesting to amend the land use to CM from BE.

PROPERTY OWNER INFORMATION

NAME: Rainy Day Investments LLC

ADDRESS: 2530 Silver Beach Drive

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: 702-595-6244

CELL n/a

EMAIL: mrandlasvegas@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Rainy Day Investments LLC

ADDRESS: 2530 Silver Beach Drive

CITY: Henderson

STATE: NV

ZIP CODE: 89052

REF CONTACT ID # n/a

TELEPHONE: 702-595-6244

CELL n/a

EMAIL: mrandlasvegas@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-362-8844

CELL n/a

EMAIL: EmlyS@taneycorp.com

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

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

Mark Anthony Raa
Property Owner (Signature)*

Mark Anthony Raa
Property Owner (Print)

2-16-24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) PA-24-700011

ACCEPTED BY RR

PC MEETING DATE 8-6-24

DATE 5-30-24

BCC MEETING DATE 9-9-24

FEES \$2700.00

TAB/CAC LOCATION ENTERPRISE

DATE 7-10-24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-406-004

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch & Ullom

DETAILED SUMMARY PROJECT DESCRIPTION

~~1-lot commercial subdivision.~~ Requesting to amend the land use to CM from BE.

PROPERTY OWNER INFORMATION

NAME: TCB Enterprises NV, LLC
 ADDRESS: 7432 Oak Grove Ave
 CITY: Las Vegas STATE: NV ZIP CODE: 89117
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Rainy Day Investments LLC
 ADDRESS: 2530 Silver Beach Drive
 CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # n/a
 TELEPHONE: 702-595-6244 CELL n/a EMAIL: mrlandlasvegas@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom
 ADDRESS: 6030 S. Jones Blvd.
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-362-8844 CELL n/a EMAIL: EmilyS@taneycorp.com

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

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

H.S. Ghormley
 Property Owner (Print)

2-20-24
 Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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TANEY ENGINEERING

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

August 21, 2023

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

**Re: Silverado Ranch & Ullom
APR-23-101311
APN: 177-19-406-004
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Rainy Day Investments, is respectfully submitting justification for a Master Plan Amendment for a proposed commercial development.

Project Information

This subject parcel is 1.25 gross-acres and located north of Silverado Ranch Boulevard and east of Ullom Drive. A 1-lot commercial development with a 3,700 square foot shell building is proposed with tenant improvement details to be provided under a separate submittal.

The site is currently zoned RS20 (Residential Single-Family 20), with a planned land use of BE (Business Employment). A separate Zone Boundary Amendment is also requested in support of this development.

Silverado Ranch Boulevard and Ullom Drive will receive full off-site improvements that include curb, gutter, attached sidewalks, and streetlights. The property will be accessed via one driveway, measuring 32 feet from back-of-curb to back-of-curb, located on Ullom Drive.

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

- North and East: RS20 (Residential Single-Family 20); BE (Business Employment); undeveloped.
- South and West: RS20 (Residential Single-Family 20); CM (Corridor Mixed-Use); undeveloped.

Master Plan Amendment

This request is to amend the land use of the subject parcel to CM (Corridor Mixed-Use) from BE (Business Employment). The Master Plan Amendment is appropriate as it aligns with the evolving needs of the community and strategically complements the surrounding land use designations.

The shift to CM (Corridor Mixed-Use) reflects a thoughtful response to the changing dynamics of the area and aims to enhance the compatibility with adjacent properties characterized by a mixed-use corridor. This amendment anticipates and accommodates a diverse range of land uses, promoting a more versatile and dynamic development that aligns with the community's vision.



The Master Plan Amendment acknowledges the importance of fostering a well-integrated community environment that not only supports residential uses, but also embraces a mix of commercial and other uses. This transition is intended to create a corridor that offers a blend of services, amenities, and housing options to enhance the overall quality of life for residents.

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

Sincerely,

A handwritten signature in cursive script that reads "Susan Florian". The signature is written in black ink and is positioned above the printed name.

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0265-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:

ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise (description on file). JJ/tr (For possible action)

RELATED INFORMATION:

APN:

177-19-406-004

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request to rezone the subject parcel to Commercial General (CG) from Residential Single-Family 20 (RS20) is appropriate as it not only anticipates future commercial development needs within the area, but also strategically aligns with adjacent properties bearing the Corridor Mixed Use (CM) land use designation. The applicant further states that the CG zoning is needed to meet anticipated commercial demand, stimulate economic growth in the community, and will ensure area residents have access to essential services and retail options in close proximity.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS20 (AE-60)	Undeveloped
South & West	Corridor Mixed-Use	RS20 (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
PA-24-700011	A plan amendment to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed Use (CM) on 1.25 acres is a companion item on this agenda.
WS-24-0266	A waiver of development standards and design review for a restaurant with a drive-thru is a companion item on this agenda.
VS-24-0267	A vacation and abandonment for patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The land use category for the subject site is proposed to be changed from Business Employment (BE) to Corridor Mixed Use (CM) in the Master Plan. This land use is primarily intended for a mix of retail, restaurants, offices, service commercial, and other professional services. The CG (Commercial General) zone is established to accommodate traditional, auto-oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development. The CG zone is considered a conforming zone within the CM land use designation while the current zone, RS20, is nonconforming. This portion of Silverado Ranch Boulevard has been transitioning to CG zoning. This includes property to the west at the intersection of Decatur Boulevard and Silverado Ranch Boulevard and to the east near the intersection with Arville Street. Rezoning the subject property to CG will be consistent with the intent of Master Plan Policy 1.3.3 which encourages the integration of restaurants, medical offices, and other daily needs services as part of or adjacent to new neighborhoods to minimize the need for long vehicle trips. For these reasons, staff finds the request for the CG Zone is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2024 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- 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 #0274-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: MARK ANTHONY RUA
CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

DRAFT



Department of Comprehensive Planning Application Form

5A

ASSESSOR PARCEL #(s): 177-19-406-004

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch & Ullom

DETAILED SUMMARY-PROJECT DESCRIPTION

4-lot commercial subdivision. Requesting to rezone to CG from RS20.

PROPERTY OWNER INFORMATION

NAME: Rainy Day Investments LLC

ADDRESS: 2530 Silver Beach Drive

CITY: Henderson

STATE: NV ZIP CODE: 89052

TELEPHONE: 702-595-6244 CELL n/a EMAIL: mriandlasvegas@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Rainy Day Investments LLC

ADDRESS: 2530 Silver Beach Drive

CITY: Henderson

STATE: NV ZIP CODE: 89052 REF CONTACT ID # n/a

TELEPHONE: 702-595-6244 CELL n/a EMAIL: mriandlasvegas@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd.

CITY: Las Vegas

STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____

TELEPHONE: 702-362-8844 CELL n/a EMAIL: EmilyS@taneycorp.com

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

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

Mark Anthony Raa
Property Owner (Signature)*

Mark Anthony Raa
Property Owner (Print)

2-16-24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ZC-24-0265

ACCEPTED BY RR

PC MEETING DATE 8-6-24

DATE 5-30-24

BCC MEETING DATE 9-9-24

FEES \$1200.00

TAB/CAC LOCATION ENTERPRISE

DATE 7-10-24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-406-004

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch & Ullom

DETAILED SUMMARY PROJECT DESCRIPTION

~~1-lot commercial subdivision~~. Requesting to rezone to CG from RS20.

PROPERTY OWNER INFORMATION

NAME: TCB Enterprises NV, LLC
 ADDRESS: 7432 Oak Grove Ave
 CITY: Las Vegas STATE: NV ZIP CODE: 89117
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Rainy Day Investments LLC
 ADDRESS: 2530 Silver Beach Drive
 CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # n/a
 TELEPHONE: 702-595-6244 CELL n/a EMAIL: mrlandlasvegas@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom
 ADDRESS: 6030 S. Jones Blvd.
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-362-8844 CELL n/a EMAIL: EmilyS@taneycorp.com

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

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

H.S. Ghorealey
Property Owner (Print)

2-20-24
Date

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TANEY ENGINEERING

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

May 1, 2024

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

**Re: Silverado Ranch & Ullom
 APR-23-101311
 APN: 177-19-406-004
 Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Rainy Day Investments, is respectfully submitting justification for a Zone Change for a proposed commercial development.

Project Information

This subject parcel is 1.25 gross-acres and located north of Silverado Ranch Boulevard and east of Ullom Drive. A 1-lot commercial development with a 3,700 square foot shell building is proposed with tenant improvement details to be provided under a separate submittal.

The site is currently zoned RS20 (Residential Single-Family 20), with a planned land use of BE (Business Employment). A separate Master Plan Amendment is also requested in support of this development.

Silverado Ranch Boulevard and Ullom Drive will receive full off-site improvements that include curb, gutter, attached sidewalks, and streetlights. The property will be accessed via one driveway, measuring 32 feet from back-of-curb to back-of-curb, located on Ullom Drive.

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

- North and East: RS20 (Residential Single-Family 20); BE (Business Employment); undeveloped.
- South and West: RS20 (Residential Single-Family 20); CM (Corridor Mixed-Use); undeveloped.

Zone Change

This request is to rezone the subject parcel to CG (Commercial General) from RS20 (Residential Single-Family 20). The Zone Change is appropriate as it not only anticipates future commercial development needs within the area but also strategically aligns with adjacent properties bearing the CM (Corridor Mixed-Use) land use designation.

The shift to CG (Commercial General) zoning aims to enhance compatibility with both developed residential areas and undeveloped zones designated for commercial and industrial purposes. In addition to meeting anticipated commercial demand, this rezoning is anticipated to stimulate economic growth within the



community. Commercial developments, with their track record of attracting businesses, generating job opportunities, and contributing to neighborhood vibrancy, play a crucial role in community development.

Furthermore, the introduction of commercial zoning addresses the convenience factor, ensuring residents have easy access to essential services and retail options in close proximity. Recognizing the limited availability of commercial spaces in the vicinity, this change proactively responds to the evolving needs of the community. By introducing commercial zoning, the objective is not only to provide essential facilities but also to create a well-integrated and economically vibrant community environment that caters to both residential and commercial requirements.

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

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0267-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard and between Ullom Drive and Arville Street within Enterprise (description on file). JJ/rr/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-406-004

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The request is to vacate existing 33 foot wide patent easements located along the north and east property boundaries and a 3 foot wide portion of a patent easement located along the west boundary of the subject parcel. The applicant states that the patent easements are no longer necessary due to the intended commercial development on the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS20 (AE-60)	Undeveloped
South & West	Corridor Mixed-Use	RS20 (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
PA-24-700011	A plan amendment to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.25 acres is a companion item on this agenda.
ZC-24-0265	A zone change to reclassify the site from RS20 to CG zoning is a companion item on this agenda.
WS-24-0266	A waiver of development standards and design review for a restaurant with drive-thru is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Ullom Drive, 45 feet to the back of curb for Silverado Ranch Boulevard and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MARK ANTHONY RUA
CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

DRAFT



Department of Comprehensive Planning Application Form

6A

ASSESSOR PARCEL #(s): 177-19-406-004

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch & Ullom

DETAILED SUMMARY PROJECT DESCRIPTION

~~1-lot commercial subdivision.~~

Requesting to vacate portions of an existing patent easement along the north, east, and west boundaries.

PROPERTY OWNER INFORMATION

NAME: Rainy Day Investments LLC

ADDRESS: 2530 Silver Beach Drive

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: 702-595-6244

CELL n/a

EMAIL: mrlandlasvegas@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Rainy Day Investments LLC

ADDRESS: 2530 Silver Beach Drive

CITY: Henderson

STATE: NV

ZIP CODE: 89052

REF CONTACT ID # n/a

TELEPHONE: 702-595-6244

CELL n/a

EMAIL: mrlandlasvegas@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S. Jones Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-362-8844

CELL n/a

EMAIL: EmilyS@taneycorp.com

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

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

Mark Anthony Rea
Property Owner (Signature)*

Mark Anthony Rea
Property Owner (Print)

2-16-24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
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<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) VJ-24-0267

ACCEPTED BY RRR

PC MEETING DATE 8-6-24

DATE 5-30-24

BCC MEETING DATE 9-4-24

FEES \$1200.00

TAB/CAC LOCATION ENTERPRISE

DATE 7-10-24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-406-004

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch & Ullom

~~or into subdivision or into District~~

~~Not commercial subdivision.~~

Requesting to vacate portions of an existing patent easement along the north, east, and west boundaries.

PROPERTY OWNER INFORMATION

NAME: TCB Enterprises NV, LLC
ADDRESS: 7432 Oak Grove Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89117
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Rainy Day Investments LLC
ADDRESS: 2530 Silver Beach Drive
CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # n/a
TELEPHONE: 702-595-6244 CELL n/a EMAIL: mriandiesvegas@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom
ADDRESS: 6030 S. Jones Blvd.
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL n/a EMAIL: EmilyS@taneycorp.com

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

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


Property Owner (Signature)

H.S. Ghoranley
Property Owner (Print)

2-20-24
Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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VS-24-0267



TANEY ENGINEERING

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

May 1, 2024

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

**Re: Silverado Ranch & Ullom
APR-23-101311
APN: 177-19-406-004
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Rainy Day Investments, is respectfully submitting justification to vacate a patent easement.

Patent Easement Vacations

This request is to vacate 33-foot-wide portions of an existing patent easement along the north and east property boundaries and a 3-foot-wide portion along the west property boundary of the subject parcel.

The patent easement is no longer necessary due to the intended commercial development on the site.

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

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

Sincerely,
Sincerely,

Susan Florian
Land Planner

PLANNER COPY

Page 1 | 1

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0266-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) modified driveway design standards.

DESIGN REVIEW for a restaurant with drive-thru on 1.25 acres in a CG (Commercial General) Zone in the Airport Environs (AE-60) Overlay.

Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise. JJ/rr/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-406-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a retaining wall to 4 feet where a maximum height of 3 feet is allowed per Section 30.04.03C (a 33.3% increase).
2. Reduce the driveway departure distance along Ullom Drive to 161 feet where 190 feet is required by Uniform Standard Drawing 222.1 (a 15.3% decrease).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Project Type: Restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 3,700
- Parking Required/Provided: 26/30
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a 1.25 acre parcel located on the northeast corner of Silverado Ranch Boulevard and Ullom Drive. A proposed restaurant with a drive-thru is indicated on the site plan in the center of the property. The building will be setback 101 feet 2 inches from Silverado Ranch

Boulevard, and 67 feet 6 inches from Ullom Drive. The plan also shows the building with a rear setback of 93 feet 6 inches on the north side and a side setback of 35 feet on the east side. A single 36 foot wide driveway is proposed along Ullom Drive which is located 161 feet north of Silverado Ranch Boulevard. This driveway will provide access to the parking lot with 30 spaces located along the north, south, and west sides of the restaurant as well as to a drive-thru. The plan shows 2 drive-thru lanes with a call box entering along the south side of the building and then merging into a single lane with the pick-up window located on the east side of the building. The drive-thru lane then exits to a drive aisle located north of the building. The drive aisle connects to the driveway on Ullom Drive and provides for future cross-access to the property to the east. A trash enclosure and a loading space is proposed to be located on the north side of the building. A bicycle rack is located along the west side of the restaurant near the main entrance. A retaining wall up to 4 foot high is located along the eastern property line of the subject site and is the subject of a waiver request.

Landscaping

The plans indicate street landscaping along Ullom Drive consists of a 15 foot 6 inch to 17 foot 6 inch wide area comprising 2 landscape strips with 5 gallon shrubs and large trees planted 30 feet on center and a 5 foot wide detached sidewalk. Along Silverado Ranch Boulevard the street landscaping is proposed to be a 20 foot wide area comprising 2 landscape strips with 5 gallon shrubs and large trees planted 30 foot on center and a 5 foot wide detached sidewalk. Large trees are also indicated within the parking areas, including within landscape islands. An NV Energy easement traverses the northwestern portion of the site. The applicant proposes an alternative landscape plan to allow trees that would normally be planted within the easement to be planted elsewhere in the parking area and along the east side of the site.

Elevations

The plans of the restaurant show a 1 story building with a maximum height of 22 feet from the ground level to the top of the roof parapet. Awnings are also depicted above the drive-thru window, above all windows, and above the building entrance. The building has exterior wall finishes consisting of colored stucco, metal siding, and stone veneer. The storefront and windows are proposed to have anodized aluminum frames and low-e glass. Roof top equipment is proposed to be screened from public view and the adjacent rights-of-way.

Floor Plans

The plans indicate a 3,700 square foot shell building for a future drive-thru restaurant. The main customer entrance is on the west side of the building with a second entrance on the north side of the building. The drive-thru window is located on the northeast side of the proposed building.

Applicant's Justification

The applicant states that the intent is to construct a 3,700 square foot shell building with a drive-thru. The proposed tenant improvement details to be provided under a separate permit. Adjoining streets will be fully improved with this development including curb, gutter, detached sidewalks, and streetlights. The applicant states that requested waivers for wall height and departure distance will have a negligible impact on the area and are reasonable and essential for optimal land utilization without compromising safety.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS20 (AE-60)	Undeveloped
South & West	Corridor Mixed-Use	RS20 (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
PA-24-700011	A plan amendment to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.25 acres is a companion item on this agenda.
ZC-24-0265	A zone change to reclassify the site from RS20 to CG zoning is a companion item on this agenda.
VS-24-0267	A vacation and abandonment for patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

**Comprehensive Planning
Waivers of Development Standards**

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

Waiver of Development Standards #1

The applicant is requesting a waiver to allow a retaining wall up to 4 feet high along the eastern property line of the subject site. Section 30.04.03C states that retaining walls shall be no more than 3 feet in height above an adjacent property with certain exceptions. None of the exceptions apply in this case. The property to east is undeveloped and is lower in elevation. The finished grade could change at the time of development. Staff does not support a waiver for the higher retaining wall as there are other available options that do not require a waiver. For example, Section 30.04.03C allows a retaining wall up to 6 feet in height if a fence is located on top of the retaining wall which is 85% open. The applicant is currently indicating that a 6 foot solid screen wall will be placed on the top of the retaining wall. Another option would be to provide tiered retaining walls. Staff is not supporting this request as there are other options available.

Design Review

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

The applicant has proposed an alternative landscape plan per Section 30.04.01E.1 due to the presence of a NV Energy easement which traverses the northwestern side of the property. The applicant proposes a modified tree planting plan to ensure compliance and avoid any conflicts with the existing overhead transmission lines within the easement. Large trees that would otherwise be planted along portions of Ullom Drive and in portions of the northern parking lot are proposed to be relocated around the drive-thru, in southern portions of the parking area, and along the east side of the property. Five gallon shrubs are proposed to be planted within the easement areas along Ullom Drive and the north side of the parking lot. Staff could normally support this request; however, since staff is not supporting the waiver for the retaining wall height staff recommends denial.

Building materials include the use of stucco, metal siding, and stone veneer. The building facades feature wall reveals, changes in surface colors and materials with 2 foot high roofline variations at the building corners and in the center of the south and west sides of the building which face the public street. The customer entrance faces Ullom Drive and features awnings above the doors and all windows. Cross-access is provided to the undeveloped property to the east. Pedestrian connectivity is provided between the public sidewalk along Ullom Drive and the building entrance with a walkway using concrete pavers across the parking area. The trash enclosure on the north side of the restaurant is proposed to be constructed of 8 inch CMU brown-colored block. The trash enclosure will have double gates on the north side with a pedestrian gate on the west side.

The building design and architectural features are not unsightly or undesirable. Site access and circulation will not impact any other properties as the surrounding area is undeveloped. The design of the parking areas, including loading areas, as well as the landscaping is generally in accordance with the Code requirements. Based on this information, staff could normally support this request, however, since staff is not supporting the waiver for retaining wall height staff recommends denial.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in the departure distance for the Ullom Drive commercial driveway. The applicant placed the driveway as far north as the site will allow. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area,
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Ullom Drive, 45 feet to the back of curb for Silverado Ranch Boulevard and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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 #0274-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MARK ANTHONY RUA
CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

DRAFT



Department of Comprehensive Planning Application Form

7A

ASSESSOR PARCEL #(s): 177-19-406-004

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch & Ullom

DETAILED SUMMARY PROJECT DESCRIPTION

~~Not commercial subdivision.~~

Requesting waivers for detached sidewalks, street landscaping, wall height, departure distance, and design reviews for alternative landscaping, and a restaurant/commercial development.

PROPERTY OWNER INFORMATION

NAME: Rainy Day Investments LLC
 ADDRESS: 2530 Silver Beach Drive
 CITY: Henderson STATE: NV ZIP CODE: 89052
 TELEPHONE: 702-595-6244 CELL n/a EMAIL: mrlandlasvegas@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Rainy Day Investments LLC
 ADDRESS: 2530 Silver Beach Drive
 CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # n/a
 TELEPHONE: 702-595-6244 CELL n/a EMAIL: mrlandlasvegas@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom
 ADDRESS: 6030 S. Jones Blvd.
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-362-8844 CELL n/a EMAIL: EmilyS@taneycorp.com

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

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

Mark Anthony Rua
 Property Owner (Signature)*

Mark Anthony Rua
 Property Owner (Print)

2-16-24
 Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
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APPLICATION # (s) WS-24-0266
 PC MEETING DATE 8-6-24
 BCC MEETING DATE 9-4-24
 TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY RR
 DATE 5-30-24
 FEES \$1300.00

DATE 7-10-24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-19-406-004

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch & Ullom

~~PARCEL, ZONING, PROJECT DESCRIPTION~~

1-lot commercial subdivision.

Requesting waivers for detached sidewalks, street landscaping, wall height, departure distance, and design reviews for alternative landscaping, and a restaurant/commercial development.

PROPERTY OWNER INFORMATION

NAME: TCB Enterprises NV, LLC
 ADDRESS: 7432 Oak Grove Ave
 CITY: Las Vegas STATE: NV ZIP CODE: 89117
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Rainy Day Investments LLC
 ADDRESS: 2530 Silver Beach Drive
 CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # n/a
 TELEPHONE: 702-595-6244 CELL n/a EMAIL: mrandlasvegas@gmail.com

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 ADDRESS: 6030 S. Jones Blvd.
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[Signature]
Property Owner (Signature)

H.S. Ghoranley
Property Owner (Print)

2-20-24
Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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TANEY ENGINEERING

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

May 1, 2024

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

**Re: Silverado Ranch & Ullom
APR-23-101311
APN: 177-19-406-004
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Rainy Day Investments, is respectfully submitting justification for Waivers of Development Standards and Design Reviews for a proposed commercial development.

Project Information

This subject parcel is 1.25 gross-acres and located north of Silverado Ranch Boulevard and east of Ullom Drive. A 1-lot commercial development with a 3,700 square foot shell building is proposed with tenant improvement details to be provided under a separate submittal.

The site is currently zoned RS20 (Residential Single-Family 20), with a planned land use of BE (Business Employment). A separate Master Plan Amendment and Zone Change are requested in support of this development.

Silverado Ranch Boulevard and Ullom Drive will receive full off-site improvements that include curb, gutter, attached sidewalks, and streetlights. The property will be accessed via one driveway, measuring 39 feet from lip-of-gutter to lip-of-gutter, located on Ullom Drive.

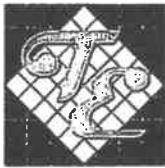
Sustainability Points

- Storefront and windows to have anodized aluminum frames and Solarban low-e glass (1/2)
- Roofing material to be single-ply membrane cool roofing material (1)
- Floor to ceiling height to be 12-foot minimum (1/2)
- Awnings provided over all windows and storefront (3)
- All landscaping to be low-water needs (1)
- 10% more trees are provided above required amount (1)

Total sustainability points achieved: 7 points

Waiver of Development Standards – Detached Sidewalks

This request is to waive Section 30.04.08 (5)(ii)(a) requiring detached sidewalks along Silverado Ranch Boulevard and Ullom Drive. This development is instead proposing attached sidewalks along the frontage with a 10-foot landscape buffer behind the sidewalk. This aligns with the overall design and aesthetic of the existing commercial development to the west and creates a harmonious and visually cohesive environment. This waiver will not have an adverse impact on the walkability or safety of the development.



Waiver of Development Standards – Street Landscaping

This request is to waive Section 30.04.01 (7)(i) to allow for reduced street landscaping along Silverado Ranch Boulevard and Ullom Drive. This development is proposing to provide a 10-foot-wide landscape buffer, behind an attached 5-foot sidewalk, with large trees planted every 30 feet on-center, where 15-feet on-center is required. This aligns with the overall design and aesthetic of the existing commercial development to the west and creates a harmonious and visually cohesive environment.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a total 10-foot-high combination wall (6-foot screen wall and 4-foot maximum retaining wall) along the east property line. The increase in height is necessary so that the site maintains adequate drainage while matching the existing grade of Silverado Ranch Boulevard and the proposed grade of Ullom Drive. As the property adjacent to the proposed 10-foot maximum wall is undeveloped and will also likely be elevated to match the existing grade of the adjacent right-of-way, we expect the impact to be negligible.

Waiver of Development Standards – Departure Distance

This request is to waive the 190-foot departure distance required by Uniform Standard Drawing 222.1 to allow for an alternative departure distance of 161 feet. The length of the frontage along Ullom Drive makes it challenging to adhere to the standard departure distance. Our analysis indicates that the development, which will host only one business, will not generate significant traffic volume, rendering the standard 190-foot departure distance unnecessary. As the anticipated traffic flow is well below the threshold that would warrant the standard departure distance, our proposed reduction to 161 feet is considered both reasonable and essential for optimal land utilization without compromising safety.

Design Review – Alternative Landscape Plan

This request is for a design review of an alternative landscape plan per Section 30.04.01 (E). This is necessary to accommodate a modified tree planting plan that takes into consideration the presence of an existing NV Energy easement that traverses the site. To ensure compliance and avoid any conflicts with the existing overhead transmission lines within the easement, the Landscape Plan proposes not to plant any trees within this area. Instead, assorted 5-gallon shrubs will be utilized for landscaping purposes. Written communication from NV Energy has been obtained and provided that confirms the acceptability of the current plan.

Design Review – Restaurant/Commercial Development

This request is for a design review of a restaurant/commercial development on 1.25 gross acres. The proposed 1-lot commercial development will include a 3,700 square foot shell building with a drive-thru. Tenant improvement details will be provided under a separate submittal. The site provides 30 vehicle parking spaces and 2 bicycle parking spaces.

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

Sincerely,



Susan Florian

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700012-SHANEIVAR MOHAMMAD KHAZRAI, ET AL:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 11.21 acres.

Generally located on the northwest corner of Durango Drive and Shelbourne Avenue within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-17-501-005; 176-17-501-007 through 176-17-501-011; 176-17-501-016 through 176-17-501-017

EXISTING LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8625, 8645, 8685 W. Mistral Avenue, & 8275 S. Durango Drive
- Site Acreage: 11.21
- Existing Land Use: Undeveloped & single-family residence

Applicant's Justification

The applicant states that the Mid-Intensity Suburban Neighborhood (MN) land use category better matches the surrounding area as the adjacent properties to the west and north are already planned for MN uses. Furthermore, the applicant states the request complies with Goal 1.1 of the Master Plan which promotes providing opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1772-03	Reclassified APN 176-17-501-011 from R-E to C-1 zoning for a future commercial development	Approved by BCC	December 2003
VS-0393-02	Vacated and abandoned a portion of right-of-way being Mistral Avenue	Approved by BCC	May 2002

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1843-00	Reclassified APN 176-17-501-010 from R-E to C-1 zoning for a shopping center - expired	Approved by BCC	February 2001
ZC-1643-00	Reclassified APN's 176-17-501-005, 176-17-501-007, 176-17-501-008, and 176-17-501-009 from R-E and C-P to C-1 zoning for a shopping center; APN 176-17-501-016 and 176-17-501-017 was reclassified from R-E to C-P zoning as part of this application but this portion later expired	Approved by BCC	January 2001
ZC-0307-99	Reclassified APN 176-17-501-005 from R-E to CP zoning	Approved by BCC	March 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential (Rhodes Ranch)
South	Open Lands	RS3.3	Single-family residential
East	Corridor Mixed-Use & Neighborhood Commercial	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
ZC-24-0281	A zone change to reclassify the site from CG and RS20 to RS3.3 zoning is a companion item on this agenda.
WS-24-0282	A waiver of development standards to increase fill height, increase retaining wall height and eliminate a portion of street landscaping along Shelbourne Avenue and Durango Drive with design reviews for an alternative landscape plan and a single-family residential subdivision is a companion item on this agenda.
VS-24-0280	A vacation and abandonment for patent easements and portions of right-of-way being Mistral Avenue and Durango Drive is a companion item on this agenda.
TM-24-500060	A tentative map for a 77 lot single-family residential development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

Plan Amendment

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

The applicant requests a change from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses to the proposed MN land use category include single-family attached and detached, and duplexes. Supporting land uses include accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for Mid-Intensity Suburban Neighborhood (MN) is compatible with the surrounding area. The adjacent properties to the north, south, east, and west are all zoned RS3.3 which is conforming to the MN land use category. There does not appear to be a demand for commercial uses along this stretch of Durango Drive as a number of properties planned for commercial use in the area wound up being developed with residential uses, including the subdivision to the east across Durango Drive. Furthermore, the majority of the subject site has been zoned for commercial purposes since at least 2003, but yet remains undeveloped. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring that the intensity of new development is compatible with established neighborhoods. For these reasons, staff finds the request for the MN land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2024 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

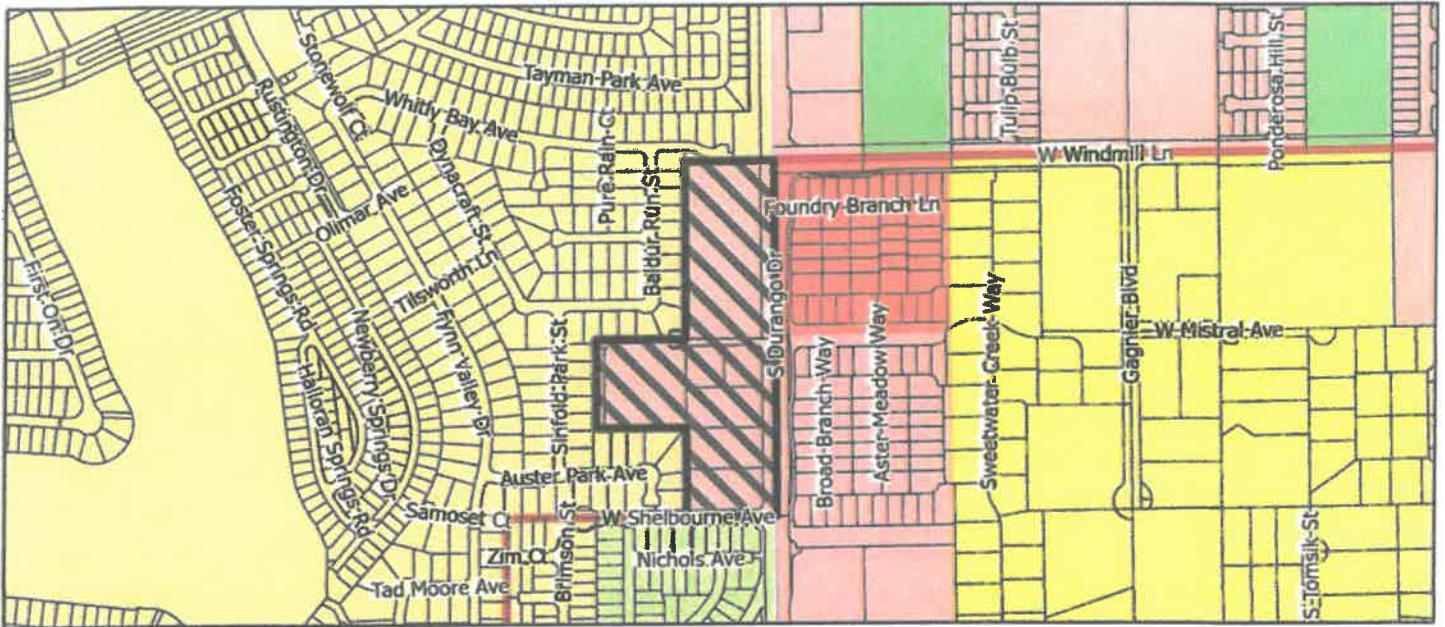
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: RICHMOND AMERICAN HOMES
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118

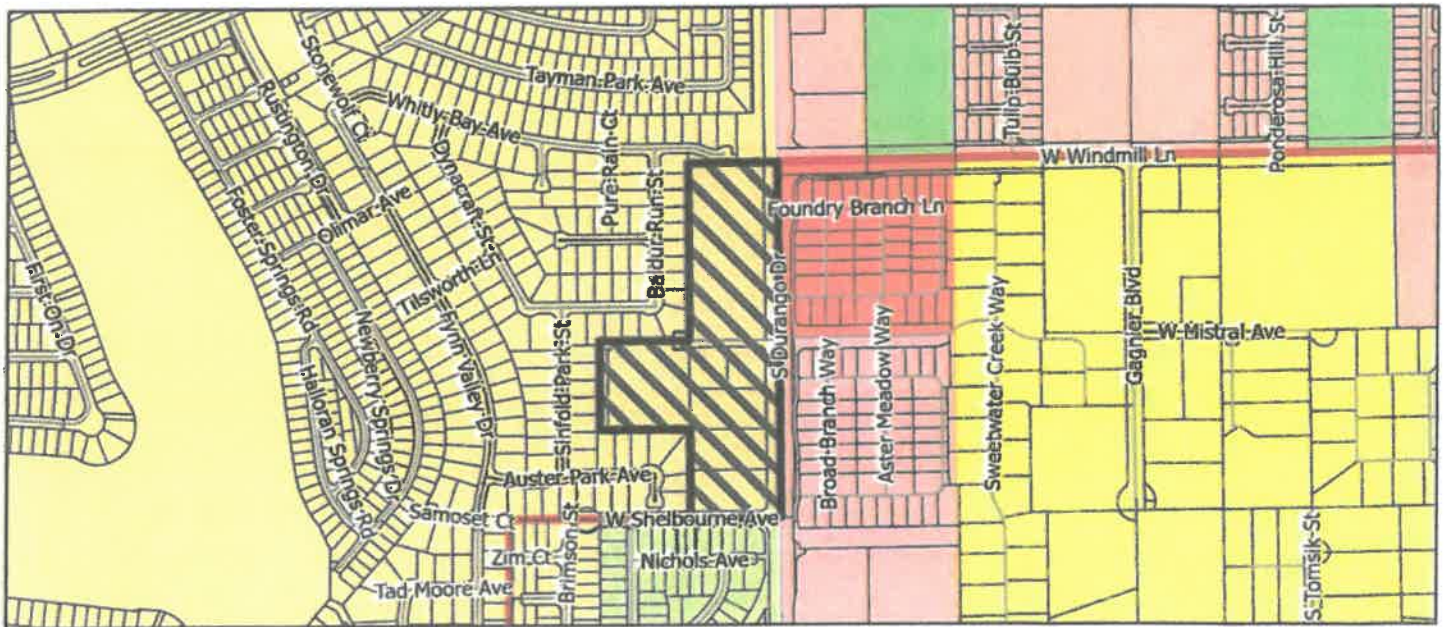
DRAFT

Planned Land Use Amendment PA-24-700012

DRAFT



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

Requested Area To Change

Planning Areas

Enterprise Clark County, Nevada

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



Department of Comprehensive Planning Application Form

8A

ASSESSOR PARCEL #(s): 176-17-501-007 thru 009; -011; -016; -017

PROPERTY ADDRESS/ CROSS STREETS: Durango / Mistral

DETAILED SUMMARY PROJECT DESCRIPTION

Durango Mistrial - Single Family Residential - MPA/ZC/TM/WS/VS/DR

PROPERTY OWNER INFORMATION

NAME: Dayco Funding Corporation

ADDRESS: 4751 Wilshire Blvd., Suite 203

CITY: Los Angeles STATE: CA ZIP CODE: 90010

TELEPHONE: _____ CELL _____ EMAIL: sdayani@dayanipartners.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____

TELEPHONE: 702-617-8464 CELL _____ EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Roxanne Leigh

ADDRESS: 5725 W. Badura Ave., Suite 100

CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____

TELEPHONE: 702-284-5300 CELL _____ EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

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

DocuSigned by:

Property Owner (Signature)*

Sean Dayani
Property Owner (Print)

3/6/2024 | 12:10 PM PST
Date

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> FT	<input type="checkbox"/> PLUSD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
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<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUB	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER _____

APPLICATION #:	<u>PA24-700012</u>	ACCEPTED BY:	<u>HW</u>
PC MEETING DATE:	<u>8/6/24</u>	DATE:	<u>6/10/24</u>
CC MEETING DATE:	<u>9/4/24</u>		<u>\$3,200</u>
TAB # & LOCATION:	<u>Enterprise</u>	DATE:	<u>7/10/24</u>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-17-501-010

PROPERTY ADDRESS/ CROSS STREETS: Durango / Mistral

DETAILED SUMMARY PROJECT DESCRIPTION

Durango Mistrial - Single Family Residential - MPA/ZC/TM/WS/VS/DR

PROPERTY OWNER INFORMATION

NAME: Shans Houshang
ADDRESS: 56 Heathcote Ave.
CITY: North York, Ontario STATE: Canada ZIP CODE: M2L 1Z1
TELEPHONE: _____ CELL _____ EMAIL: shans.houshang@gmail.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-617-8464 CELL _____ EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

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

*Correspondent will receive all project communication

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

DocuSigned by:

[Signature]
Property Owner (Signature)*

Shans Houshang
Property Owner (Print)

3/6/2024 | 10:11 AM PST
Date

DEPARTMENT USE ONLY

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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUJ | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) PA-24-70012

ACCEPTED BY HW

PC MEETING DATE _____

DATE 6/10/24

BCC MEETING DATE _____

LAB/CAL LOCATION _____

DATE _____

RAH2402

May 20, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

Planner
Copy
PA-24-700012

**RE: Durango Mistral
Justification Letter for a Master Plan Amendment
77 lots; 11.09+/- acres; APNs: 176-17-501-005, -007, -008, -009, -010, -011, -016,
& -017**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Richmond American Homes of Nevada, Inc., respectfully submits this justification letter with an application for a Master Plan Amendment (MPA) for the proposed community.

Project Description

The subject parcels, within the Enterprise Jurisdiction, are located at the southwest corner of the Windmill Lane and Durango Drive intersection. The proposed residential subdivision is approximately 11.09 gross acres with 77 single family residential dwelling units, resulting in a density of 6.94 dwelling units per gross acre.

Master Plan Amendment

The subject development consists of eight parcels and five portions of right-of-way to be vacated. There are eight parcels and three portion of right-of-way that have a current land use of Neighborhood Commercial (NC) and two portions of right-of-way that have a current land use of Mid-Intensity Suburban Neighborhood (MN). The MPA application requests that the parcels with a current land use of NC be amended to Mid-Intensity Suburban Neighborhood (MN).

The Mid-Intensity Suburban Neighborhood (MN) land use category is a residential category with primary land uses consisting of single-family detached homes. The neighborhood immediately adjacent to the proposed project to the north and west currently has a MN land use. This land use designation would allow the requested RS3.3 zoning so the proposed project can better match the surrounding area.

The proposed MPA would further the County Master Plan Goal and Policies. Specifically, this request contributes to goal 1.1 to preserve the integrity of contiguous and uniform neighborhoods through development and provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. This project will help provide an infill of development adjacent to established neighborhoods and commercial areas.

PIA -24- 7000 12

Westwood

5725 W. Radura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE
Project Manager

CC:
Angela Pinley, Richmond American Homes
Roxanne Leigh, Westwood

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0281-SHANEIVAR MOHAMMAD KHAZRAI:

ZONE CHANGE to reclassify 11.21 acres from a CG (Commercial General) Zone, and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family) Zone.

Generally located on the northwest corner of Durango Drive and Shelbourne Avenue within Enterprise (description on file). JJ/rg (For possible action)

RELATED INFORMATION:

APN:

176-17-501-005; 176-17-501-007 through 176-17-501-011; 176-17-501-016 through 176-17-501-017

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8625, 8645, 8685 W. Mistral Avenue, & 8275 S. Durango Drive
- Site Acreage: 11.21
- Existing Land Use: Undeveloped & single-family residence

Applicant's Justification

The applicant states that the RS3.3 zoning designation matches the surrounding area as the adjacent properties to the north, south, east, and west are already zoned RS3.3. Furthermore, the applicant states that the zone change, and proposed product type will be consistent with the surrounding area and neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1772-03	Reclassified APN 176-17-501-011 from R-E to C-1 zoning for a future commercial development	Approved by BCC	December 2003
VS-0393-02	Vacated and abandoned a portion of right-of-way being Mistral Avenue	Approved by BCC	May 2002
ZC-1843-00	Reclassified APN 176-17-501-010 from R-E to C-1 zoning for a shopping center - expired	Approved by BCC	February 2001

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1643-00	Reclassified APN's 176-17-501-005, 176-17-501-007, 176-17-501-008, and 176-17-501-009 from R-E and C-P to C-1 zoning for a shopping center; APNs 176-17-501-016 and 176-17-501-017 were reclassified from R-E to C-P zoning as part of this application, but this portion later expired	Approved by BCC	January 2001
ZC-0307-99	Reclassified APN 176-17-501-005 from R-E to CP zoning	Approved by BCC	March 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential (Rhodes Ranch)
South	Open Lands	RS3.3	Single-family residential
East	Corridor Mixed-Use & Neighborhood Commercial	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
PA-24-700012	A plan amendment to redesignate the land use category of the site from Neighborhood Commercial to Med-Intensity Suburban Neighborhood is a companion item on this agenda.
WS-24-0282	A waiver of development standards to increase fill height, increase retaining wall height and eliminate a portion of street landscaping along Shelbourne Avenue and Durango Drive with design reviews for an alternative landscape plan and a single-family residential subdivision is a companion item on this agenda.
VS-24-0280	A vacation and abandonment for patent easements and portions of right-of-way being Mistral Avenue and Durango Drive is a companion item on this agenda.
TM-24-500060	A tentative map for a 77 lot single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Comprehensive Planning
Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that there are single-family developments in the area that are currently RS3.3, which makes this request appropriate. There has been no indication from public service providers that the project would have a substantial adverse effect on public facilities and services in the area. The project complies with Policy 6.1.4, which encourages compact development within the disposal boundary along with other applicable goals and policies. For these reasons, staff finds the request for the RS3.3 zone is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2024 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- 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 #0050-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

9A

ASSESSOR PARCEL #(s): 176-17-501-007 thru 009; -011; -016; -017

PROPERTY ADDRESS/ CROSS STREETS: Durango / Mistral

DETAILED SUMMARY PROJECT DESCRIPTION

Durango Mistrial - Single Family Residential - MPA/ZC/TM/WS/VS/DR

PROPERTY OWNER INFORMATION

NAME: Dayco Funding Corporation
ADDRESS: 4751 Wilshire Blvd., Suite 203
CITY: Los Angeles STATE: CA ZIP CODE: 90010
TELEPHONE: _____ CELL _____ EMAIL: sdayani@dayanipartners.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-617-8464 CELL _____ EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

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

*Correspondent will receive all project communication

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

DocuSigned by:

Property Owner (Signature)*

Sean Dayani
Property Owner (Print)

3/6/2024 | 12:10 PM PST
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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APPLICATION # (s) ZC-24-0281
PC MEETING DATE 8/6/24
BCC MEETING DATE 9/4/24
TAB/CAC LOCATION Enterprise

ACCEPTED BY [Signature]
DATE 6/10/24
\$1,700

DATE 7/10/24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-17-501-010

PROPERTY ADDRESS/ CROSS STREETS: Durango / Mistral

DETAILED SUMMARY PROJECT DESCRIPTION

Durango Mistrial - Single Family Residential - MPA/ZC/TM/WS/VS/DR

PROPERTY OWNER INFORMATION

NAME: Shans Houshang
ADDRESS: 56 Heathcote Ave.
CITY: North York, Ontario STATE: Canada ZIP CODE: M2L 1Z1
TELEPHONE: _____ CELL _____ EMAIL: shans.houshang@gmail.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-617-8464 CELL _____ EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

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

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DocuSigned by:

[Signature]
Property Owner (Signature)*

Shans Houshang
Property Owner (Print)

3/6/2024 | 10:11 AM PST
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) 20-21-0281

ACCEPTED BY [Signature]

P.C. MEETING DATE 8/6/24

DATE 6/10/24

B.C.C. MEETING DATE 9/4/24

TAB/CAL LOCATION Enterprise

DATE 7/10/24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-17-501-005

PROPERTY ADDRESS/ CROSS STREETS: Durango / Mistral

DETAILED SUMMARY PROJECT DESCRIPTION

Durango Mistrial - Single Family Residential - MPA/ZC/TM/WS/VS/DR

PROPERTY OWNER INFORMATION

NAME: Mohammad Khazrai Shaneivar

ADDRESS: 2700 King Road

CITY: King City, Ontario

STATE: Canada ZIP CODE: L7B 1L6

TELEPHONE: _____ CELL _____ EMAIL: mkhazrai1@hotmail.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-617-8464 CELL _____ EMAIL: angela.plinley@mdch.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Roxanne Leigh

ADDRESS: 5725 W. Badura Ave., Suite 100

CITY: Las Vegas

STATE: NV

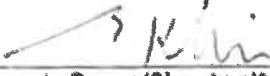
ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-284-5300 CELL _____ EMAIL: l.proc@westwoodps.com

*Correspondent will receive all project communication

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Property Owner (Signature)*

Mohammad Khazrai Shaneivar
Property Owner (Print)

Mer. 10/6/2024
Date

DEPARTMENT USE ONLY

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APPLICATION # (s) 20-21-0781

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 6/10/24

BCC MEETING DATE _____

TAB/CAC LOCATION _____ DATE _____

RAH2402

May 21, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

Planner
Copy
ZC-24-0281

**RE: Durango Mistral
Justification Letter for a Design Review, Tentative Map, Zone Change, and Waiver of
Standards
77 lots: 11.09 +/- acres; APNs: 176-17-501-005, -007, -008, -009, -010, -011, -016, & -017**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Richmond American Homes of Nevada, Inc., respectfully submits this justification letter with an application for a Zone Change (ZC), Design Review (DR), Tentative Map (TM), and Waiver of Standards (WS) for the proposed community.

Project Description

The subject parcels, within the Enterprise Jurisdiction, are located at the southwest corner of the Windmill Lane and Durango Drive intersection. The proposed residential subdivision is approximately 11.09 gross acres with 77 single family residential dwelling units, resulting in a density of 6.94 dwelling units per gross acre.

Design Review

Site Plan

The project is composed of 77 total lots. All lots are 40 feet minimum in width and vary from 95 feet to 187 feet deep. The lots are laid out in an east to west and north to south orientation with the main internal street running parallel with Durango Drive.

The project is proposed to be constructed as one phase. The subdivision will have interior private streets that are 43 foot wide including an attached 4 foot sidewalk. The project will not be gated and will include one entrance from Durango Drive. The interior streets that terminate in stubs are a maximum of 150 foot long and serve a maximum of 5 houses. Perimeter public streets include Shelbourne Avenue to the south of the site which is a 50.5 foot right-of-way with an existing attached 5 foot sidewalk with 6 foot of landscaping on the south side and proposed 15 foot landscaping with 5' foot detached sidewalk on the north side. Durango Drive is to the east of the site and is a 90 foot right-of-way with existing 15 feet of landscaping with 5 foot detached sidewalk on the east side and proposed 15 feet of landscaping with 5 foot detached sidewalk on the west side. These public streets will include full offsite improvements including curb, gutter, and sidewalks.

Architecture

The planned architecture for the project includes three 30' wide homes. All plans have two stories. They range in size of livable area from 2,321 to 2,783 square feet. The homes range in height from ~25ft to ~28ft. Each house will have a two car garage and a 20-ft driveway. Proposed floor plans and elevations are included with the submittal package. The proposed development and building architecture will be designed with consideration of the existing surrounding communities to ensure there is minimal impact to existing neighborhoods.

Setbacks

The setbacks for the proposed project are as follows per Title 30 RS3.3 standards:

- Front (Living): 10 feet (for 50% of building width)
- Front (Garage): 20 feet
- Side (Interior): 5 feet

Side (Corner): 10 feet
Rear (Living): 15 feet
Rear (Patio): 3 feet
Rear (Balcony): 12 feet

20-24-0281

Emergency Access

Per Title 30 Section 30.04.09.C.1, there are a minimum of 2 through-access drives needed for sites greater than 5 acres. The proposed site currently only shows one entrance off of Durango Drive which is a 100-ft right-of-way. The logical location of a secondary access point would be along Shelbourne Avenue to the south of the site through where a cul-de-sac is currently shown. If an entrance were added off of Shelbourne, the intersection offset requirements would not be met from either Durango Drive or the existing entrance to the west along Shelbourne Avenue. Additionally, it was noted at the neighborhood meeting that the neighbors do not want an entrance to Shelbourne Avenue.

An emergency access easement with vehicle access gates has been added along Shelbourne Avenue through the end of the cul-de-sac to the south of the proposed project for emergency access as needed.

Tentative Map

The associated Tentative Map (TM) will establish the layout of the 77-residential lots, 12 common lots, and the interior street network. The TM also includes street sections for the interior private streets and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, and widths and locations of utility and drainage easements.

Zone Change

The subject development consists of eight parcels and five portions of right-of-way to be vacated. There are five parcels and one portion of right-of-way that are currently zoned Commercial General (CG), three parcels and two portions of right-of-way that are currently zoned Residential Single-Family 20 (RS20), and two portions of right-of-way that are currently zoned Residential Single-Family 3.3 (RS3.3). This application is requesting a zone change for the parcels that are currently zoned CG and RS20 be changed to Residential Single-Family 3.3 (RS3.3).

The current neighborhoods to the north, south, east, and west of the site are all currently zoned RS3.3. The zone change and proposed product type will be consistent with the surrounding area and neighborhoods.

Waiver of Development Standards

A waiver of development standards application is being submitted to request the following:

Title 30 Section 30.04.03.C.2.i. – Retaining Walls – Maximum Wall Height

Standard: Retaining walls shall be no more than 3 feet in height

Requested Waiver: Increase retaining walls to 6 feet where needed

Justification: The waiver is being requested due to site development constraints, such as existing roadway and adjacent neighborhoods, requiring an increase in perimeter retaining wall height from the allowable 3ft to a maximum of 6ft. The increased heights will fluctuate from a screen wall with no retaining wall to a screen wall with 6ft of retaining wall around the perimeter of the site as needed. The increased retaining wall heights allow the project to meet minimum interior street slopes and maintain drainage patterns. A decorative screen wall will be provided along public roadways per Title 30 requirements.

20-24-0281

Title 30 Section 30.04.06.F.1 – Residential Adjacency - Grading

Standard: All grading shall not place more than 3 feet of fill a minimum of 5 feet from a shared property line

Requested Waiver: Allow up to 6 feet of fill at a shared property line

Justification: The waiver is being requested due to the unique shape of the proposed project site. Parcels 176-17-01-016 and -017 are surrounded on three sides by an existing adjacent neighborhood. The elevations of the existing neighborhood as well as the onsite design needs to meet minimum interior street slopes, minimum sewer design criteria, and drainage patterns cause a need for certain portions of the site to require up to 6 feet of fill at the shared property line. The site is not being artificially raised for enhanced views.

Title 30 Section 30.04.01.7 & Section 30.04.01.7.iii – Street Landscaping – Landscape Design

Standard: Landscaping shall be provided along a public street where sidewalks are required...medium trees shall be provided for every 20 linear feet of frontage

Requested Waiver: Allow the trees that are required for the frontage of the site within existing and proposed easements to be relocated to other frontage areas.

Justification: On the northeast corner of the site, there is an existing drainage easement and a proposed CCWRD easement. Landscaping is not permitted to be within these easements. Since the section from title 30 listed above requires landscape across the frontage of the site, this waiver is being requested. If the easements did not exist at the northeast corner of the site, there would be 9 medium sized trees installed. The landscape plan has been updated to show 10 new medium sized trees installed along the street frontage at different locations outside of the easements. The relocated trees are shown in blue on the landscape exhibit.

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES

Emily Hoy, PE
Project Manager

CC:
Angela Pinley, Richmond American Homes
Roxanne Leigh, Westwood

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0280-SHANEIVAR MOHAMMAD KHAZRAI:

VACATE AND ABANDON easements of interest to Clark County located between Whitley Bay Avenue and Shelbourne Avenue, and between Durango Drive and Fynn Valley Drive; a portion of right-of-way being Durango Drive located between Whitley Bay Avenue and Shelbourne Avenue; and a portion of right-of-way being Mistral Avenue located between Durango Drive and Sinfeld Park Street (description on file). JJ/rg/syp (For possible action)

RELATED INFORMATION:

APN:

176-17-501-005; 176-17-501-007 through 176-17-501-011; 176-17-501-016 through 176-17-501-017; 176-17-511-072

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of the 33 foot wide patent easements located on the north, west and south sides of APN 175-17-501-005; along portion of the west, east and north sides of APN 175-17-501-016; and the west side of APN 175-17-501-009 through 011. The applicant is also requesting to vacate and abandon an existing 8 foot wide patent easement along the south side of APN 175-17-501-011. The applicant is requesting to vacate the existing right-of-way being that Mistral Avenue measuring between 25 feet and 70 feet in width. Lastly, to vacate a 5 foot wide portion of the right-of-way along the west side of Durango Drive. These easements and right-of-way are no longer necessary for the development. The 5 foot wide portion of the right-of-way along Durango Drive being vacated is to accommodate the required detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1772-03	Reclassified APN 176-17-501-011 from R-E to C-1 zoning for a future commercial development	Approved by BCC	December 2003
VS-0393-02	Vacated and abandoned a portion of right-of-way being Mistral Avenue	Approved by BCC	May 2002
ZC-1843-00	Reclassified APN 176-17-501-010 from R-E to C-1 zoning for a shopping center -expired	Approved by BCC	February 2001

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1643-00	Reclassified APN's 176-17-501-005, 176-17-501-007, 176-17-501-008, and 176-17-501-009 from R-E and C-P to C-1 zoning for a shopping center; APNs 176-17-501-016 and 176-17-501-017 were reclassified from R-E to C-P zoning as part of this application, but this portion later - expired	Approved by BCC	January 2001
ZC-0307-99	Reclassified APN 176-17-501-005 from R-E to CP zoning	Approved by BCC	March 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential (Rhodes Ranch)
South	Open Lands	RS3.3	Single-family residential
East	Corridor Mixed-Use & Neighborhood Commercial	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
PA-24-700012	A plan amendment to redesignate the land use category of the site from NC to MN is a companion item on this agenda.
ZC-24-0281	A zone change to reclassify the site from CG and RS20, to RS3.3 zoning is a companion item on this agenda.
WS-24-0282	A waiver of development standards to increase fill height, increase retaining wall height and eliminate a portion of street landscaping along Shelbourne Avenue and Durango Drive with design reviews for an alternative landscape plan and a single-family residential subdivision is a companion item on this agenda.
TM-24-500060	A tentative map for a 77 lot single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified, and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 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)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-24-0280.; CCWRD has no objection to the request for vacation as presented; however, CCWRD requires all existing rights granted to us within the rights-of-way to be reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118

DRAFT



Department of Comprehensive Planning Application Form

10A

ASSESSOR PARCEL #(s): 176-17-501-007 thru 009; -011; -016; -017

PROPERTY ADDRESS/ CROSS STREETS: Durango / Mistral

DETAILED SUMMARY PROJECT DESCRIPTION

Durango Mistrial - Single Family Residential - MPA/ZC/TM/WS/VS/DR

PROPERTY OWNER INFORMATION

NAME: Dayco Funding Corporation

ADDRESS: 4751 Wilshire Blvd., Suite 203

CITY: Los Angeles

STATE: CA

ZIP CODE: 90010

TELEPHONE: _____

CELL _____

EMAIL: sdayani@dayanipartners.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702-617-8464

CELL _____

EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Roxanne Leigh

ADDRESS: 5725 W. Badura Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-284-5300

CELL _____

EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

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

DocuSigned by:

Property Owner (Signature)*

Sean Dayani

Property Owner (Print)

3/6/2024 | 12:10 PM PST

Date

DEPARTMENT USE ONLY

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APPLICATION # (I) VS-24-0280

ACCEPTED BY tho

PC MEETING DATE 8/6/24

DATE 6/10/24

REC MEETING DATE 9/14/24

\$1,700

LAB/CAF/DOB/TYPE Enterprise

DATE 7/10/24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-17-501-010

PROPERTY ADDRESS/ CROSS STREETS: Durango / Mistral

DETAILED SUMMARY PROJECT DESCRIPTION

Durango Mistrial - Single Family Residential - MPA/ZC/TM/WS/VS/DR

PROPERTY OWNER INFORMATION

NAME: Shans Houshang
ADDRESS: 56 Heathcote Ave.
CITY: North York, Ontario STATE: Canada ZIP CODE: M2L 1Z1
TELEPHONE: _____ CELL _____ EMAIL: shans.houshang@gmail.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-617-8464 CELL _____ EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

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

*Correspondent will receive all project communication

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

DocuSigned by:

Shans Houshang
Property Owner (Print)

3/6/2024 | 10:11 AM PST
Date

DEPARTMENT USE ONLY

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APPLICATION # (L) VS-21-0280

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 6/10/24

ACC MEETING DATE _____

TAB/CAC REGULATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-17-501-005

PROPERTY ADDRESS/ CROSS STREETS: Durango / Mistral

DETAILED SUMMARY PROJECT DESCRIPTION

Durango Mistrial - Single Family Residential - MPA/ZC/TM/WS/VS/DR

PROPERTY OWNER INFORMATION

NAME: Mohammad Khazrai Shaneivar

ADDRESS: 2700 King Road

CITY: King City, Ontario

STATE: Canada ZIP CODE: L7B 1L6

TELEPHONE: _____ CELL _____ EMAIL: mkhazrai1@hotmail.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-617-8464 CELL _____ EMAIL: angela.pinloy@mdch.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Roxanne Leigh

ADDRESS: 5725 W. Badura Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-284-5300 CELL _____ EMAIL: hyproc@westwoodpa.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

Mohammad Khazrai Shaneivar
Property Owner (Print)

March 10/2024
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) VS-24-0280

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 6/10/24

BCC MEETING DATE _____

TAB/CAC LOCATION _____ DATE _____

RAH2402

May 21, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

Planner Copy

VS-24-0280

**RE: Durango Mistral
Justification Letter for Multiple Vacations
77 lots; 11.09 +/- acres; APNs: 176-17-501-005, -007, -008, -009, -010, -011, -016, & -017**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Richmond American Homes of Nevada, Inc., respectfully submits this justification letter with an application for multiple vacations (VAC) for the proposed community.

Project Description

The subject parcels, within the Enterprise Jurisdiction, are located at the southwest corner of the Windmill Lane and Durango Drive intersection. The proposed residential subdivision is approximately 11.09 gross acres with 77 single family residential dwelling units, resulting in a density of 6.94 dwelling units per gross acre.

Vacation of Multiple Easements

This application proposes to vacate multiple patent easements and portions of Right-of-Way that are in conflict with the proposed site. These easements are no longer needed to provide a reservation for roads or utilities.

The following patent easements will be vacated:

- Patent Easement: Patent 1208742 (33-ft along west edge of parcel and 8-ft along Shelbourne Avenue)
- Patent Easement: Patent 1170590 (33' to be vacated)
- Patent Easement: Patent 1209794 (33' to be vacated)

The following right-of-way easements will be vacated:

- OR:1991061100945 (portion of existing hammerhead)
- OR:2000060700172 (portion of existing hammerhead)
- OR:1996112201723 (portion of existing hammerhead)
- OR:2000060700173 (portion of existing hammerhead)
- Portion of OR:1459:1418756 (25-ft along Mistral Avenue alignment & 5-ft along Durango Drive)
- Portion of OR:2003110703663 (5-ft along Durango Drive)

An exhibit has been provided showing the proposed vacations along with supporting legal descriptions and exhibits.

VS-24-0780

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE
Project Manager

CC:
Angela Pinley, Richmond American Homes
Roxanne Leigh, Westwood

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0282-SHANEIVAR MOHAMMAD KHAZRAI:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase wall height; and 3) street landscaping.

DESIGN REVIEWS for the following: 1) alternative landscape plan; and 2) single-family residential development on 11.21 acres in an RS3.3 (Single-Family Residential 3.3) Zone.

Generally located on the northwest corner of Durango Drive and Shelbourne Avenue within Enterprise. JJ/rg/syp (For possible action)

RELATED INFORMATION:

APN:

176-17-501-005; 176-17-501-007 through 176-17-501-011; 176-17-501-016 through 176-17-501-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase fill height to 6 feet where a maximum of 3 feet is allowed to be placed a minimum of 5 feet from a shared residential property line per Section 30.04.06F (a 100% increase).
2. Increase the height of a retaining wall to 6 feet where a maximum height of 3 feet is permitted per Section 30.04.03.C (a 100% increase).
3. Eliminate a portion of street landscaping along Durango Drive and Shelbourne Avenue where 1 large tree and 3 shrubs shall be provided every 30 linear feet of street frontage per Section 30.04.01D.

DESIGN REVIEWS:

1. Allow an alternative landscape plan consisting of medium trees provided for every 20 linear feet of street frontage (Durango Drive and Shelbourne Avenue) where 1 large tree and 3 shrubs shall be provided every 30 linear feet of street frontage per Section 30.04.01D.
2. Single-family residential development.

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8625, 8645, 8685 W. Mistral Avenue, & 8275 S. Durango Drive
- Site Acreage: 11.21

- Project Type: Single-family detached residential
- Number of Lots: 77
- Density (du/ac): 6.87
- Minimum/Maximum Lot Size (square feet): 3,776/6,570 (gross/net)
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 2,321 to 2,783

Site Plan

The plan depicts a 11.21 acre property with 77 lots with a density of 6.87 dwelling units per gross acre. Private street access is located on the west side of Durango Drive only. A 32 foot wide emergency access easement is provided along Shelbourne Avenue. Private streets are depicted on the site plan that measures 43 feet in width with a 4 foot wide sidewalks on one side. The primary access to the proposed development is via Durango Drive only. An easement measuring 32 feet in width that will be dedicated for an emergency and utility access purposes is located immediately south of Penguin Street, adjacent to Shelbourne Avenue. North/South private street, Shark Street, measuring 43 feet in width, terminates as a stub street between Lots 40 and 47. The other north/south private street, Penguin Street, terminates as a stub street between Lots 14 and 29, and terminates as a cul-de-sac street on the south end between Lots 54 and 63. Four foot wide sidewalks are located along the east side of Penguin Street and Shark Street on the east side, and Dolphin Avenue on the north side.

Landscaping

A 15 foot wide landscape area, including 5 foot wide detached sidewalk, is provided along Durango Drive and Shelbourne Avenue. The street landscape area consists of medium trees, shrubs and groundcover. The applicant is requesting an alternative landscape plan consisting of medium trees provided for every 20 linear feet of street frontage (Durango Drive and Shelbourne Avenue) where 1 large tree and 3 shrubs shall be provided every 30 linear feet of street frontage. The landscape plan depicts a detached sidewalk with 5 feet of landscaping on each side along Durango Drive. Waivers of development standard are requested to eliminate 160 foot wide portion of the required street landscaping along Durango Drive and a 32 foot wide portion of the required street landscaping along Shelbourne Avenue to accommodate an easement for utility, drainage and emergency access purposes.

Elevations

The plans depict 3, 2 story home plans each with 4 elevations. The elevations on all 4 sides have a combination of textures, paints, stone veneer, accent colors, coach lighting, soffit elements, fascia returns, overhangs, faux shutters, cantilevers, off-set roof lines, garage door pattern variety, window casings, lap siding elements and other architectural features including an optional patio cover. All garages are front loaded access and face private streets.

Floor Plans

The plans depict 3 to 5 bedrooms, 2.5 to 3 bathrooms, a variety of living spaces. Each home will have a 2 car garage.

Applicant's Justification

The applicant states the increase in retaining wall height is necessary due to site development constraints, such as existing roadway and adjacent neighborhoods. Retaining walls up to 6 feet are needed to allow the project to meet minimum interior street slopes and maintain drainage patterns. The increased heights will fluctuate from a screen wall with no retaining wall to a screen wall with 6 feet of retaining wall around the perimeter of the site as needed. Due to the unique shape of the proposed project site. Parcels 176-17-501-016 and 176-17-501-017 are surrounded on 3 sides by an existing adjacent neighborhood. The elevation of the existing neighborhood as well as the onsite design needs to meet minimum street slopes, minimum sewer design criteria, and drainage patterns cause a need for certain portions of the site to require up to 6 feet of fill at the shared property line. The site is not being artificially raised for enhanced views. In addition, on the northeast corner of the site, there is an existing drainage easement. Landscaping is not permitted to be within these easements. Also, a 32 foot wide driveway for emergency and utility access easement is provided along Shelbourn Avenue. Since the section from Title 30 listed above requires landscape across the frontage of the site. The applicant is requesting for an Alternate Landscaping Standards to allow for medium trees to be provided for every 20 linear feet of street frontage.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1772-03	Reclassified APN 176-17-501-011 from R-E to C-1 zoning for a future commercial development	Approved by BCC	December 2003
VS-0393-02	Vacated and abandoned a portion of right-of-way being Mistral Avenue	Approved by BCC	May 2002
ZC-1843-00	Reclassified APN 176-17-501-010 from R-E to C-1 zoning for a shopping center - expired	Approved by BCC	February 2001
ZC-1643-00	Reclassified APN's 176-17-501-005, 176-17-501-007, 176-17-501-008, and 176-17-501-009 from R-E and C-P to C-1 zoning for a shopping center; APN 176-17-501-016 and 176-17-501-017 were reclassified from R-E to C-P zoning as part of this application, but this portion later - expired	Approved by BCC	January 2001
ZC-0307-99	Reclassified APN 176-17-501-005 from R-E to CP zoning	Approved by BCC	March 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential (Rhodes Ranch)
South	Open Lands	RS3.3	Single-family residential
East	Corridor Mixed-Use & Neighborhood Commercial	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
PA-24-700012	A plan amendment to redesignate the land use category of the site from NC to MN is a companion item on this agenda.
ZC-24-0281	A zone change to reclassify the site from CG and RS20 to RS3.3 zoning is a companion item on this agenda.
VS-24-0280	A vacation and abandonment for patent easements and portions of right-of-way being Mistral Avenue and Durango Drive is a companion item on this agenda.
TM-24-500060	A tentative map for a 77 lot single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The intent of limiting the amount of fill in proximity to residential development is to minimize and mitigate the impact increased finished grade may have on the adjacent property owners. The applicant indicates the increase fill height is necessary due to the unique shape of the proposed project site. Parcels 176-17-501-016 and 176-17-501-017 are surrounded on 3 sides by an existing adjacent neighborhood. Staff recognizes there may be design constraints for the project site; however, increasing the fill height up to 6 feet within 5 feet from the shared residential property line to the north, south, and west may potentially impact the existing single-family residences. Therefore, staff recommends denial of this request.

Waiver of Development Standards #2

Staff recognizes the increase to the retaining wall height is necessary to accommodate the request to increase fill within the boundaries of the project site. However, since staff is not supporting the waiver of development standards #1, staff recommends denial of this request.

Waiver of Development Standards #3

The landscape plan depicts a drainage easement, located along the northeast property line of the development, adjacent to Durango Drive. A 32 foot wide emergency access easement located

along the south property line of the development, adjacent to Shelbourne Avenue. The easement is also necessary for utility and drainage purposes. The proposed 5 foot wide detached sidewalk will continue through this easement. Staff finds this request should have minimal to no impact on the surrounding land uses and properties. However, since staff is not supporting the waivers of development standards and design reviews, staff recommends denial of this request.

Design Reviews

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

Design Review #1

An alternative landscape plan may be approved when the proposed landscape design does not meet the Code requirements, but proposes innovative, high-quality alternatives that enhance the physical environment of the site and the surrounding area. The applicant is proposing 1 medium tree and 3 shrubs for every 20 linear feet of street frontage, in lieu of 1 large tree and 3 shrubs fore every 30 linear feet of street frontage. Staff has no objection to the proposed alternative landscape plan as it should not impact the surrounding land uses or properties. However, since staff is not supporting the waivers of development standards and design reviews, staff recommends denial of this request.

Design Review #2

The layout and internal street network of the proposed subdivision is functional. A minimum of 2 architectural features are included on each façade of the single-family residences that include the following: 1) varying rooflines; 2) varying building materials; and 3) optional patios and balconies on the rear elevations. However, since staff is not supporting the waivers of development standards and design review #1; staff recommends denial of this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

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@clearwaterteam.com and reference POC Tracking #0050-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES

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



Department of Comprehensive Planning Application Form

11A

ASSESSOR PARCEL #(s): 176-17-501-007 thru 009; -011; -016; -017

PROPERTY ADDRESS/ CROSS STREETS: Durango / Mistral

DETAILED SUMMARY PROJECT DESCRIPTION

Durango Mistral - Single Family Residential - MPA/ZC/TM/WS/VS/DR

PROPERTY OWNER INFORMATION

NAME: Dayco Funding Corporation
ADDRESS: 4751 Wilshire Blvd., Suite 203
CITY: Los Angeles STATE: CA ZIP CODE: 90010
TELEPHONE: _____ CELL _____ EMAIL: sdayani@dayanipartners.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-617-8464 CELL _____ EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

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

*Correspondent will receive all project communication

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

DocuSigned by:

Property Owner (Signature)*

Sean Dayani
Property Owner (Print)

3/6/2024 | 12:10 PM PST
Date

DEPARTMENT USE ONLY

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| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
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APPLICATION # (S): WS-24-0280

ACCEPTED BY: [Signature]

PC MEETING DATE: 8/16/24

DATE: 6/10/24

BCJ MEETING DATE: 9/14/24

TYPE OF DEVELOPMENT: Enterprise

DATE: 7/10/24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-17-501-010

PROPERTY ADDRESS/ CROSS STREETS: Durango / Mistral

DETAILED SUMMARY PROJECT DESCRIPTION

Durango Mistrial - Single Family Residential - MPA/ZC/TM/WS/VS/DR

PROPERTY OWNER INFORMATION

NAME: Shans Houshang
ADDRESS: 56 Heathcote Ave.
CITY: North York, Ontario STATE: Canada ZIP CODE: M2L 1Z1
TELEPHONE: _____ CELL _____ EMAIL: shans.houshang@gmail.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-617-8464 CELL _____ EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

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

*Correspondent will receive all project communication

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

DocuSigned by:

[Signature]
Property Owner (Signature)*

Shans Houshang
Property Owner (Print)

3/6/2024 | 10:11 AM PST
Date

DEPARTMENT USE ONLY

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APPLICATION #/ID: WS-24-0282

ACCEPTED BY: [Signature]

PC MEETING DATE: _____

DATE: 6/10/24

BCC MEETING DATE: _____

TABULAR LOCATION: _____

DATE: _____



Department of Comprehensive Planning Application Form

5

ASSESSOR PARCEL #(s): 176-17-501-005

PROPERTY ADDRESS/ CROSS STREETS: Durango / Mistral

DETAILED SUMMARY PROJECT DESCRIPTION

Durango Mistrial - Single Family Residential - MPA/ZC/TM/WS/VS/DR

PROPERTY OWNER INFORMATION

NAME: Mohammad Khazrai Shaneivar

ADDRESS: 2700 King Road

CITY: King City, Ontario

STATE: Canada ZIP CODE: L7B 1L6

TELEPHONE: _____ CELL _____ EMAIL: mkhazrai1@hotmail.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702-617-8464 CELL _____ EMAIL: angela.pinloy@mdch.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Roxanne Leigh

ADDRESS: 5725 W. Badura Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89110

REF CONTACT ID # _____

TELEPHONE: 702-284-5300 CELL _____ EMAIL: frproc@westwoodps.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

Mohammad Khazrai Shaneivar
Property Owner (Print)

March 106 / 2024
Date

DEPARTMENT USE ONLY.

- | | | | | | | |
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| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0282

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 6/10/24

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____

RAH2402

May 21, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

Planner
Copy

WS-24-0082

**RE: Durango Mistral
Justification Letter for a Design Review, Tentative Map, Zone Change, and Waiver of
Standards
77 lots; 11.09 +/- acres; APNs: 176-17-501-005, -007, -008, -009, -010, -011, -016, & -017**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Richmond American Homes of Nevada, Inc., respectfully submits this justification letter with an application for a Zone Change (ZC), Design Review (DR), Tentative Map (TM), and Waiver of Standards (WS) for the proposed community.

Project Description

The subject parcels, within the Enterprise Jurisdiction, are located at the southwest corner of the Windmill Lane and Durango Drive intersection. The proposed residential subdivision is approximately 11.09 gross acres with 77 single family residential dwelling units, resulting in a density of 6.94 dwelling units per gross acre.

Design Review

Site Plan

The project is composed of 77 total lots. All lots are 40 feet minimum in width and vary from 95 feet to 187 feet deep. The lots are laid out in an east to west and north to south orientation with the main internal street running parallel with Durango Drive.

The project is proposed to be constructed as one phase. The subdivision will have interior private streets that are 43 foot wide including an attached 4 foot sidewalk. The project will not be gated and will include one entrance from Durango Drive. The interior streets that terminate in stubs are a maximum of 150 foot long and serve a maximum of 5 houses. Perimeter public streets include Shelbourne Avenue to the south of the site which is a 50.5 foot right-of-way with an existing attached 5 foot sidewalk with 6 foot of landscaping on the south side and proposed 15 foot landscaping with 5' foot detached sidewalk on the north side. Durango Drive is to the east of the site and is a 90 foot right-of-way with existing 15 feet of landscaping with 5 foot detached sidewalk on the east side and proposed 15 feet of landscaping with 5 foot detached sidewalk on the west side. These public streets will include full offsite improvements including curb, gutter, and sidewalks.

Architecture

The planned architecture for the project includes three 30' wide homes. All plans have two stories. They range in size of livable area from 2,321 to 2,783 square feet. The homes range in height from ~25ft to ~28ft. Each house will have a two car garage and a 20-ft driveway. Proposed floor plans and elevations are included with the submittal package. The proposed development and building architecture will be designed with consideration of the existing surrounding communities to ensure there is minimal impact to existing neighborhoods.

Setbacks

The setbacks for the proposed project are as follows per Title 30 RS3.3 standards:

- Front (Living): 10 feet (for 50% of building width)
- Front (Garage): 20 feet
- Side (Interior): 5 feet

Side (Corner): 10 feet
Rear (Living): 15 feet
Rear (Patio): 3 feet
Rear (Balcony): 12 feet

WS-24-0283

Emergency Access

Per Title 30 Section 30.04.09.C.1, there are a minimum of 2 through-access drives needed for sites greater than 5 acres. The proposed site currently only shows one entrance off of Durango Drive which is a 100-ft right-of-way. The logical location of a secondary access point would be along Shelbourne Avenue to the south of the site through where a cul-de-sac is currently shown. If an entrance were added off of Shelbourne, the intersection offset requirements would not be met from either Durango Drive or the existing entrance to the west along Shelbourne Avenue. Additionally, it was noted at the neighborhood meeting that the neighbors do not want an entrance to Shelbourne Avenue.

An emergency access easement with vehicle access gates has been added along Shelbourne Avenue through the end of the cul-de-sac to the south of the proposed project for emergency access as needed.

Tentative Map

The associated Tentative Map (TM) will establish the layout of the 77-residential lots, 12 common lots, and the interior street network. The TM also includes street sections for the interior private streets and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, and widths and locations of utility and drainage easements.

Zone Change

The subject development consists of eight parcels and five portions of right-of-way to be vacated. There are five parcels and one portion of right-of-way that are currently zoned Commercial General (CG), three parcels and two portions of right-of-way that are currently zoned Residential Single-Family 20 (RS20), and two portions of right-of-way that are currently zoned Residential Single-Family 3.3 (RS3.3). This application is requesting a zone change for the parcels that are currently zoned CG and RS20 be changed to Residential Single-Family 3.3 (RS3.3).

The current neighborhoods to the north, south, east, and west of the site are all currently zoned RS3.3. The zone change and proposed product type will be consistent with the surrounding area and neighborhoods.

Waiver of Development Standards

A waiver of development standards application is being submitted to request the following:

Title 30 Section 30.04.03.C.2.i. – Retaining Walls – Maximum Wall Height

Standard: Retaining walls shall be no more than 3 feet in height

Requested Waiver: Increase retaining walls to 6 feet where needed

Justification: The waiver is being requested due to site development constraints, such as existing roadway and adjacent neighborhoods, requiring an increase in perimeter retaining wall height from the allowable 3ft to a maximum of 6ft. The increased heights will fluctuate from a screen wall with no retaining wall to a screen wall with 6ft of retaining wall around the perimeter of the site as needed. The increased retaining wall heights allow the project to meet minimum interior street slopes and maintain drainage patterns. A decorative screen wall will be provided along public roadways per Title 30 requirements.

WS-24-0282

Title 30 Section 30.04.06.F.1 – Residential Adjacency - Grading

Standard: All grading shall not place more than 3 feet of fill a minimum of 5 feet from a shared property line

Requested Waiver: Allow up to 6 feet of fill at a shared property line

Justification: The waiver is being requested due to the unique shape of the proposed project site. Parcels 176-17-01-016 and -017 are surrounded on three sides by an existing adjacent neighborhood. The elevations of the existing neighborhood as well as the onsite design needs to meet minimum interior street slopes, minimum sewer design criteria, and drainage patterns cause a need for certain portions of the site to require up to 6 feet of fill at the shared property line. The site is not being artificially raised for enhanced views.

Title 30 Section 30.04.01.7 & Section 30.04.01.7.iii – Street Landscaping – Landscape Design

Standard: Landscaping shall be provided along a public street where sidewalks are required...medium trees shall be provided for every 20 linear feet of frontage

Requested Waiver: Allow the trees that are required for the frontage of the site within existing and proposed easements to be relocated to other frontage areas.

Justification: On the northeast corner of the site, there is an existing drainage easement and a proposed CCWRD easement. Landscaping is not permitted to be within these easements. Since the section from title 30 listed above requires landscape across the frontage of the site, this waiver is being requested. If the easements did not exist at the northeast corner of the site, there would be 9 medium sized trees installed. The landscape plan has been updated to show 10 new medium sized trees installed along the street frontage at different locations outside of the easements. The relocated trees are shown in blue on the landscape exhibit.

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE
Project Manager

CC:
Angela Pinley, Richmond American Homes
Roxanne Leigh, Westwood

08/06/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500060-SHANEIVAR MOHAMMAD KHAZRAI:

TENTATIVE MAP consisting of 77 lots and common lots on 11.21 acres in an RS3.3 (Residential Single-Family) Zone.

Generally located on the northwest corner of Durango Drive and Shelbourne Avenue within Enterprise. JJ/rg/syp (For possible action)

RELATED INFORMATION:

APN:

176-17-501-005; 176-17-501-007 through 176-17-501-011; 176-17-501-016 through 176-17-501-017

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8625, 8645, 8685 W. Mistral Avenue, & 8275 S. Durango Drive
- Site Acreage: 11.21
- Project Type: Single-family residential development
- Number of Lots/Units: 77
- Density (du/ac): 6.87
- Minimum/Maximum Lot Size (square feet): 3,776/6,570 (net/gross)

The plans depict a single-family residential development consisting of 77 lots on 11.21 acres with a density of 6.87 dwelling units per gross acre. The minimum and maximum net/gross lot sizes are 3,776 square feet and 6,570 square feet, respectively. The primary access to the proposed development is via Durango Drive only. An easement measuring 32 feet in width that will be dedicated for emergency and utility access purposes is located immediately south of Penguin Street, adjacent to Shelbourne Avenue. North/South private street, Shark Street, measuring 43 feet in width, terminates as stub street between Lots 40 and 47. The other north/south private street, Penguin Street, terminates as stub street between Lots 14 and 29, and terminates as cul-de-sac street on the south end between Lots 54 and 63. Four foot wide sidewalks are located along the east side of Penguin Street and Shark Street, and Dolphin Avenue on the north side. A 15 foot wide landscape area, including 5 foot wide detached sidewalk, is provided along Durango Drive and Shelbourne Avenue. The street landscape area consists of medium trees, shrubs, and groundcover.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1772-03	Reclassified APN 176-17-501-011 from R-E to C-1 zoning for a future commercial development	Approved by BCC	December 2003
VS-0393-02	Vacated and abandoned a portion of right-of-way being Mistral Avenue	Approved by BCC	May 2002
ZC-1843-00	Reclassified APN 176-17-501-010 from R-E to C-1 zoning for a shopping center - expired	Approved by BCC	February 2001
ZC-1643-00	Reclassified APN's 176-17-501-005, 176-17-501-007, 176-17-501-008, and 176-17-501-009 from R-E and C-P to C-1 zoning for a shopping center; APN's 176-17-501-016 and 176-17-501-017 was reclassified from R-E to C-P zoning as part of this application - this portion later - expired	Approved by BCC	January 2001
ZC-0307-99	Reclassified APN 176-17-501-005 from R-E to CP zoning	Approved by BCC	March 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential (Rhodes Ranch)
South	Open Lands	RS3.3	Single-family residential
East	Corridor Mixed-Use & Neighborhood Commercial	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
PA-24-700012	A plan amendment to redesignate the land use category of the site from NC to MN is a companion item on this agenda.
ZC-24-0281	A zone change to reclassify the site from CG and RS20 to RS3.3 zoning is a companion item on this agenda.
WS-24-0282	A waiver of development standards to increase fill height, increase retaining wall height and eliminate a portion of street landscaping along Shelbourne Avenue and Durango Drive with design reviews for an alternative landscape plan and a single-family residential subdivision is a companion item on this agenda.
VS-24-0280	A vacation and abandonment for patent easements and portions of right-of-way being Mistral Avenue and Durango Drive is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Tentative Map

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- 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.

Building Department - Addressing

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0050-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES

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

DRAFT



Department of Comprehensive Planning Application Form

12A

ASSESSOR PARCEL #(s): 176-17-501-007 thru 009; -011; -016; -017

PROPERTY ADDRESS/ CROSS STREETS: Durango / Mistral

DETAILED SUMMARY PROJECT DESCRIPTION

Durango Mistrial - Single Family Residential - MPA/ZC/TM/WS/VS/DR

PROPERTY OWNER INFORMATION

NAME: Dayco Funding Corporation
ADDRESS: 4751 Wilshire Blvd., Suite 203
CITY: Los Angeles STATE: CA ZIP CODE: 90010
TELEPHONE: _____ CELL _____ EMAIL: sdayani@dayanipartners.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-617-8464 CELL _____ EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

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

*Correspondent will receive all project communication

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

DocuSigned by:

Property Owner (Signature)*

Sean Dayani
Property Owner (Print)

3/6/2024 | 12:10 PM PST
Date

DEPARTMENT USE ONLY

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

APPLICATION #/ID: TM-24-500060

ACCEPTED BY: [Signature]

PERMITTING DATE: 8/6/24

DATE: 6/10/24

BEST PESTING DATE: 9/14/24

\$750

TAB/CAC LOCATION: Enterprise

DATE: 7/10/24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-17-501-010

PROPERTY ADDRESS/ CROSS STREETS: Durango / Mistral

DETAILED SUMMARY PROJECT DESCRIPTION

Durango Mistrial - Single Family Residential - MPA/ZC/TM/WS/VS/DR

PROPERTY OWNER INFORMATION

NAME: Shans Houshang
ADDRESS: 56 Heathcote Ave.
CITY: North York, Ontario STATE: Canada ZIP CODE: M2L 1Z1
TELEPHONE: _____ CELL _____ EMAIL: shans.houshang@gmail.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-617-8464 CELL _____ EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

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

*Correspondent will receive all project communication

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

DocuSigned by:


Property Owner (Signature)*

Shans Houshang
Property Owner (Print)

3/6/2024 | 10:11 AM PST
Date

DEPARTMENT USE ONLY

- | | | | | | | |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input checked="" type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION #/ID: TM-24-5000160-

APPROVED BY: [Signature]

PC MEETING DATE: _____

DATE: 6/10/24

CC MEETING DATE: _____

LAR/CORRECTION DATE: _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-17-501-005

PROPERTY ADDRESS/ CROSS STREETS: Durango / Mistral

DETAILED SUMMARY PROJECT DESCRIPTION

Durango Mistrial - Single Family Residential - MPA/ZC/TM/WS/VS/DR

PROPERTY OWNER INFORMATION

NAME: Mohammad Khazrai Shaneivar

ADDRESS: 2700 King Road

CITY: King City, Ontario

STATE: Canada ZIP CODE: L7B 1L6

TELEPHONE: _____ CELL _____ EMAIL: mkhazrai@hotmail.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702-617-8464

CELL _____

EMAIL: angola.pinkoy@mdch.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Roxanne Leigh

ADDRESS: 5725 W. Badura Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-284-5300

CELL _____

EMAIL: hproc@westwoodpe.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

Mohammad Khazrai Shaneivar
Property Owner (Print)

March 106/2024
Date

DEPARTMENT USE ONLY.

- | | | | | | | |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input checked="" type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) TM-24-500060

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 6/10/24

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____

SUBDIVISION RECOMMENDATIONS
Clark County Planning Commission

DATE: 6/10/24 MAP #: TM-24-500060

MAP NAME: Durango Mistral

APN(S): 176-17-501-005, -007, -008, -009, -010, -011, & -016

LOCATION (cross streets): Durango Drive & Windmill Lane

SECTION / TOWNSHIP / RANGE: Section 17; T22; R60

PLANNER: Hunter White EMAIL AND / OR FAX #: hunter.white@clarkcountynv.gov

Please submit recommendations to Current Planning PRIOR TO AGENDA REVIEW on: 6/24/24

This Tentative Map will be considered by the PO/BCC Meeting on: PC-8/6/24 & BCC 9/4/24

NUMBER OF LOTS / UNITS:

COMMERCIAL/INDUSTRIAL _____

PLANNED UNIT DEVELOPMENT _____

SINGLE FAMILY RESIDENTIAL 77

COMPACT LOTS _____

OTHER LOTS / UNITS _____

3,500 Square Foot Lots _____

6,000 Square Foot Lots _____

7,000 Square Foot Lots _____

20,000 Square Foot Lots _____

3,776 - 7,370 Square Foot Lots

COMMENTS: _____

PLEASE REFERENCE MAP NUMBER & MEETING DATE WHEN SUBMITTING RECOMMENDATIONS TO:

ADDRESSING / COMPREHENSIVE PLANNING

CC BUILDING DIVISION

CC Building Department - Fire Prevention

CC HEALTH DEPARTMENT

CC WATER RECLAMATION

CC SCHOOL DISTRICT

LV VALLEY WATER DISTRICT

FIRE ALARM OFFICE - City of Las Vegas

REGIONAL TRANS. DISTRICT

NV DIVISION WATER RESOURCES

US POST OFFICE

LUMEN (CENTURY LINK)

SW GAS COMPANY

NV ENERGY

COX COMMUNICATIONS

CC TRAILS-MELISSA CANDEK (Comp Planning)

CLARK COUNTY CURRENT PLANNING

500 South Grand Central Parkway

P.O. Box 551744

Las Vegas, NV 89155-1744

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0271-VANQUISH IRREVOCABLE TRUST ETAL & RICHARDS, STEVEN C. TRS:

USE PERMIT for a home occupation (outdoor dog handling and training) in conjunction with a single-family residence on 1.01 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Siddall Avenue and the east side of Rancho Destino Road within Enterprise. MN/jm/syp (For possible action)

RELATED INFORMATION:

APN:

177-33-302-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 160 Siddall Avenue
- Site Acreage: 1.01
- Project Type: Home occupation
- Square Feet: 11,500 (training field)
- Parking Required/Provided: 2/12 (driveway)

Site Plan

The plan depicts a single-family residential lot with a 71 foot by 141 foot field in the southwest portion of the lot. The field is fenced in and is covered by natural turfgrass. Adjacent to the field is an existing single-family residence in the southeast portion of the parcel that faces Siddall Avenue. A fenced-in driveway is located off the attached 2 car garage. There are several accessory buildings on-site. A shed measuring 20 feet by 10 feet, 40 feet north of the single-family residence and another shed measuring 12 feet by 12 feet, 28 feet north of the prior shed along the east property line, 10 feet south and 5 feet west of the northeast corner of the lot lies an accessory structure measuring 20 feet by 16 feet. A horse stable, measuring 20 feet by 86 feet is 10 feet from the north property line and 32 feet from the west property line. On the southwest corner of the pens and directly adjacent to the field is another accessory structure measuring 20 feet by 20 feet.

Landscaping

No changes are planned to the existing landscaping.

Elevations

The photos depict a white 3 level split-rail fence surrounding the field with white wire fencing along the bottom 2 horizontal rails.

Applicant's Justification

The applicant states that they would like to be able to use their field area for dog handling and training in small groups. The dogs are a mix of personal pets and sport dogs. They would like to have 5 to 6 people, and their dogs, on-site on Tuesday, Wednesday, and Thursday nights from 5:30 p.m. to 9:00 p.m. and occasionally on weekends where attendance may be up to 10 people with their dogs. At any given time only 1 dog will be unleashed on the field at a time. The remaining dogs will be under the control of their owners. Dogs that are deemed to be too loud will have a bark collar to keep them from barking. The applicant states they have up to 12 parking spaces available in their driveway with an additional 3 available upon completion of a detached garage approved under permit number BD23-17971.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified to R-E (RNP-I) zoning	Approved by BCC	October 2005
WS-1242-02	Waivers for non-standard decorative fence, accessory structure visible from right-of-way, decreased roof pitch, raised metal roof	Approved by PC	October 2002

Surrounding Land Use

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

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

Clark County Public Response Office (CCPRO)

CE22-22387 is for building without a permit. The existing horse stables were enclosed for dog kennels.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff is concerned with the scope of the request. Having 10 customers and their dogs on-site is not compatible with a residential neighborhood and is more appropriate in commercial and industrial districts. The noise and traffic associated with up to 10 customers and their dogs at the same time will be a detriment to the area. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: STEVEN RICHARDS
CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131

DRAFT



Department of Comprehensive Planning Application Form

13A

ASSESSOR PARCEL #(s): 177-33-302-006

PROPERTY ADDRESS/ CROSS STREETS: 160 SIDDALL AVE. LV, NV 89183

DETAILED SUMMARY PROJECT DESCRIPTION

SPECIAL USE PERMIT TO ALLOW THE COMMERCIAL USE OF THE GATHERINGS OF DOG OWNERS--DOG HANDLING, AND DOG TRAINING.

PROPERTY OWNER INFORMATION

NAME: VANQUISH IRREVOCABLE TRUST ETAL

ADDRESS: 160 SIDDALL AVE

CITY: LAS VEGAS

TELEPHONE: 702-483-7045

CELL _____

STATE: NV

ZIP CODE: 89183

EMAIL: info@thetaylorconsultinggroup.com

APPLICANT INFORMATION

NAME: VANQUISH IRREVOCABLE TRUST ETAL

ADDRESS: 160 SIDDALL AVE

CITY: LAS VEGAS

TELEPHONE: 702-483-7045

CELL _____

STATE: _____

ZIP CODE: 89183

REF CONTACT ID # _____

EMAIL: info@thetaylorconsultinggroup.com

CORRESPONDENT INFORMATION

NAME: TAYLOR CONSULTING GROUP, INC

ADDRESS: 8414 W. FARM ROAD, #180-211

CITY: LAS VEGAS

TELEPHONE: 702-483-7045

CELL _____

STATE: NV

ZIP CODE: 89131

REF CONTACT ID # _____

EMAIL: info@thetaylorconsultinggroup.com

*Correspondent will receive all project communication

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

Steven Richards
VANQUISH IRREVOCABLE TRUST ETAL

Property Owner (Print)

1.9.24

Date

Property Owner (Signature)*

<input type="checkbox"/> AR	<input type="checkbox"/> AR	<input type="checkbox"/> RT	<input type="checkbox"/> PUD(P)	<input type="checkbox"/> SM	<input checked="" type="checkbox"/> UC	<input type="checkbox"/> W1
<input type="checkbox"/> APW	<input type="checkbox"/> AV	<input type="checkbox"/> RA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SER	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER _____

APPLICATION # 24-0271

APPROVED BY SM

APPROVAL DATE 8/4/24

DATE 4/8/21

APPROVAL BY _____

Fee 1000.00

APPROVAL BY Enterprise

DATE 7/10/24

May 20, 2024

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

RE: APN: 177-33-302-006

To Whom It May Concern:

We are respectfully requesting a special use permit to allow for non-commercial use in an area with a Planned Land Use designation of Ranch Estate Neighborhood (up to 2 du/ac) with an RNP I Overlay District. The homeowner is applying for a use permit for a home occupation to allow him to operate outside with more than one student. The property, located at 160 Siddall Avenue, Las Vegas, Nevada 89183 will be used for the gathering of dog owners, dog handling, and dog training on a privately owned property located at 160 Siddall Avenue, Las Vegas, Nevada 89183.

The property owner would like to use his large property for non-commercial canine use. He points out that he and his friends are a small group of like-minded canine enthusiasts who simply would like to use the property as a gathering place to discuss how they train their dogs, subsequently demonstrating the activity on the grass field (please see attached document highlighting the grass field). There will be only one (1) dog allowed un-leashed on the field at any given time, with the exception being times when one (1) additional dog will be allowed on the grass field to serve as a distraction to the training dog. All other dogs will be leashed and under the control of their handler. Any dog that is deemed to have a barking problem will be outfitted with a bark collar.

Parking is ample with an available twelve (12) spaces at the front (South) of the property, three (3) spaces within property

lines on the west, and an additional three (3) car garage that is currently permitted and being constructed on the west side. Additionally, there is a pending permit for a shed to be located at the north end of the property, covered by an existing shade structure. The back line of the property is 149.14, with the back fence to shed measuring 7.11, and the property line to the shed on the horizontal measuring 32.10.

Currently the small group meets Tuesday, Wednesday, and Thursday nights from 5:30 pm to 9:00 pm. Occasionally they get together on the weekend. There is an average of 5 or 6 people during any given week evening, but for five (5) to six (6) weekends per year that number may increase to approximately ten (10) people. All the dogs are family pets but compete in sports too. They are all registered and current with any city/county licensing. At times obstacles may be used, however they are stored out of sight when training is completed.

The property owner, on occasion, would like to rent out the field to dog trainers. Again, it would be only one dog at a time. Given that the owner is strict with his own get-togethers, those rules will apply to any other party on the premises.

Thank you for your time and consideration. We feel as though the facilitation of this request would be appropriate for the area, as well as the property itself. With the exception of the two (2) projects currently, or soon-to-be permitted out-buildings no other changes will take place. There will be no changes to the existing landscape.

Respectfully,

Nathaniel Taylor

Nathaniel Taylor
President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0286-NEVADA POWER COMPANY:

USE PERMIT for a communication tower in conjunction with an existing public utility substation on a portion of 2.49 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the east side of Rainbow Boulevard and the south side of Eldorado Lane (alignment) within Enterprise. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-11-201-014

USE PERMIT:

Allow a communication tower for 1 antenna array where any tower shall be designed to accommodate more than 1 array per Section 30.03.08B.

LAND USE PLAN:

ENTERPRISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.49
- Project Type: Communication tower in conjunction with an existing public utility substation
- Tower Height: 49 feet 7 inches

Site Plan

The plans depict a proposed 49 foot 7 inch high omni power antenna with an equipment cabinet located within the existing NV Energy substation. The antenna tower and equipment are located 47 feet 10 inches from the north property line, and 69 feet 8 inches from the west property line east of the existing equipment building and south of the access gate. The site has an existing 80 foot high stealth communications tower with accessory equipment located adjacent to the north property line.

Landscaping

There are no proposed changes to the existing landscaping along Rainbow Boulevard.

Elevations

The plans depict a proposed foot 7 inch high omni power antenna tower with an equipment cabinet. The tower is a lattice structural design.

Applicant's Justification

The applicant indicates that the proposed omni power antenna with an equipment cabinet inside the existing NV Energy substation will match its surroundings to minimize visibility, and meeting the setback, and separation requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-08-900778	80 foot high stealth communication tower and accessory equipment	Approved by ZA	June 2008
UC-2140-97	Electrical substation facility including control equipment banks, poles, and other associated equipment	Approved by PC	January 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-use	EG	Shopping center
South & East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Corridor Mixed-use	CG	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis Comprehensive Planning Use Permit

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

The proposed omni power antenna tower and equipment cabinet located within the existing NV Energy substation is located in the northwest corner of the site, located away from the multi-family residential property to the east and south. There is an existing stealth communication tower on the site located to the north of the proposed tower which cannot accommodate the proposed the facility. Staff finds that the proposed use will assist with the operations of the utility. It appears that landscaping along the street frontage may need to be re-established as

originally approved (UC-2140-97). With the re-establishment of landscaping, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NEVADA POWER COMPANY
CONTACT: JESSICA FLORES, POGGEMEYER DESIGN GROUP, 6960 SMOKE RANCH ROAD, SUITE 110, LAS VEGAS, NV 89128



Department of Comprehensive Planning Application Form

14A

ASSESSOR PARCEL #(s): 176-11-201-014

PROPERTY ADDRESS/ CROSS STREETS: Rainbow Blvd/El Dorado Ln

DETAILED SUMMARY PROJECT DESCRIPTION

Installation, operation and maintenance of a communication system as part of Nevada Energy Infrastructure System: Omni Antenna or Existing or new support Structure. Equipment Cabinet

PROPERTY OWNER INFORMATION

NAME: Nevada Power Company
ADDRESS: 7508 S. Rainbow Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89139
TELEPHONE: 775-636-0014 CELL: _____ EMAIL: mark.sullivan@nvenergy.com

APPLICANT INFORMATION (must match online record)

NAME: Nevada Energy
ADDRESS: 7155 S. Lindell Rd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 775-636-0014 CELL: _____ EMAIL: mark.sullivan@nvenergy.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kleinfelder -Jason Calhoun/ Jessica Flores
ADDRESS: 6960 Smoke Ranch Rd, Suite 110
CITY: Las Vegas STATE: NV ZIP CODE: 89128 REF CONTACT ID # _____
TELEPHONE: 702-255-8100 CELL: _____ EMAIL: jcalhoun@kleinfelder.com/jcflores@kleinfelder.com

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

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

Property Owner (Signature)* _____

Property Owner (Print) _____

Date _____

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 176-24-02800
PC MEETING DATE 8/10/24
BCC MEETING DATE _____
TAB/CAC LOCATION Enterprise

ACCEPTED BY RP
DATE 8/10/24
FEES \$1000.00

DATE 7/10/24



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 type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: Nevada Power Company ADDRESS: 7508 S. Rainbow Blvd CITY: Las Vegas STATE: NV ZIP: 89139 TELEPHONE: 775-834-3007 CELL: 775 420-7722 E-MAIL: mark.sullivan@nvenergy.com
	APPLICANT NAME: Nevada Energy ADDRESS: 7155 S. Lindell Rd CITY: Las Vegas STATE: NV ZIP: 89118 TELEPHONE: 775-838-0014 CELL: 775 420-7722 E-MAIL: mark.sullivan@nvenergy.com REF CONTACT ID #: _____
	CORRESPONDENT NAME: Kleinfelder - David Segal / Jessica Flores ADDRESS: 6960 Smoke Ranch Rd, Suite 110 CITY: Las Vegas STATE: NV ZIP: 89128 TELEPHONE: 7025-266-8100 CELL: _____ E-MAIL: dsegal@kleinfelder.com/jcflores@kleinfelder.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-11-201-014

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow Blvd/El Dorado Ln

PROJECT DESCRIPTION: Installation, operation and maintenance of a communication system as part of Nevada Energy Infrastructure System: Overl Antenna or Editing or new support Structure. Equipment Cabinet

(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)* Mark Sullivan Property Owner (Print) Mark Sullivan

STATE OF Nevada
COUNTY OF WASHOE
SUBSCRIBED AND SWORN BEFORE ME ON 4/8/2024 (DATE)
By MARK SULLIVAN
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.



Date: 4/10/2024

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

ATTN: Clark County Department of Comprehensive Planning

**RE: JUSTIFICATION LETTER
APN 176-11-201-014
ROBINDALE
KLF PROJECT #:24001030
COMPREHENSIVE PLANNING #: APR 23-101628**

On behalf of our client, Nevada Energy, Kleinfelder is respectfully submitting the special use permit with the intent to install an omni power, antenna, and cabinet inside an existing NV Energy Substation, as required per Section 30.03.088. The project is a communication tower with an antenna that does not have any architectural elements associated with it and therefore does not impact the site architectural design.

The existing substation was approved via UC-2140-97 and is screened from the adjacent residential properties and the right-of-way. The tower will match its surroundings to minimize its visibility, and meet the setback, and separation requirements in Section 30.03.088.

There are no other proposed changes to the substation, landscaping, walls, or other site elements.

Should you require any additional information feel free to call our office at (702) 255-8100.

Respectfully,

KLEINFELDER

A handwritten signature in black ink, appearing to read "J. Calhoun", is written over a light blue horizontal line.

Jason M Calhoun, P.E.

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0273-TEGLIA, SEAN:

WAIVER OF DEVELOPMENT STANDARDS to reduce building separation for a proposed detached accessory building (garage) in conjunction with an existing single-family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays.

Generally located on the south side of Mardon Avenue, 115 feet west of Bonk Boulevard within Enterprise. MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:
177-08-114-011

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the separation between a proposed detached accessory building (garage) and an existing single-family residence to 3.5 feet where 6 feet is the standard per Section 30.02.04 (a 42% reduction).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 3323 W. Mardon Avenue
- Site Acreage: 0.47
- Project Type: Detached accessory building (garage)
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 2,556 (garage)/2,908 (existing residence with attached garage)

Site Plan

The plan depicts an existing 2,908 square foot single-family residence on a 0.47 acre lot on the south side of Mardon Avenue, approximately 116 feet west of Bonk Boulevard. The existing residence is shown to be rectangular in shape and is located in the south-central portion of the site. The existing residence is shown to be setback 48 feet from Mardon Avenue, 34 feet from the western property line, 33 feet from the eastern property line, and 42.5 feet from the rear property line. The plan shows that there is an existing attached patio cover located on the southeastern portion of the residence and a detached shade structure located to the east of the

pool in the rear of the site. The proposed detached RV garage is shown to be 2,556 square feet and located on the western side of the property. The proposed detached garage is L-shaped and is setback 62.5 feet from Mardon Avenue, 5 feet from the western property line, and 5 feet from the rear property line. The plan shows that the separation between the proposed building and the existing residence is 3.5 feet, requiring a waiver of development standards. Access to the site is provided by 2 residential driveways from Mardon Avenue. The main driveway accesses an existing attached garage in the northeastern portion of the site and the secondary driveway will access the proposed garage on the western portion of the site.

Landscaping

There are no proposed changes to the existing landscape on the site, which consists partially of turf and desert landscaping in the front yard and additional desert landscaping in the rear yard.

Elevations

The plans show that the existing residence is one story and approximately 15 feet tall with a brick front and beige stucco exterior. The roof of the existing residence is shown to a black, gabled, asphalt shingle roof. The elevations for the proposed detached garage show that the building will range in height from 13 feet up to 20 feet in height. The exterior of the proposed garage will consist of a beige stucco exterior to match the exterior of the existing residence. The roof is shown to be an angled, black, asphalt shingle roof. Access to the proposed garage is provided by 2 roll-up garage doors along the northern façade of the building with 3 access doors along the eastern side of the building.

Floor Plan

The plan for the proposed garage show that the 2,556 square foot garage will be divided into three different rooms. The main garage room will house personal vehicles and a shop area and is shown to be approximately 2,064 square feet. An additional 336 square foot storage room is shown off the main garage areas in the southeast portion of the building. This room is only accessible from the outside of the building. A lawn and garden room are shown to be 156 square feet and located at the southern end of the building. The lawn and garden room are separated from the main garage and is accessible only from the rear yard.

Applicant's Justification

The applicant states that the garage will be used for the storage of the applicant's RV's and other vehicles. The garage will also be used for general and gardening storage purposes. The applicant indicates that the reduction in building separation is needed to due to lot conditions and the needed width for the garage entries.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the site from the R-E zoning to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Ranch Estate Neighborhood (Up to 2 du/ac)	RS20 (RNP-NPO & AE-60)	Single-family residential
South	Business Employment	IP (AE-60 & AE-65)	Office/warehouse complex

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Staff finds that the purpose of requiring a minimum separation between buildings is to assure the crowding of structures on a site is reduced and, as a result, to reduce the potential spread of fire between buildings. In this case, staff finds that the proposed building has been designed to maintain the necessary setbacks, but as a result has reduced building separation. Based on a survey of the surrounding area, there are no similar structures with the mass and size of the proposed garage. Staff can appreciate that each lot carries its own unique circumstances, in terms of building placement and conditions; however, staff finds that the building could have been designed to meet the minimum building separation requirements based on the size and circumstances of the lot in question. In addition, the applicant has not provided sufficient justification nor mitigation for the proposed reduction in building separation. Ultimately, staff finds that the request is the result of a self-imposed hardship and could pose a potential safety risk. For these reasons, staff cannot support this waiver of development standards. If the request is approved, staff recommends that architecturally compatible brick be incorporated on the front façade of the garage building to compliment the brick that is on the house.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SEAN TEGLIA

CONTACT: ADRIAN PLATA, 4950 S. RAINBOW BOULEVARD, SUITE 150-613, LAS VEGAS, NV 89118

WS-24-0273



Department of Comprehensive Planning Application Form

PLANNING
COPY 15A

ASSESSOR PARCEL #(s): 177-08-114-011

PROPERTY ADDRESS/ CROSS STREETS: 3323 W Mardon Ave Las Vegas, NV 89139

DETAILED SUMMARY PROJECT DESCRIPTION

Construct Detached RV Garage

PROPERTY OWNER INFORMATION

NAME: Sean & Alana Teglia Family Trust
ADDRESS: 3323 W Mardon Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89139
TELEPHONE: 702.759.5966 CELL: _____ EMAIL: sean@standard-lv.com

APPLICANT INFORMATION (must match online record)

NAME: Sean & Alana Teglia Family Trust
ADDRESS: 3323 W Mardon Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89139 REF CONTACT ID # _____
TELEPHONE: 702.759.5966 CELL: _____ EMAIL: sean@standard-lv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Plata Design CO Adrian Plata
ADDRESS: 4950 S Rainbow Blvd #150-613
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702.931.9227 CELL: _____ EMAIL: permits@plataesign.com

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

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

[Signature]
Property Owner (Signature)*

SEAN TEGLIA
Property Owner (Print)

4/11/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0273

ACCEPTED BY MY

PC MEETING DATE 05/06/24

DATE 6/11/24

BCC MEETING DATE _____

FEES \$500

TAB/CAC LOCATION Enterprise

DATE 07/10/24

\$500



Wednesday, May 1, 2024

Department of Comprehensive Planning
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

PLANNER
COPY

RE: Justification Letter for a Waiver of Development Standards For
New Detached RV Garage Located at:
3323 W Mardon Ave., Las Vegas, NV 89139
APN: 177-08-114-011
Zoned: RS20

Presented are plans that include a Site Plan, Floor Plan, Exterior Elevations, Sections, and 3D views for a 2,556 Square Foot Detached RV Garage. The proposed Detached RV Garage is 25' wide at the front and 85.5' long. It is located on the west side of the property in between the existing site wall and the existing SFR. The proposed setbacks are +63'-0" from the front, 5' from west side property line, 5' from the south property line, 3'-6" from the west of the SFR, and 13'-0" from the south of the SFR.

The proposed Detached RV Garage contains a "Lawn & Garden" storage room at the rear, a secondary storage toward the rear east side of the building for other ancillary storage like pool equipment, and the main Garage area is a double wide to accommodate the owner's various motor vehicles and sporting equipment for their family.

The Detached RV Garage will be built with Steel and CFS (Cold Form Steel) Framing, covered with Stucco to match the rear of the home, and asphalt shingle to match the existing SFR.

Due to the existing lot conditions, and to accommodate the proposed detached double wide entry RV garage, we are requesting a Waiver of Development Standards. The current design has a 3'-6" separation between the custom RV garage and single family residence where 6'-0" minimum is required.

We are respectfully requesting Current Planning to allow for a waiver to allow for less than a 6' separation between the accessory structure and the SFR, specifically 3'-6" in between the proposed detached garage & the existing SFR. The garage will be architecturally compatible with the existing SFR, and follow all other setbacks. We understand that building permits will still need to be applied for, and will comply with the latest Building codes for construction.

If you require further information, or drawings, please do not hesitate to contact me.

Sincerely,
Adrian A. Plata, Residential Designer #408-RD
Phone: 702.931.9227
Email: adrian@platadesign.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0275-KRSHUL, REBECCA & JAMES:

WAIVER OF DEVELOPMENT STANDARDS for alternative street landscaping in conjunction with an existing single-family residence and proposed accessory structure on 0.39 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Rush Avenue and the east side of Fairfield Avenue within Enterprise. MN/nai/syp (For possible action)

RELATED INFORMATION:

APN:

177-28-811-015

WAIVER OF DEVELOPMENT STANDARDS:

Allow a block wall in front of the street landscaping area where not permitted per Section 30.04.01

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 352 E. Rush Avenue
- Site Acreage: 0.39
- Project Type: Block wall
- Building Height (feet): 18 (garage)
- Square Feet: 3,348 (existing house)/1,600 (proposed garage)

Site Plan

The plan shows an existing 3,348 square foot single-family residence on the southern portion of the parcel facing Rush Avenue. The proposed 1,600 square foot accessory structure (garage) will be located 15 feet from the north property line and 5 feet from the east property line, with a 30 foot separation from the primary residence. The accessory structure will have a 12 foot wide and 53 foot long driveway from Fairfield Avenue. There is an existing CMU block wall with wrought iron fence, which will be demolished, placed behind the landscaping on Fairfield Avenue. A new 3 foot high retaining wall with a 6 foot high decorative screen wall front the street landscaping, on the property line along Fairfield Avenue.

Landscaping

The plan shows new street landscaping with medium size trees. The trees will be planted every 20 feet along Fairfield Avenue, and 3 shrubs will be planted with each tree. The proposed wall along Fairfield Avenue will be 3 feet of retaining wall and 6 feet of decorative wall. It will be placed at the back of the gravel walkway, in front of the street landscaping.

Elevations

The plans depict an 18 foot, 6 inch high proposed accessory building (garage) with a stucco exterior and a Spanish tile roof to match the existing residence. The west elevation shows 2 panelized roll-up garage doors and the south elevation shows an additional panelized garage door with an entry door.

Floor Plans

The plans show a 1,600 square foot accessory structure (garage) with an open floor plan.

Applicant's Justification

The applicant is building a new detached accessory structure (garage) and a new block wall. The accessory structure will be architecturally compatible with the house, and it meets all of the setback, separation, and height requirements. The applicant is applying for a waiver of development standards to allow a block wall in front of the street landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0654	Increased the size of an accessory structure (garage) in conjunction with a single-family residence - expired	Approved by PC	January 2022
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-1) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West, & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Single-family residential
South	Neighborhood Commercial	RS10	Single-family residential

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Staff finds the applicant submitted a similar application in 2021. UC-21-0654 was a use permit approved by the Planning Commission in January 2022 for an accessory structure (garage) to exceed half of the footprint of the principal dwelling. The new retaining wall was also included in the original application. With the new adopted Title 30 code, an accessory structure can now exceed half of the footprint of the principal dwelling; a use permit is no longer required. However, a fence or wall within the landscaping area is not allowed. As a result, the applicant is applying for a waiver of development standards. The applicant will plant new medium size trees and each tree will provide 236 square feet of shade canopy. Since the new landscaping will match the existing landscaping for other properties on Fairfield Avenue, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- 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: JAMES KRSHUL

CONTACT: JAMES KRSHUL, 352 E. RUSH AVENUE, LAS VEGAS, NV 89183

DRAFT



Department of Comprehensive Planning Application Form

16A

ASSESSOR PARCEL #(s): 177-28-811-015

PROPERTY ADDRESS/ CROSS STREETS: 352 East Rush Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

A proposed accessory structure with a waiver to reduce fence setback and landscape buffer

PROPERTY OWNER INFORMATION

NAME: James & Rebecca Krshul
 ADDRESS: 352 East Rush Avenue
 CITY: Las Vegas STATE: NV ZIP CODE: 89183
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: James & Rebecca Krshul
 ADDRESS: 352 East Rush Avenue
 CITY: Las Vegas STATE: NV ZIP CODE: 89183 REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION

NAME: George Rogers
 ADDRESS: 6325 South Jones Boulevard, Suite 100
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 168923
 TELEPHONE: 702-894-5027 CELL 702-376-9782 EMAIL: pac@gmralv.com

*Correspondent will receive all project communication

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

[Signature]
 Property Owner (Signature)*
Rebecca Krshul

JAMES B KRSHUL
 Property Owner (Print)
Rebecca Krshul

3/31/24
 Date
3/31/24

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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WS-24-0275
8/6/2024

NAT
6/6/2024
\$800.00

Enterprise 7/10/2024



George M. Rogers, Architect
Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100
Las Vegas, Nevada 89118
(702)894-5027
fax (702)894-5028
www.gmrarchitect.com

May 24, 2024

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

WS-24-0275

re: APN 177-28-811-015
352 East Rush Avenue
Letter of Justification Accessory Structure

Dear Sir or Madam,

Request

This application is submitted for:
Waiver of Standards for an alternative to build the boundary wall in front of the landscape buffer at back of sidewalk.

Project Description

The project includes a new 1,600 square foot detached garage associated with an existing single-family residence. The proposed accessory building will have stucco walls and accent bands, Spanish roof tiles and panelized roll-up garage doors all in styles and colors that match the existing residence.

The project also proposes the removal of the existing fence on the side corner adjacent to Fairfield Avenue to be replaced by a new 3' high decorative CMU retaining wall with 6' high decorative CMU fence above. The fence is proposed to be set back 0' from the property line without the landscape buffer behind the fence and trees planted every 20.

The construction materials for the proposed wall and the proposed garage have been stockpiled in the back yard of the property. The existing vehicles stored are in the process of being relocated.

Justification

This application is justified for the following reasons:

- An almost identical application was approved on January 4, 2022 by the Planning Commission for the same property and it expired January 3, 2024 (UC-21-0654).
- All materials and colors used will be compatible with the existing residence.
- The proposed accessory structure will not exceed 25'-0" as specified by Title 30.
- The proposed wall will not exceed 3'-0" retaining and 6'-0" fence on top, as specified by Title 30.
- An identical 0' setback for the retaining wall/fence exists across the street to the west on Fairfield Avenue as well as north of the subject site on Fairfield Avenue without landscape buffers.
- The landscape trees will be provided on the east side of the fence so that the canopies soften the top of the decorative wall.

We believe this is a compatible use with the area and respectfully request your approval.

Very truly yours,



George Rogers, AIA
GEORGE M. ROGERS, CHARTERED
A Nevada Professional Corporation

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400058 (DR-21-0708)-AINSWORTH GAME TECHNOLOGY, INC:

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) parking lot modifications; and 2) alternative parking lot landscaping in conjunction with an existing office/warehouse building on 16.5 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay.

Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/rp/ng (For possible action)

RELATED INFORMATION:

APN:

176-01-110-004

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5800 Rafael Rivera Way
- Site Acreage: 16.5
- Project Type: Parking lot modifications
- Parking Required/Provided: 442/541

History & Request

The approved application was for parking lot modifications in conjunction with an existing office/warehouse building. Approximately 60 parking spaces and a driveway to Westwind Road will be removed, which are mostly located on an adjacent parcel to the east. The parcel with the additional parking spaces and Westwind Road driveway was sold in 2021, and a companion application (UC-21-0655) for a distribution center and an office/warehouse was approved to develop the adjacent site.

Since the warehouse on the subject site was originally approved, the parking calculations for a warehouse were reduced to 1.5 parking spaces per 1,000 square feet. As a result, the parking spaces on the adjacent parcel are no longer needed, and the existing parking spaces on-site exceed Title 30 standards based on the new parking ratio. The approved application allows 20 parking spaces to be added and includes a request for alternative parking lot landscaping for a portion of the redesigned parking spaces on-site. Also, the approved application was necessary since ZC-1165-07 required a design review on final plans.

Site Plan

The approved site plan depicts the elimination of approximately 60 parking spaces that are mostly located on an adjacent parcel to the east. Cross access to the parcel to the east, which used to have parking for the subject site, will be eliminated, and an 8 foot wide landscape strip will be located along this portion of the property line, which matches the landscape strip to the north and south of the site modifications. Nine additional parking spaces will be created on-site in the areas that were previously used for cross access. Based on the updated parking calculations of 1.5 parking spaces per 1,000 square feet, 541 parking spaces will be provided where 442 parking spaces are required. No other changes are proposed for the site.

Landscaping

All existing landscaping will remain unchanged. Additional landscaping includes an 8 foot wide landscape strip along the northern portion of the east property line and 3 parking lot landscape fingers within the new parking spaces. A design review for alternative parking lot landscaping is necessary since a fire hydrant and an NV Energy pull box are in 2 of the parking lot landscape fingers. As a result, large or medium trees will not be able to be placed in these landscape fingers. However, additional trees will be placed in the perimeter landscape strip.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for DR-21-0708:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- Applicant is advised that off-site improvement permits may be required.

Applicant's Justification

The applicant is requesting a 1 year extension for the application to complete the development process.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0708	Design review for parking lot modifications and alternative parking lot landscaping	Approved by BCC	May 2022
WC-21-400180 (WS-0674-14)	A waiver of conditions of a waiver of development standards application	Approved by BCC	May 2022
WS-0594-16	Increased the area of directional signs and a comprehensive sign package	Approved by BCC	October 2016
WS-0674-14	Office/warehouse building	Approved by BCC	September 2014
ZC-0150-08	Reclassified a 2.5 acre portion from C-1 to M-D zoning with a design review for the entire site for an industrial park	Approved by BCC	March 2008
ZC-1165-07	Reclassified a portion of the site and parcels to the west from R-E to C-2 and M-D zoning for a future development	Approved by BCC	November 2007
ZC-1191-02	Reclassified a 1.8 acre portion from R-E to M-D zoning for an off-premises sign	Denied by BCC	February 2003

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Healthcare facility
South	Business Employment	IP	CC 215 & data centers
East	Business Employment	IP	Undeveloped
West	Business Employment	CG	Undeveloped

Related Applications

Application Number	Request
ET-24-400059 (UC-21-0655)	First extension of time for a development with a distribution center and an office/warehouse.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

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

The applicant is currently working with Public Works. The off-site permit (PW-21-18859) was issued in August 2023 and Phase 2 (PW-22-22096) was accepted in December of 2023 and is currently in the review process. Since the applicant has made progress and has a current application with Public Works, staff can support the applicant's request for a 1 year extension.

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until May 18, 2025 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

**APPLICANT: SCHNITZER PROPERTIES
CONTACT: SCHNITZER PROPERTIES, 1121, SW. SALMON STREET, SUITE 500,
PORTLAND, OR 97205**



Department of Comprehensive Planning Application Form

17A

ASSESSOR PARCEL #(s): 176-01-102-018, 020 AND 176-01-110-005, 006

PROPERTY ADDRESS/ CROSS STREETS: SUNSET ROAD and LINDELL ROAD

DETAILED SUMMARY PROJECT DESCRIPTION

THE APPLICANT IS REQUESTING AND (EOT) EXTENSION OF TIME FOR DR-21-0708

PROPERTY OWNER INFORMATION

NAME: SCHNITZER PROPERTIES LLC
ADDRESS: 1121 SW SALMON STREET, SUITE # 500
CITY: PORTLAND STATE: OR ZIP CODE: 97205
TELEPHONE: (503)242-2900 CELL: _____ EMAIL: jims@schnitzerproperties.com

APPLICANT INFORMATION (must match online record)

NAME: SCHNITZER PROPERTIES LLC
ADDRESS: 1121 SW SALMON STREET, SUITE # 500
CITY: PORTLAND STATE: OR ZIP CODE: 97205 REF CONTACT ID # _____
TELEPHONE: (503)242-2900 CELL: _____ EMAIL: jims@schnitzerproperties.com

CORRESPONDENT INFORMATION (must match online record)

NAME: VTN-NEVADA c/o: Jeffrey Armstrong
ADDRESS: 2727 SOUTH RAINBOW BOULEVARD
CITY: LAS VEGAS STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: (702)873-7550 CELL: (702)523-2221 EMAIL: jeffreya@vtnnv.com

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


Property Owner (Signature)

Jim Sather - SVP Development
Schnitzer Properties LLC
Property Owner (Print)

04/26/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET-24-400058

ACCEPTED BY Rp

PC MEETING DATE _____

DATE 5/14/24

BCC MEETING DATE 07/17/24

FEES #600

TAB/CAC LOCATION Enterprise

DATE 6/26/24



ET-24-400058

May 13, 2024

**Clark County
Planning Department**
550 Grand Central Parkway
Las Vegas, Nevada 89155

Attention: Planning Department.

Subject: 1. Extension of Time Request

RE: APN 176-01-102-018, 020, 176-01-110-005 and 006

Planning Department:

On behalf of our client Schnitzer Properties LLC, VTN Nevada is submitting this request for approval of an Extension of Time for the following:

1. DR-21-0708

The subject property was approved by the Board of County Commissioners on May 18, 2022.

The developer is currently in the process of securing the necessary permits and approvals to develop the subject property as previously approved. The project is being developed in 2 phases. Phase 1 was recently approved and recorded (PM-129-83) and (PW-21-18859) and Phase 2 is currently in the review process and will not be approved prior to the May 18, 2024, 2-year approval period.

The approval of this Extension of Time will allow the developer adequate time to complete this development process. The applicant is requesting a 1-year extension for the application.

We thank you in advance for your time and consideration. If you have any questions or comment, please do not hesitate to contact me at (702)873-7550.

Sincerely,

Jeffrey Armstrong

Jeffrey Armstrong
Planning Manager

cc: Aaron Yamachika, VTN Nevada

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400059 (UC-21-0655)-HARSCH INVESTMENT PROPERTIES, LLC:

USE PERMIT FIRST EXTENSION OF TIME to allow unscreened loading spaces.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow unscreened loading and service areas with roll-up, overhead doors; 2) allow less than 10% of the building to be located within 100 feet of the front property line; 3) alternative driveway geometrics; and 4) allow a pan driveway.

DESIGN REVIEWS for the following: 1) distribution center and office/warehouse buildings; and 2) finished grade on 19.40 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the east and west sides of Westwind Road and the south side of Sunset Road within Enterprise. MN/rp/ng (For possible action)

RELATED INFORMATION:

APN:

176-01-102-018; 176-01-102-020; 176-01-110-005; 176-01-110-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow loading and service areas with roll-up, overhead doors with only landscape screening where a 6 foot high masonry wall and landscape combination is required per Section 30.48.660.
- b. Allow unscreened loading areas with roll-up, overhead doors and areas intended for large semi-truck parking where screening is required per Section 30.60.070.
2. Allow 8% of Building B to be located within 100 feet of the front property line where a minimum of 10% of the building is required to be located within 100 feet of the front property line per Section 30.48.640 (a 20% reduction).
3. a. Reduce the northern Lindell Road driveway departure distance to 137 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 28% reduction).
- b. Reduce driveway throat depths for Building A to 13 feet where 75 feet is the minimum per Uniform Standard Drawing 222.1 (an 83% reduction).
- c. Reduce driveway throat depths for Building B to 9 feet where 75 feet is the minimum per Uniform Standard Drawing 222.1 (an 88% reduction).
4. Allow pan driveways where commercial curb returns are required per Chapter 30.52.

DESIGN REVIEWS:

1. Distribution center and office/warehouse buildings.
2. Increase finished grade to 58 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 61% increase).

**LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT**

**BACKGROUND:
Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 19.40
- Project Type: Distribution center and office/warehouse buildings
- Number of Stories: 1
- Building Height (feet): 45
- Square Feet: 261,970
- Parking Required/Provided: 168/317

Site Plan

The approved site plan depicts a distribution center (Building A) on the east side of Westwind Road and an office/warehouse building (Building B) on the west side of Westwind Road. The setback for Building A from the north property line along Sunset Road ranges between 90 feet and 120 feet. Building A is also set back approximately 100 feet from the east property line along Lindell Road, the west property line along Westwind Road, and the south property line. Access to Building A is provided by 2 driveways from Lindell Road and 2 driveways from Westwind Road. Parking spaces are located on the north and south sides of the building, and loading spaces with overhead, roll-up doors are located on the east and west sides of the building. Trash enclosures are located on the 4 corners of the site.

Access to Building B is provided by 3 driveways from Westwind Road, and the southernmost driveway that accesses the cul-de-sac bulb is a pan style driveway. The pan style driveway requires a waiver of development standards. A separate 35 foot wide drive aisle (also with a pan style driveway) within a 40 foot wide access easement will be provided from the southern part of the Westwind Road cul-de-sac to the existing office/warehouse development to the south and west. This drive aisle provides cross access to the adjacent office/warehouse buildings.

A use permit and a waiver of development standards is necessary to allow the loading spaces for both buildings with overhead, roll-up doors to be visible from the adjacent rights-of-way. Waivers of development standards are also necessary to reduce the throat depth for all the driveways, and to reduce the departure distance for the northern Lindell Road driveway.

Landscaping

Building A

The approved plans depict a detached sidewalk along Sunset Road, which consists of a 5 foot wide landscape strip, a 5 foot wide sidewalk, and a 15 foot wide landscape strip. A detached sidewalk is also provided along Lindell Road, which includes a 5 foot wide landscape strip, a 5 foot wide sidewalk, and a 10 foot wide landscape strip. The south property line includes a 15 foot wide landscape strip, and the west property line along Westwind Road includes an attached 5 foot wide sidewalk with a 15 foot wide landscape strip. Landscaping is also provided in

parking lot landscape fingers and around the base of the building, excluding the areas with overhead, roll-up doors.

Building B

A 10 foot wide landscape strip is shown along the north property line, a 6 foot wide landscape strip is shown along the west property line, and a landscape strip along the southern property line that ranges in width from 5 feet to 23 feet is shown. Adjacent to the east property line along Westwind Road, landscaping includes an attached 5 foot wide sidewalk and a 15 foot wide landscape strip. A 7 foot wide landscape strip is provided adjacent to the 35 foot wide access drive aisle, which extends south of the Westwind Road cul-de-sac.

Tree types include a variety of trees, shrubs, and groundcover. However, the approved plans include Mondell Pine trees, which are no longer recommended by the recently updated Southern Nevada Regional Planning Coalition (SNRPC) Regional Plant List.

Elevations

The approved plans depict Building A includes concrete tilt-up panels with cornice treatment along the top of the parapet walls. Most of the building is 42 feet tall; however, the areas over the office entryways extend up to 44 feet to help break-up the linear roofline. Other exterior materials include aluminum storefront window systems, overhead roll-up doors, horizontal steel accent beams, and steel canopies over entries.

Building B includes the same materials and design as Building A, except at a lower height. Most of Building B is 35 feet tall; however, parapet walls along the roofline alternate up to 37 feet high.

Floor Plan

The approved plan depicts Building A is 188,960 square feet and Building B is 72,690 square feet. Both buildings include open warehouse space with areas designated for future accessory office uses.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0655:

Current Planning

- Per revised plans on file;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation 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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to back of curb Sunset Road, 30 feet for Westwind Road, 35 feet to back of curb Lindell Road, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way, or the dedication of right-of-way to the back of curb, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; 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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0468-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that the developer is currently in the process of securing the necessary permits and approvals to developed in 2 phases. Phase 1 was issued (PM-129-83) and (PW-21-18859) and phase 2 is currently in the review process and will not be approved prior to the expiration date of the original application. The applicant is requesting a 1 year extension of time for the application.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0655	Distribution center and an office/warehouse	Approved by BCC	May 2022
WC-21-400180 (WS-0674-14)	Waived conditions of a waiver of development standards requiring per revised plans dated 9/17/14	Approved by BCC	May 2022
WS-0594-16	Increased the area of directional signs and a comprehensive sign package	Approved by BCC	October 2016
WS-0674-14	Office/warehouse building	Approved by BCC	September 2014
ZC-0150-08	Reclassified a 2.5 acre portion from C-1 to M-D zoning with a design review for an industrial park	Approved by BCC	March 2008
ZC-1165-07	Reclassified a portion of the site and parcels to the west from R-E to C-2 and M-D zoning for a future development	Approved by BCC	November 2007
ZC-1191-02	Reclassified a 1.8 acre portion from R-E to M-D zoning for an off-premises sign	Denied by BCC	February 2003

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Single-family residential
South	Business Employment	RS20	CC 215 & data centers
East	Business Employment	IP	Undeveloped & office/warehouse building
West	Business Employment	CG	Undeveloped

Related Applications

Application Number	Request
ET-24-400058 (DR-21-0708)	First extension of time of a design review for parking lot modifications and alternative parking lot landscaping is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant is currently working with Public Works. An off-site permit (PW-21-18859) was issued in August 2023 for Phase 1 and plans for Phase 2 (PW-22-22096) were accepted in December 2022 and are currently in the review process. Since the applicant has made progress and has a current application with Public Works, staff can support the applicant's request for a 1 year extension.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until May 18, 2025 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SCHNITZER PROPERTIES

CONTACT: SCHNITZER PROPERTIES, 1121, SW. SALMON STREET, SUITE 500,
PORTLAND, OR 97205

DRAFT



Department of Comprehensive Planning Application Form

18A

ASSESSOR PARCEL #(s): 176-01-102-018, 020 AND 176-01-110-005, 006

PROPERTY ADDRESS/ CROSS STREETS: SUNSET ROAD and LINDELL ROAD

DETAILED SUMMARY PROJECT DESCRIPTION

THE APPLICANT IS REQUESTING AND (EOT) EXTENSION OF TIME FOR UC-21-0685

PROPERTY OWNER INFORMATION

NAME: SCHNITZER PROPERTIES LLC
ADDRESS: 1121 SW. SALMON STREET, SUITE # 500
CITY: PORTLAND STATE: OR ZIP CODE: 97205
TELEPHONE: (503)242-2900 CELL _____ EMAIL: jims@schnitzerproperties.com

APPLICANT INFORMATION (must match online record)

NAME: SCHNITZER PROPERTIES LLC
ADDRESS: 1121 SW SALMON STREET, SUITE # 500
CITY: PORTLAND STATE: OR ZIP CODE: 97205 REF CONTACT ID # _____
TELEPHONE: (503)242-2900 CELL _____ EMAIL: jims@schnitzerproperties.com

CORRESPONDENT INFORMATION (must match online record)

NAME: VTN-NEVADA c/o: Jeffrey Armstrong
ADDRESS: 2727 SOUTH RAINBOW BOULEVARD
CITY: LAS VEGAS STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: (702)873-7550 CELL (702)523-2221 EMAIL: jeffreya@vtnnv.com

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

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


Property Owner (Signature)

Jim Sather - SVP Development
Schnitzer Properties LLC
Property Owner (Print)

04/26/24

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET-24-400059
PC MEETING DATE _____
BCC MEETING DATE 07/17/24
TAB/CAC LOCATION Enterprise

ACCEPTED BY RP
DATE 5/14/24
FEES \$1,400.00

DATE 4/26/24



24-400059

May 13, 2024

**Clark County
Planning Department**
550 Grand Central Parkway
Las Vegas, Nevada 89155

Attention: Planning Department.

Subject: 1. Extension of Time Request

RE: APN 176-01-102-018, 020, 176-01-110-005 and 006

Planning Department:

On behalf of our client Schnitzer Properties LLC, VTN Nevada is submitting this request for approval of an Extension of Time for the following:

- 1. UC-21-0655

The subject property was approved by the Board of County Commissioners on May 18,2022.

The developer is currently in the process of securing the necessary permits and approvals to develop the subject property as previously approved. The project is being developed in 2 phases. Phase 1 was recently approved and recorded (PM-129-83) and (PW-21-18859) and Phase 2 is currently in the review process and will not be approved prior to the May 18, 2024, 2-year approval period.

The approval of this Extension of Time will allow the developer adequate time to complete this development process. The applicant is requesting a 1-year extension for the application.

We thank you in advance for your time and consideration. If you have any questions or comment, please do not hesitate to contact me at (702)873-7550.

Sincerely,

Jeffrey Armstrong

Jeffrey Armstrong
Planning Manager

cc: Aaron Yamachika, VTN Nevada

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400074 (NZC-21-0209)-LEXILAND LLC ETAL:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 13.61 acres from a CG (Commercial General) Zone to an RM32 (Residential Multi-Family 32) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; and 2) parking.

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

Generally located on the north side of Warm Springs Road, the west side of Redwood Street, and the south side of Capovilla Avenue within Enterprise. MN/mh/syp (For possible action)

RELATED INFORMATION:

APN:

176-02-401-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 37 feet where 35 feet is the maximum allowed per Table 30.40-3 (a 6% increase).
2. Reduce parking to 598 spaces (previously notified as 586) where 627 spaces are required per Table 30.60-1 (a 5% reduction) (previously notified as a 7% reduction).

DESIGN REVIEWS:

1. Multi-family residential development.
2. Increase finished grade to 88 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 389% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT & CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.61
- Number of Units: 330
- Density (du/ac): 21.4
- Project Type: Multi-family residential development
- Number of Stories: 3
- Building Height (feet): 37

- Open Space Required/Provided: 33,000/118,616
- Parking Required/Provided: 627/598

Site Plan

The approved site plan depicts a multi-family residential development with a gated entrance/exit provided from Warm Springs Road along the south side of the site. A secondary exit-only driveway is provided in the northeast portion of the site onto Redwood Street. Pedestrian access gates are provided to the Capovilla Avenue cul-de-sac to the north and Redwood Street to the east. Twenty separate multi-family residential buildings are located throughout the site, and overall setbacks include 70 feet to the northern property line, 20 feet to the eastern property line along Redwood Street, 30 feet to the southern property line along Warm Springs Road, and 15 feet to the western property line. The need for increased grade is due to topography as the site is lower towards the center. Internal drive aisles provide access to parking spaces throughout the site, which include open parking spaces, parking spaces covered by carports, and garages. A waiver of development standards is necessary to reduce parking to 598 spaces where 627 spaces are required. The reduction in parking spaces mostly consists of the additional parking requirement due to enclosed spaces. Since 200 parking spaces are provided in garages, an additional 40 parking spaces are required. The applicant is proposing to reduce parking by 29 spaces. An amenity area is centrally located on the site, which includes a recreation building, fitness building, and pool with shade structures. Over 118,000 square feet of open space is provided where 33,000 square feet is required.

Landscaping

Perimeter landscaping meets Title 30 standards. East of the Capovilla Avenue cul-de-sac, perimeter landscaping along the northern property line includes a 10 foot wide landscape strip. Adjacent to Capovilla Avenue and behind an attached sidewalk, landscaping includes a 6 foot wide landscape strip, a wrought iron fence, and a 10 foot wide landscape strip. Along Redwood Street and behind an attached sidewalk, landscaping includes a 10 foot wide landscape strip and a wrought iron fence. Along the south property line adjacent to Warm Springs Road, landscaping includes a 5 foot wide landscape strip, a detached sidewalk, and a 5 foot wide landscape strip. A wrought iron fence is located behind the landscaping. Along the west property line, landscaping includes a 10 foot wide landscaping strip. Internal to the site, landscaping is provided throughout the parking lot, between buildings, and within the amenity areas.

Elevations

The 3 story multi-family residential buildings extend up to 37 feet in height, which requires a waiver of development standards. Exterior materials include painted stucco with a cool gray palette, stone veneer, railings around balconies, and metal awnings. Additionally, the apparent mass of the building is reduced by off-set surface planes and parapet walls along the roofline at different heights.

Floor Plans

Overall, the project includes 115, one bedroom units and 215, two bedroom units. A recreation building near the center of the site, which includes a clubhouse, leasing center, and restrooms is 4,500 square feet. A separate fitness studio, pool equipment, and maintenance building is 2,443 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-21-0209:

Current Planning

- Resolution of Intent to complete in 3 years;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Lease agreements for the units shall stipulate that garages shall be limited to parking and that they can be inspected monthly to verify that they are not being used for storage;
- 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 5 feet for Redwood Street, and a portion of a cul-de-sac for Capovilla Avenue as determined by Public Works - Development Review;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements;
- Vacate the right-of-way for the elbow on Capovilla Avenue as determined by Public Works - Development Review;
- If required by the Regional Transportation Commission (RTC), vacate the existing bus turnout right-of-way and related easements and dedicate right-of-way and new easements and construct a combination bus turnout/right turn lane at the entrance to the site on Warm Springs Road, including 5 foot by 25 foot passenger loading/shelter area in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works

from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

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

Building Department - Fire Prevention

- 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; and that fire/emergency access must comply with the Fire Code.

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@clearwaterteam.com and reference POC Tracking #0024-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

Applicant's Justification

The applicant is requesting a 3 year extension of time to allow improvement plans to be completed. The applicant adds that changes in property ownership have caused delays for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0459	Electric substation and equipment, transmission lines, and utility structures	Approved by BCC	January 2023
NZC-21-0209	Reclassified the site from C-2 to R-4 zoning for a multi-family development	Approved by BCC	August 2021
LUP-20-700005	Request to redesignate the land use category to RUC (Residential Urban Center) - process cancelled	N/A	N/A
ZC-1929-05 (ET-0002-09)	First extension of time for a zone change to reclassify the site to U-V zoning for a mixed-use development - expired	Approved by BCC	April 2009
WS-0296-07	Allow noise associated with construction to occur during non-daytime hours	Approved by PC	May 2007
DR-1554-06	Signage, lighting, and parking - expired	Approved by BCC	December 2006
TM-0227-06	479 residential condominium units - expired	Approved by PC	July 2006

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1929-05	Reclassified the site to U-V zoning for a mixed-use development - expired	Approved by BCC	January 2006
ZC-1607-03	Reclassified the western portion of the site to C-2 zoning	Approved by BCC	November 2003
ZC-0850-03	Reclassified the central portion of the site to C-2 zoning	Approved by BCC	July 2003
ZC-1623-02	Reclassified the eastern portion of the site to C-2 zoning	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Corridor Mixed-Use	RM50 & CG	Multi-family residential and shopping center
South	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Single-family subdivision & shopping center
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Corridor Mixed-Use	CG	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Since approval of the original application, the applicant has completed a drainage study (PW22-16337) and geo-soils study (PW22-19079) with Public Works. The applicant has additional permits in process with Public Works showing progress toward commencement of the project. While staff can support this extension of time request, staff may not be able to support a future extension of time request if significant progress towards completion of the development has not been demonstrated.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until August 4, 2026 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: WARMINGTON APARTMENT COMMUNITIES, INC
CONTACT: THE WLB GROUP, 3663 EAST SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

PLANNER COPY

ET-24-40074



Department of Comprehensive Planning Application Form

19A

ASSESSOR PARCEL #(s): 176-02-401-022

PROPERTY ADDRESS/ CROSS STREETS: Redwood Street & W Warm Springs

DETAILED SUMMARY PROJECT DESCRIPTION

- Extension of Time Application for NZC-21-0209

PROPERTY OWNER INFORMATION

NAME: Redwood Apartments, LP
ADDRESS: 6725 Via Austi Parkway, Suite 350
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: 702.248.4883 CELL 702.248.4883 EMAIL: grego@warmingtongroup.com

APPLICANT INFORMATION (must match online record)

NAME: Warmington Apartment Communities, Inc.
ADDRESS: 6725 Via Austi Parkway, Suite 350
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.248.4883 CELL 702.248.4883 EMAIL: grego@warmingtongroup.com

CORRESPONDENT INFORMATION (must match online record)

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL 702.458.2551 EMAIL: mbangan@wbggroup.com

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

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

[Signature]
Property Owner (Signature)*

Greg Oberling
Property Owner (Print)

6/10/24
Date

DEPARTMENT USE ONLY

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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> IC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> EM | <input type="checkbox"/> WVC | OTHER _____ |

APPLICATION # ET-24-40074

APPROVED BY MY

PL MEETING DATE

DATE 6/12/24

30C MEETING DATE

08/07/24

FEES \$1400

13B COM. APPLICATION

Enterprise

DATE 7/10/24

\$1400

ET-24-40074



PLANNER
COPY

June 4th, 2024

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

**RE: *Justification Letter – Extension of Time (NZC-21-0209)
Redwood Apartments (APN's: 176-02-401-022)***

Dear Planning Staff,

On behalf of our client Warmington Apartments, we are respectfully requesting a 3-year extension of time for NZC-21-0209. The current application was approved at BCC on August 4th, 2021, and is set to expire by August 4th, 2024. Our client is requesting this extension as the Improvement Plans for this development are not expected to be completed until December of 2024. This is due to a delay in ownership of the property and other issues with NVE/Switch.

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

Sincerely,

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

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0270-DANESH RAD D & A FAMILY TRUST & DANESH RAD DAN & AFSANEH TRS:

ZONE CHANGE to reclassify 1.06 acres from an RS20 (Residential Single-Family 20) Zone to a Commercial General (CG) Zone for a future commercial development.

Generally located on the west side of Decatur Boulevard, 150 feet north Richmar Avenue within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-24-701-030

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9461 S. Decatur Boulevard
- Site Acreage: 1.06
- Existing Land Use: Single-family residence

Request

This request is a zone boundary amendment to Commercial General (CG) zoning with no specific development plans. A future land use application for specific development plans will be submitted at a later date. The site has frontage along Decatur Boulevard to the east and is 1.06 acres in size.

Applicant's Justification

The applicant indicates the zone boundary amendment is appropriate since it not only anticipates the need for future commercial development within the area, but also aligns with the existing land use category. The introduction of commercial zoning also addresses the convenience factor, ensuring that residents have easy access to essential services and retail options within close proximity. Lastly, the existing residence on the site will be demolished prior to the issuance of Building permits.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0367-01	Private boarding stable in conjunction with an existing residence	Approved by PC	May 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS2	Mapped residential subdivision
South & West	Neighborhood Commercial	RS20	Undeveloped
East	Business Employment	IP	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

The request to CG zoning conforms to the Enterprise Land Use Plan and complies with the goals and policies of the Master Plan. The site is located along Decatur Boulevard where commercial zoning is appropriate. There is no indication that the project will have a substantial adverse effect on public facilities and services in this area. As a result, staff can support the zone change.

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

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAN DANESHTRAD

CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BLVD, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

20A

ASSESSOR PARCEL #(s): 176-24-701-030

PROPERTY ADDRESS/ CROSS STREETS: 9461 Decatur

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change to CG - no plans.

PROPERTY OWNER INFORMATION

NAME: Linda Dardashti, Sole Trustee of the Dardashti Family Trust of 2003
ADDRESS: PO Box 24127
CITY: Los Angeles STATE: CA ZIP CODE: 90024
TELEPHONE: 310-569-1500 CELL NA EMAIL: daneshrad_1@hotmail.com

APPLICANT INFORMATION

NAME: Dan Daneshrad
ADDRESS: PO Box 241217
CITY: Los Angeles STATE: CA ZIP CODE: 90024 REF CONTACT ID # _____
TELEPHONE: 310-569-1500 CELL _____ EMAIL: daneshrad_1@hotmail.com

CORRESPONDENT INFORMATION

NAME: Taney Engineering, Attn: Nicole Chavarria
ADDRESS: 6030 S. Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL _____ EMAIL: NicoleC@taneycorp.com

*Correspondent will receive all project communication

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

[Signature] Property Owner (Signature)* LINDA DARDASHTI Property Owner (Print) 12-6-27 Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) ZC-24-0270 ACCEPTED BY _____
PC MEETING DATE - JJ DATE 6-3-24
BCC MEETING DATE 8-7-24 Planned Land Use NC
TAB/CAC LOCATION Enterprise DATE 7-10-24



TANEY ENGINEERING

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

May 30, 2024

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

2C-24-0270

**Re: 9461 Decatur
APR-23-101643
APN: 176-24-701-030
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Dan Daneshrad, is respectfully submitting justification for a Zone Boundary Amendment for a future commercial development.

Parcel Information

The subject parcel is 1.06 gross acres and is located west of Decatur Boulevard and approximately 150 feet north of Richmar Avenue. The parcel is currently zoned RS20 (Residential Single-Family 20) with a planned land use of NC (Neighborhood Commercial). A Zone Boundary Amendment is requested in support of a future commercial development that has not yet been designed. As for the existing house, it will be demolished prior to the approval of construction permits for commercial development.

Zone Boundary Amendment

This request is to rezone the subject parcel to CG (Commercial General) from RS20 (Residential Single-Family 20). The parcel is adjacent to properties with the following zoning categories and planned land uses:

- North: RS2 (Residential Single-Family 2); NC (Neighborhood Commercial); developed
- East: RS20 (Residential Single-Family 20); BE (Business Employment); undeveloped
- South/West: RS20 (Residential Single-Family 20); NC (Neighborhood Commercial); undeveloped

The Zone Boundary Amendment is appropriate since it not only anticipates the need for future commercial development within the area, but also aligns with the existing land use category. The proposed rezoning to CG (Commercial General) is strategically chosen to foster compatibility with the adjacent developed residential areas and undeveloped areas designated for commercial purposes.

In addition to anticipating the demand for future commercial facilities, the proposed rezoning will spur economic growth within the community. Commercial developments attract businesses, create job opportunities, and contribute to a more dynamic and economically thriving neighborhood. The introduction of commercial zoning also addresses the convenience factor, ensuring that residents have easy access to essential services and retail options within close proximity.

Recognizing the limited availability of commercial spaces in the vicinity, this amendment is a proactive response to the growing needs of the community. By introducing commercial zoning, the intention is not only



to provide essential facilities but also to create a well-integrated and economically vibrant community environment that is respectfully to both residential and commercial needs.

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

Sincerely,

Austin Chen

Austin Chen
Senior Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0295-COUNTY OF CLARK (AVIATION) ET. AL.:

ZONE CHANGE to reclassify 7.11 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the north side of Pebble Road, 290 feet east of Durango Drive within Enterprise (description on file). JJ/md (For possible action)

RELATED INFORMATION:

APN:

176-16-401-019; 176-16-401-026; 176-16-401-044

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.11
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting to rezone the subject property from RS20 (Residential Single-Family 20) to RS5.2 (Residential Single-Family 5.2). The current neighborhood to the west of the site is currently zoned RS5.2 while the existing neighborhoods to the east of the site are currently zoned RS20. The zone change and proposed product type will be consistent with the surrounding area while providing a buffer against the existing larger RS20 parcels and NPO RNP overlay.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO RNP)	Undeveloped & single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & CG	Single-family residential development; convenience store with gas station; & restaurant with drive-thru

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

Related Applications

Application Number	Request
WS-24-0297	A waiver of development standards to modify residential adjacency standards and increase wall height in conjunction with design reviews for alternative landscaping and a single-family residential development is a companion item on this agenda.
TM-24-500062	A tentative map for a 30 lot single-family residential subdivision on 7.11 acres is a companion item on this agenda.
VS-24-0296	A vacation and abandonment for patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The intent of the Mid-Intensity Suburban Neighborhood land use category is to encourage primary land uses that include single-family attached and detached residences. The Residential Single-Family 5.2 (RS5.2) zoning district is established to accommodate moderate-density, single-family residential development and is intended to transition between low-density and other moderate-density residential neighborhoods. Immediately to the north and west of the project site is an existing single-family residential development zoned RS5.2 with a planned land use of Mid-Intensity Suburban Neighborhood. An existing C-2 zoned convenience store with a gas station, in addition to a restaurant with drive-thru, is located adjacent to the southwest corner of the site. To the south of the site, across Pebble Road, is a second single-family residential development zoned RS5.2 with a planned land use of Mid-Intensity Suburban Neighborhood. Immediately adjacent to the southeast corner of the project site is a single-family residential development zoned RS20 (NPO-RNP) with a planned land use of Ranch Estates Neighborhood. To the east of the site is a partially developed parcel with a single-family residence and an undeveloped parcel, both zoned RS20 (NPO-RNP) with a planned land use of Ranch Estates Neighborhood.

Policy 1.4.4 of the Master Plan encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding neighborhood. Furthermore, policy EN-1.1 aims to preserve the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible in-fill development and standards for transitioning from higher intensity uses. Staff finds the request RS5.2 zoning district complies with several policies of the Master Plan and provides a transition between the RS5.2 and CG zoning to the west, and the RS20 (NPO-RNP) zoning to the east. The RS5.2 zoning district is compatible in scale and intensity with the surrounding RS20 (NPO-RNP),

RS5.2 and CG zoning districts. For these reasons, staff finds the request for the RS5.2 zone appropriate for this location and recommends 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:

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 #0141-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES

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



Department of Comprehensive Planning Application Form

21A

ASSESSOR PARCEL #(s): 176-16-401-026 & 044

PROPERTY ADDRESS/ CROSS STREETS: Pebble/Durango

DETAILED SUMMARY PROJECT DESCRIPTION

Pebble Durango - Single Family Residential - Zone Change, Tentative Map, Design Review, Waiver of Development Standards, Vacation

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)
ADDRESS: P. O. Box 11005
CITY: Las Vegas STATE: NV ZIP CODE: 89111
TELEPHONE: 702-455-6731 CELL: _____ EMAIL: TempleM@clarkcountyNV.gov

APPLICANT INFORMATION

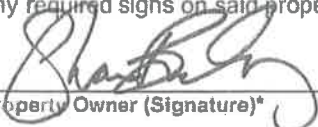
NAME: B-RAD, LLC
ADDRESS: 400 S. Rampart Blvd. Suite 220
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
TELEPHONE: 702-240-5605 CELL: _____ EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

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

*Correspondent will receive all project communication

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

Shauna Bradley, Acting Director, Clark County RPM
Property Owner (Print)

5/13/2024
Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TIM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) 20-24-0295

ACCEPTED BY MNA

PC MEETING DATE -

DATE 6/12/24

BCC MEETING DATE 8/7/24 @ 9:00 AM

TAB/CAJ. LOCATION ENTERPRISE

DATE 7/10/24 @ 6:00 PM

RAH2404

April 22, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

PLANNER
COPY

**RE: Pebble Durango
Justification Letter for a Design Review, Tentative Map, Zone Change, and Waiver of
Standards
30 lots; 7.11 +/- acres; APNs: 176-16-401-019, -026, & -044**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Richmond American Homes of Nevada, Inc., respectfully submits this justification letter with an application for a Design Review (DR), Tentative Map (TM), Zone Change (ZC), and Waiver of Standards (WS) for the proposed community.

Project Description

The subject parcels, within the Enterprise Jurisdiction, are located at the Lisa Lane and Torino Avenue intersection. The proposed residential subdivision is approximately 7.11 gross acres with 30 single family residential dwelling units, resulting in a density of 4.2 dwelling units per gross acre.

Design Review

Site Plan

The project is composed of 30 total lots. All lots are 60 feet minimum in width and vary from 110 feet to 173 feet deep. The lots are laid out in an east to west and north to south orientation with one main interior street running north/south. The area east of the proposed site has an RNP overlay. For this reason, the lots located along the east edge of the proposed site are a minimum of 10,000 square feet (gross) to serve as a buffer to this overlay.

The project is proposed to be constructed as one phase. The subdivision will have interior private streets that are 43 foot wide including an attached 4 foot sidewalk. The project will not be gated and will include one entrance from Lisa Lane. The interior streets that terminate in stubs are a maximum of 150 foot long and serve a maximum of 3 houses. Perimeter public streets include Lisa Lane in the northeast portion of the site which is a 50 foot right-of way and includes proposed 15 feet of landscaping with 5 foot detached sidewalk on the west side of the street. Pebble Road is to the south of the site and is a 90 foot right-of-way and includes proposed 15 feet of landscaping with 5 foot detached sidewalk on the north side of the street. These public streets will include full offsite improvements including curb, gutter, and sidewalks.

Architecture

The planned architecture for the project includes three 50 foot wide homes. All plans have two stories. They range in size of livable area from 3,223 to 4,321 square feet. The homes range in height from ~25ft to ~28ft. Each house will have a three car garage and a 20-ft driveway. Proposed floor plans and elevations are included with the submittal package. The proposed development and building architecture will be designed with consideration of the existing surrounding communities to ensure there is minimal impact to existing neighborhoods.

Setbacks

The setbacks for the proposed project are as follows per Title 30 RS5.2 standards:

- Front (Living): 10 feet (for 50% of building width)
- Front (Garage): 20 feet
- Side (Interior): 5 feet
- Side (Corner): 10 feet
- Rear (Living): 20 feet
- Rear (Patio): 3 feet

Tentative Map

The associated Tentative Map (TM) will establish the layout of the 30-residential lots, 8 common elements, and the interior street network. The TM also includes street sections for the interior private streets and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, and widths and locations of utility and drainage easements.

Zone Change

The subject development consists of three parcels. All three parcels are currently zoned Residential Single-Family 20 (RS20). This application is requesting a zone change for the parcels to be changed to Residential Single-Family 5.2 (RS5.2).

The current neighborhood to the west of the site is currently zoned RS5.2 while the existing neighborhoods to the east of the site are currently RS20 zoning. The zone change and proposed product type will be consistent with the surrounding area while providing a buffer against the existing larger RS20 parcels and RNP overlay.

Waiver of Development Standards

A waiver of development standards application is being submitted to request the following:

Title 30 Section 30.04.03.C.2.i. – Retaining Walls – Maximum Wall Height

Standard: Retaining walls shall be no more than 3 feet in height

Requested Waiver: Increase retaining walls to 5 feet where needed

Justification: The waiver is being requested due to site development constraints, such as existing topography, existing perimeter roadways, and adjacent neighborhoods, requiring an increase in perimeter retaining wall height from the allowable 3-ft to a maximum of 5-ft. Retaining walls up to 5-ft are needed to maintain historic drainage patterns while meeting minimum design criteria for street design, drainage, and utilities. The increased heights will fluctuate from a screen wall with no retaining wall to a screen wall with 5-ft of retaining wall around the perimeter of the site as needed. A decorative screen wall will be provided along public roadways per Title 30 requirements.

Title 30 Section 30.04.06.F.1 – Residential Adjacency - Grading

Standard: All grading shall not place more than 3 feet of fill a minimum of 5 feet from a shared property line

Requested Waiver: Allow up to 5 feet of fill at a shared property line

Justification: In connection with the retaining wall height waiver requested above, this waiver is being requested due to design constraints while following historic drainage patterns for the site. The site flows from west to east and to meet the

drainage pattern needs while maintaining minimum interior street slopes and minimum sewer design criteria, there is a need for certain portions of the site to require up to 5 feet of fill at the shared property line. The site is not being artificially raised for enhanced views.

Title 30 Section 30.04.06.G.2.ii – Residential Adjacency – RNP NPO Transition

Standard: Development shall comply with the side or rear zoning district setbacks of the adjacent RNP NPO lot along any shared lot lines

Requested Waiver: Allow 5' side yard setback to primary building for lots 27 & 28

Justification: Due to the orientation of the site, there are two lots (#27 & 28) where the side yard is adjacent to existing RNP neighborhood. Lot 27 & 28 are adjacent to the backyard of an existing lot and there is a small portion of lot 28 that is adjacent to the side yard of an existing lot, but no house structure will be adjacent to this area. The intent of the standard, in this case, is to provide separation from the existing homes and proposed development to preserve the RNP NPO overlay areas. Even with the requested waiver, there is still a minimum of 30-ft total between the existing home and proposed homes which aligns with the intent of this standard. There is an existing 10' drainage channel on the east side of the shared project boundary that contributes to this 30-ft and helps provide additional space between the houses.

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE
Project Manager

CC:
Angela Pinley, Richmond American Homes
Roxanne Leigh, Westwood

RAH2404

May 8, 2024

**RE: Legal Description for Pebble Durango
30 lots; 7.11+/- acres; APNs: 176-16-401-019, -026, & -044**

BEING A PORTION OF THE NORTHEAST QUARTER (NE_{1/4}) OF THE SOUTHWEST QUARTER (SW_{1/4}) OF THE SOUTHWEST QUARTER (SW_{1/4}) OF THE SOUTHWEST QUARTER (SW_{1/4}) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B.&M., CLARK COUNTY, NEVADA

PLANNER
COPY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0296-COUNTY OF CLARK (AVIATION) ET. AL.:

VACATE AND ABANDON easements of interest to Clark County located between Lisa Lane (alignment) and Durango Drive, and between Pebble Road and Ford Avenue; and a portion of a right-of-way being Pebble Road located between Durango Drive and Lisa Lane (alignment) within Enterprise (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:
 176-16-401-019; 176-16-401-026; 176-16-401-044

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Pebble Road, adjacent to the south boundary of the proposed subdivision. The vacation of the right-of-way is necessary to accommodate the required detached sidewalk along Pebble Road. The plans also depict the vacation and abandonment of 33 foot wide government patent easements centrally located within the boundaries of the project site. The patent easements are no longer needed for utility and roadway purposes. The easements must be vacated to facilitate the development of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO RNP)	Undeveloped & single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & CG	Single-family residential; convenience store with gas station; & restaurant with drive-thru

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

Related Applications

Application Number	Request
ZC-24-0295	A zone change request to reclassify the project site to RS5.2 zoning for a single-family residential development at 4.2 dwelling units per acre is a companion item on this agenda.
WS-24-0297	A waiver of development standards to modify residential adjacency standards and increase wall height in conjunction with design reviews for alternative landscaping and a single-family residential development is a companion item on this agenda.
TM-24-500062	A tentative map for a 30 lot single-family residential subdivision on 7.11 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 that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Lisa Lane and portion of an elbow/knuckle at the intersection of Lisa Lane and Torino Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES

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

DRAFT



Department of Comprehensive Planning Application Form

22A

ASSESSOR PARCEL #(s): 176-16-401-026 & 044

PROPERTY ADDRESS/ CROSS STREETS: Pebble/Durango

DETAILED SUMMARY PROJECT DESCRIPTION

Pebble Durango - Single Family Residential - Zone Change, Tentative Map, Design Review, Waiver of Development Standards, Vacation

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)
ADDRESS: P. O. Box 11005
CITY: Las Vegas STATE: NV ZIP CODE: 89111
TELEPHONE: 702-455-6731 CELL _____ EMAIL: TempleM@clarkcountyNV.gov

APPLICANT INFORMATION

NAME: B-RAD, LLC
ADDRESS: 400 S. Rampart Blvd. Suite 220
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
TELEPHONE: 702-240-5605 CELL _____ EMAIL: angela.plinley@mdch.com

CORRESPONDENT INFORMATION

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

*Correspondent will receive all project communication

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

Shauna Bradley, Acting Director, Clark County RPM
Property Owner (Print)

5/13/2024
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) V5-24-02-0296

ACCEPTED BY MNO

PC MEETING DATE -

DATE 6/12/24

BCC MEETING DATE 8/7/24 @ 9:00 AM

TAB/CAL LOCATION ENTERPASS

DATE 7/7/24 @ 6:00 PM



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-16-401-019

PROPERTY ADDRESS/ CROSS STREETS: Pebble/Durango

DETAILED SUMMARY PROJECT DESCRIPTION

Pebble Durango - Single Family Residential - Zone Change, Tentative Map, Design Review, Waiver of Development Standards, Vacation

PROPERTY OWNER INFORMATION

NAME: David Karl Lokken

ADDRESS: 211 Charter Oak Street

CITY: Henderson

STATE: NV ZIP CODE: 89074

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____

TELEPHONE: 702-240-5605 CELL _____

EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Roxanne Leigh

ADDRESS: 5725 W. Badura Ave., Suite 100

CITY: Las Vegas

STATE: NV ZIP CODE: 89118 REF CONTACT ID # 131791

TELEPHONE: 702-284-5300 CELL _____

EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

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

[Signature]

David Lokken

4/23/2024

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY

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APPLICATION # (s) _____

ACCEPTED BY MNJ

PC MEETING DATE _____

DATE 6/12/24

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____

RAH2404

May 30, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Pebble Durango
Justification Letter for Multiple Vacations
30 lots; 7.11+/- acres; APNs: 176-16-401-019, -026, & -044**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Richmond American Homes of Nevada, Inc., respectfully submits this justification letter with an application for multiple vacations (VAC) for the proposed community.

Project Description

The subject parcels, within the Enterprise Jurisdiction, are located at the Lisa Lane and Torino Avenue intersection. The proposed residential subdivision is approximately 7.11 gross acres with 30 single family residential dwelling units, resulting in a density of 4.2 dwelling units per gross acre.

Vacation of Multiple Easements

This application proposes to vacate a patent easement and portion of a public Right-of-Way that are in conflict with the proposed site. These easements are no longer needed to provide a reservation for roads or utilities.

The following easement will be vacated:

- Patent Easement: Patent 1173623 (33-ft along all edges of parcel 176-16-401-019)

The following right-of-way will be vacated:

- Right-of-Way: OR:20110622:02193 (5-ft of Public Right-of-Way on the north side of Pebble Road)

An exhibit has been provided showing the proposed vacations along with supporting legal descriptions and exhibits.

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE
Project Manager

PLANNER
COPY

CC:

Angela Pinley, Richmond American Homes
Roxanne Leigh, Westwood

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0297-COUNTY OF CLARK (AVIATION) ET. AL.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) increase wall height; and 3) street landscaping.

DESIGN REVIEWS for the following: 1) alternative landscape plan; and 2) single-family residential development on 7.11 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the north side of Pebble Road, 290 feet east of Durango Drive within Enterprise. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-16-401-019; 176-16-401-026; 176-16-401-044

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase fill height to 5 feet where a maximum of 3 feet is allowed to be placed a minimum of 5 feet from a shared residential property line per Section 30.04.06F (a 66.7% increase).
- b. Allow side interior setbacks of 5 feet where development shall comply with the side or rear zoning district setbacks of the adjacent NPO-RNP lot along any shared lot lines per Section 30.04.06G
2. Increase the height of a retaining wall to 5 feet where a maximum height of 3 feet is permitted per Section 30.04.03C (a 66.7% increase).
3. Eliminate a portion of street landscaping along Pebble Road where 1 large tree and 3 shrubs shall be provided every 30 linear feet of street frontage per Section 30.04.01D.

DESIGN REVIEWS:

1. Allow an alternative landscape plan consisting of medium trees provided for every 20 linear feet of street frontage (Pebble Road and Lisa Lane) where 1 large tree and 3 shrubs shall be provided every 30 linear feet of street frontage per Section 30.04.01D.
2. Single-family residential development.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.11

- Project Type: Single-family residential development
- Number of Lots: 30
- Density (du/ac): 4.20
- Minimum/Maximum Lot Size (square feet): 6,900 to 10,636
- Number of Stories: 2
- Building Height (feet): 26 to 30
- Square Feet: 3,983 to 4,321

Site Plans

The plans depict a proposed single-family residential development consisting of 30 lots on 7.11 acres with a density of 4.20 dwelling units per gross acre. The minimum and maximum lot sizes are 6,900 square feet to 10,636 square feet, respectively. Lots 20 through 28, located along the southeastern boundary of the subdivision and adjacent to a partially developed NPO-RNP, have a minimum lot size of 10,000 square feet. Furthermore, lots 16 through 18 adjacent to Lisa Lane also measure 10,000 square feet in area. Access to the proposed development is granted via a 55 foot wide, north/south public street, Lisa Lane, that connects to a 43 foot wide, east/west private street, Avenue D. Avenue D connects to a 43 foot wide north/south private street, Street A, within the interior of the subdivision. Avenue D terminates as a stub street along the north portion of the subdivision, between lots 15 and 16, and at the south portion of the site, between lots 1 and 30. An easement measuring 40 feet in width that will be dedicated for utility, drainage, and emergency access purposes is located immediately south of Avenue D, adjacent to Pebble Road. East/west private streets, Avenue B and Avenue C, measuring 43 feet in width, extend from Avenue D and terminate as stub streets between lots 27 and 28, and lots 20 and 21, respectively. Four foot wide sidewalks are located along the north side of Avenues B, C, and D and along the west side of Street A. Five foot wide detached sidewalks are proposed along Pebble Road and Lisa Lane. A waiver of development standards is requested to increase fill height to 5 feet along the southeast portion of the project site, in addition to the corresponding waiver to increase the height of a retaining wall to 5 feet. A waiver of development standards is also requested to allow rear setbacks of 20 feet and side interior setbacks of 5 feet where development shall comply with the side and rear zoning district setbacks of the adjacent NPO-RNP lots along any shared lot lines.

Landscaping

The applicant is requesting an alternative landscape plan consisting of medium trees provided for every 20 linear feet of street frontage (Pebble Road and Lisa Lane) where 1 large tree and 3 shrubs shall be provided every 30 linear feet of street frontage. The plans depict a 15 foot wide landscape area, including 5 foot wide detached sidewalks, located along Lisa Lane and Pebble Road. The street landscape area consists of medium trees, shrubs, and groundcover. A waiver of development standards is requested to eliminate a 40 foot wide portion of the required street landscaping along Pebble Road to accommodate an easement for utility, drainage, and emergency access purposes.

Elevations

The plans depict 2 story model homes with a maximum height ranging between 26 feet to 30 feet. The proposed models consist of varying rooflines with pitched, concrete tile roof, stucco

siding, decorative trim, stone veneer accents, and other architectural features including an optional patio cover or balcony.

Floor Plans

The plans depict 2 story model homes with multiple floor plans ranging from 3,983 square feet to 4,321 square feet. The models feature multiple bedrooms, bathrooms, great room, kitchen, dining room, study, and nook. All models feature 3 car garages.

Applicant’s Justification

The applicant states the increase in retaining wall height is necessary to due to site development constraints, such as existing topography, existing perimeter roadways, and adjacent neighborhoods. Retaining walls up to 5 feet are needed to maintain historic drainage patterns while meeting minimum design criteria for street design, drainage, and utilities. The increased heights will fluctuate from a screen wall with no retaining wall to a screen wall with 5 feet of retaining wall around the perimeter of the site as needed. The increased fill height is requested due to design constraints while following historic drainage patterns for the site. The site flows from west to east and to meet the drainage pattern needs while maintaining minimum interior street slopes and minimum sewer design criteria, there is a need for certain portions of the site to require up to 5 feet of fill at the shared property line. The site is not being artificially raised for enhanced views. Due to the orientation of the site, there are 2 lots (27 and 28) where the side yard is adjacent to existing NPO RNP neighborhood. Lot 27 and 28 are adjacent to the backyard of an existing lot and there is a small portion of lot 28 that is adjacent to the side yard of an existing lot, but no house structure will be adjacent to this area. The intent of the standard, in this case, is to provide separation from the existing homes and proposed development to preserve the RNP NPO overlay areas. Even with the requested waiver, there is still a minimum of 30 feet total between the existing home and proposed homes which aligns with the intent of this standard. There is an existing 10 foot wide drainage channel on the east side of the shared project boundary that contributes to this 30 feet of separation and helps provide additional space between the houses. On Pebble Road, there is a proposed Las Vegas Valley Water District & Clark County Water Reclamation District drainage and emergency access easement. Landscaping is not permitted to be within these easements. This waiver is being requested to eliminate a portion of street landscaping along Pebble Road.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential t
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & CG	Single-family residential; convenience store with gas station; & restaurant with drive-thru

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

Related Applications

Application Number	Request
ZC-24-0295	A zone change request to reclassify the project site to RS5.2 zoning for a single-family residential development at 4.2 dwelling units per acre is a companion item on this agenda.
TM-24-500062	A tentative map for a 30 lot single-family residential subdivision on 7.11 acres is a companion item on this agenda.
VS-24-0296	A vacation and abandonment for patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1a

The intent of limiting the amount of fill in proximity to residential development is to minimize and mitigate the impact increased finished grade may have on adjacent property owners. The applicant indicates the increased fill height is necessary due to design constraints while following historic drainage patterns for the site. The increase to fill height predominantly occurs at the southeast corner of the site within the boundaries of lot 28. Immediately to the east of lot 28 are 2 developed lots with single-family residences set at a lower finished grade than the proposed development. Staff recognizes there may be design constraints for the project site; however, increasing the fill height up to 5 feet within 5 feet from the shared residential property line to the east may potentially impact the existing single-family residences. Therefore, staff recommends denial of this request.

Waiver of Development Standards #1b

The intent of maintaining similar side or rear zoning district setbacks for lots adjacent to shared NPO-RNP lot lines is to mitigate the potential impact new residential development may have on existing single-family residences. Lots 21, 27 and 28, located along the southeast portion of the site, measure a minimum of 10,000 square feet in area and are located immediately adjacent to a partially developed NPO-RNP. Lots 27 and 28 are adjacent to 2 lots developed with single-family residences. Lot 21 is adjacent to an undeveloped 2.55 acre parcel zoned RS20. The 2 existing single-family residences, located along the southeast boundary of the site, are set back

38 feet and 107 feet, respectively, from the shared property line of the proposed development. Staff finds that if lots 21 through 30, located at the southeast portion of the site, were reduced from 10 lots to 6 lots, the minimum lot area of 10,000 square feet, including the rear and interior side setbacks of 30 feet and 10 feet, respectively, could be maintained in accordance with the Rural Neighborhood Preservation NPO Transition requirements. Staff finds the site can be redesigned to eliminate this waiver request; therefore, recommends denial.

Waiver of Development Standards #2

Staff recognizes the increase to the retaining wall height is necessary to accommodate the request to increase fill within the boundaries of the project site. However, since staff is not supporting waiver of development standards #1a, staff recommends denial of this request.

Waiver of Development Standards #3

The landscape plan depicts a 40 foot wide easement, located along the south property line of the development, adjacent to Pebble Road. The easement is necessary for utility, drainage and emergency access purposes. The proposed 5 foot wide detached sidewalk will continue through this easement. Staff finds this request should have minimal to no impact on the surrounding land uses and properties. However, since staff is not supporting the waivers of development standards and design reviews, staff recommends denial of this request.

Design Reviews

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

Design Review #1

An alternative landscape plan may be approved when the proposed landscape design does not meet Code requirements, but proposes innovative, high-quality alternatives that enhance the physical environment of the site and the surrounding area. The applicant is proposing 1 medium tree and 3 shrubs for every 20 linear feet of street frontage, in lieu of 1 large tree and 3 shrubs for every 30 linear feet of street frontage. Staff has no objection to the proposed alternative landscape plan as it should not impact the surrounding land uses or properties. However, since staff is not supporting the waivers of development standards and design reviews, staff recommends denial of this request.

Design Review #2

The layout and internal street network of the proposed subdivision is functional. A minimum of 2 architectural features are included on each façade of the single-family residences that include the following: 1) varying rooflines; 2) varying building materials; and 3) optional patios and balconies on the rear elevations. However, since staff is not supporting the waivers of development standards and design review #1; staff recommends denial of this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Lisa Lane and portion of an elbow/knuckle at the intersection of Lisa Lane and Torino Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, 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.

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 #0141-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE
100, LAS VEGAS, NV 89118

DRAFT



Department of Comprehensive Planning Application Form

23A

ASSESSOR PARCEL #(s): 176-16-401-026 & 044

PROPERTY ADDRESS/ CROSS STREETS: Pebble/Durango

DETAILED SUMMARY PROJECT DESCRIPTION

Pebble Durango - Single Family Residential - Zone Change, Tentative Map, Design Review, Waiver of Development Standards, Vacation

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)

ADDRESS: P. O. Box 11005

CITY: Las Vegas

STATE: NV

ZIP CODE: 89111

TELEPHONE: 702-455-6731 CELL _____

EMAIL: TempleM@clarkcountyNV.gov

APPLICANT INFORMATION

NAME: B-RAD, LLC

ADDRESS: 400 S. Rampart Blvd. Suite 220

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

REF CONTACT ID # _____

TELEPHONE: 702-240-5605 CELL _____

EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Roxanne Leigh

ADDRESS: 5725 W. Badura Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118


REF CONTACT ID # 131791

TELEPHONE: 702-284-5300 CELL _____

EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

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

Shauna Bradley, Acting Director, Clark County RPM
Property Owner (Print)

5/13/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0297

ACCEPTED BY MNO

PC MEETING DATE _____

DATE 6/12/24

BCC MEETING DATE 8/5/24 @ 9:00 AM

TAB/CAC LOCATION ENTERPRISE

DATE 7/10/24 @ 6:00 PM

RAH2404

April 22, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

PLANNER
COPY

**RE: Pebble Durango
Justification Letter for a Design Review, Tentative Map, Zone Change, and Waiver of
Standards
30 lots; 7.11 +/- acres; APNs: 176-16-401-019, -026, & -044**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Richmond American Homes of Nevada, Inc., respectfully submits this justification letter with an application for a Design Review (DR), Tentative Map (TM), Zone Change (ZC), and Waiver of Standards (WS) for the proposed community.

Project Description

The subject parcels, within the Enterprise Jurisdiction, are located at the Lisa Lane and Torino Avenue intersection. The proposed residential subdivision is approximately 7.11 gross acres with 30 single family residential dwelling units, resulting in a density of 4.2 dwelling units per gross acre.

Design Review

Site Plan

The project is composed of 30 total lots. All lots are 60 feet minimum in width and vary from 110 feet to 173 feet deep. The lots are laid out in an east to west and north to south orientation with one main interior street running north/south. The area east of the proposed site has an RNP overlay. For this reason, the lots located along the east edge of the proposed site are a minimum of 10,000 square feet (gross) to serve as a buffer to this overlay.

The project is proposed to be constructed as one phase. The subdivision will have interior private streets that are 43 foot wide including an attached 4 foot sidewalk. The project will not be gated and will include one entrance from Lisa Lane. The interior streets that terminate in stubs are a maximum of 150 foot long and serve a maximum of 3 houses. Perimeter public streets include Lisa Lane in the northeast portion of the site which is a 50 foot right-of way and includes proposed 15 feet of landscaping with 5 foot detached sidewalk on the west side of the street. Pebble Road is to the south of the site and is a 90 foot right-of-way and includes proposed 15 feet of landscaping with 5 foot detached sidewalk on the north side of the street. These public streets will include full offsite improvements including curb, gutter, and sidewalks.

Architecture

The planned architecture for the project includes three 50 foot wide homes. All plans have two stories. They range in size of livable area from 3,223 to 4,321 square feet. The homes range in height from ~25ft to ~28ft. Each house will have a three car garage and a 20-ft driveway. Proposed floor plans and elevations are included with the submittal package. The proposed development and building architecture will be designed with consideration of the existing surrounding communities to ensure there is minimal impact to existing neighborhoods.

Setbacks

The setbacks for the proposed project are as follows per Title 30 RS5.2 standards:

- Front (Living): 10 feet (for 50% of building width)
- Front (Garage): 20 feet
- Side (Interior): 5 feet
- Side (Corner): 10 feet
- Rear (Living): 20 feet
- Rear (Patio): 3 feet

Tentative Map

The associated Tentative Map (TM) will establish the layout of the 30-residential lots, 8 common elements, and the interior street network. The TM also includes street sections for the interior private streets and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, and widths and locations of utility and drainage easements.

Zone Change

The subject development consists of three parcels. All three parcels are currently zoned Residential Single-Family 20 (RS20). This application is requesting a zone change for the parcels to be changed to Residential Single-Family 5.2 (RS5.2).

The current neighborhood to the west of the site is currently zoned RS5.2 while the existing neighborhoods to the east of the site are currently RS20 zoning. The zone change and proposed product type will be consistent with the surrounding area while providing a buffer against the existing larger RS20 parcels and RNP overlay.

Waiver of Development Standards

A waiver of development standards application is being submitted to request the following:

Title 30 Section 30.04.03.C.2.i. – Retaining Walls – Maximum Wall Height

Standard: Retaining walls shall be no more than 3 feet in height

Requested Waiver: Increase retaining walls to 5 feet where needed

Justification: The waiver is being requested due to site development constraints, such as existing topography, existing perimeter roadways, and adjacent neighborhoods, requiring an increase in perimeter retaining wall height from the allowable 3-ft to a maximum of 5-ft. Retaining walls up to 5-ft are needed to maintain historic drainage patterns while meeting minimum design criteria for street design, drainage, and utilities. The increased heights will fluctuate from a screen wall with no retaining wall to a screen wall with 5-ft of retaining wall around the perimeter of the site as needed. A decorative screen wall will be provided along public roadways per Title 30 requirements.

Title 30 Section 30.04.06.F.1 – Residential Adjacency - Grading

Standard: All grading shall not place more than 3 feet of fill a minimum of 5 feet from a shared property line

Requested Waiver: Allow up to 5 feet of fill at a shared property line

Justification: In connection with the retaining wall height waiver requested above, this waiver is being requested due to design constraints while following historic drainage patterns for the site. The site flows from west to east and to meet the

drainage pattern needs while maintaining minimum interior street slopes and minimum sewer design criteria, there is a need for certain portions of the site to require up to 5 feet of fill at the shared property line. The site is not being artificially raised for enhanced views.

Title 30 Section 30.04.06.G.2.ii – Residential Adjacency – RNP NPO Transition

Standard: Development shall comply with the side or rear zoning district setbacks of the adjacent RNP NPO lot along any shared lot lines

Requested Waiver: Allow 5’ side yard setback to primary building for lots 27 & 28

Justification: Due to the orientation of the site, there are two lots (#27 & 28) where the side yard is adjacent to existing RNP neighborhood. Lot 27 & 28 are adjacent to the backyard of an existing lot and there is a small portion of lot 28 that is adjacent to the side yard of an existing lot, but no house structure will be adjacent to this area. The intent of the standard, in this case, is to provide separation from the existing homes and proposed development to preserve the RNP NPO overlay areas. Even with the requested waiver, there is still a minimum of 30-ft total between the existing home and proposed homes which aligns with the intent of this standard. There is an existing 10’ drainage channel on the east side of the shared project boundary that contributes to this 30-ft and helps provide additional space between the houses.

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE
Project Manager

CC:
Angela Pinley, Richmond American Homes
Roxanne Leigh, Westwood

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500062-COUNTY OF CLARK (AVIATION) ET. AL.:

TENTATIVE MAP consisting of 30 lots and common lots on 7.11 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the north side of Pebble Road, 290 feet east of Durango Drive within Enterprise. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-16-401-019; 176-16-401-026; 176-16-401-044

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.11
- Project Type: Single-family residential development
- Number of Lots: 30
- Density (du/ac): 4.20
- Minimum/Maximum Lot Size (square feet): 6,900 to 10,636

Project Description

The plans depict a proposed single-family residential development consisting of 30 lots on 7.11 acres with a density of 4.20 dwelling units per gross acre. The minimum and maximum lot sizes are 6,900 square feet to 10,636 square feet, respectively. Lots 20 through 28, located along the southeastern boundary of the subdivision and adjacent to a partially developed NPO-RNP, have a minimum lot size of 10,000 square feet. Furthermore, lots 16 through 18 adjacent to Lisa Lane also measure 10,000 square feet in area. Access to the proposed development is granted via a 55 foot wide, north/south public street, Lisa Lane, that connects to a 43 foot wide, east/west private street, Avenue D. Avenue D connects to a 43 foot wide north/south private street, Street A, within the interior of the subdivision. Avenue D terminates as a stub street along the north portion of the subdivision, between lots 15 and 16, and at the south portion of the site, between lots 1 and 30. An easement measuring 40 feet in width that will be dedicated for utility, drainage, and emergency access purposes is located immediately south of Avenue D, adjacent to Pebble Road. East/west private streets, Avenue B and Avenue C, measuring 43 feet in width, extend from Avenue D and terminate as stub streets between lots 27 and 28, and lots 20 and 21, respectively. Four foot wide sidewalks are located along the north side of Avenues B, C, and D, and along the west side of Street A. Five foot wide detached sidewalks are proposed along Pebble Road and Lisa Lane. A 15 foot wide landscape area, including 5 foot wide detached

sidewalks, is provided along Lisa Lane and Pebble Road. The street landscape area consists of medium trees, shrubs, and groundcover.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & CG	Single-family residential; convenience store with gas station; & restaurant with drive-thru

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

Related Applications

Application Number	Request
ZC-24-0295	A zone change request to reclassify the project site to RS5.2 zoning for a single-family residential development at 4.2 dwelling units per acre is a companion item on this agenda.
WS-24-0297	A waiver of development standards to modify residential adjacency standards and increase wall height in conjunction with design reviews for alternative landscaping and a single-family residential development is a companion item on this agenda.
VS-24-0296	A vacation and abandonment for patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Comprehensive Planning
Tentative Map

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

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Lisa Lane and portion of an elbow/knuckle at the intersection of Lisa Lane and Torino Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, 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.

Building Department - Addressing

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0141-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES

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



Department of Comprehensive Planning Application Form

24A

ASSESSOR PARCEL #(s): 176-16-401-026 & 044

PROPERTY ADDRESS/ CROSS STREETS: Pebble/Durango

DETAILED SUMMARY PROJECT DESCRIPTION

Pebble Durango - Single Family Residential - Zone Change, Tentative Map, Design Review, Waiver of Development Standards, Vacation

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)
ADDRESS: P. O. Box 11005
CITY: Las Vegas STATE: NV ZIP CODE: 89111
TELEPHONE: 702-455-6731 CELL _____ EMAIL: TempleM@clarkcountyNV.gov

APPLICANT INFORMATION

NAME: B-RAD, LLC
ADDRESS: 400 S. Rampart Blvd, Suite 220
CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
TELEPHONE: 702-240-5605 CELL _____ EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

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

*Correspondent will receive all project communication

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

Shauna Bradley, Acting Director, Clark County RPM
Property Owner (Print)

5/13/2024
Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) _____ ACCEPTED BY _____
PC MEETING DATE _____ DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____ DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-16-401-019

PROPERTY ADDRESS/ CROSS STREETS: Pebble/Durango

DETAILED SUMMARY PROJECT DESCRIPTION

Pebble Durango - Single Family Residential - Zone Change, Tentative Map, Design Review, Waiver of Development Standards, Vacation

PROPERTY OWNER INFORMATION

NAME: David Karl Lokken
 ADDRESS: 211 Charter Oak Street
 CITY: Henderson STATE: NV ZIP CODE: 89074
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada, Inc.
 ADDRESS: 770 East Warm Springs, Suite 240
 CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
 TELEPHONE: 702-240-5605 CELL _____ EMAIL: angela.pinley@mdch.com

CORRESPONDENT INFORMATION

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

*Correspondent will receive all project communication

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

David Lokken
 Property Owner (Signature)*

David Lokken
 Property Owner (Print)

4/23/2024
 Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) _____
 PC MEETING DATE _____
 BCC MEETING DATE _____
 TAB/CAC LOCATION _____

ACCEPTED BY _____
 DATE _____

DATE _____

RAH2404

April 22, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Pebble Durango
Justification Letter for a Design Review, Tentative Map, Zone Change, and Waiver of
Standards
30 lots; 7.11+/- acres; APNs: 176-16-401-019, -026, & -044**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Richmond American Homes of Nevada, Inc., respectfully submits this justification letter with an application for a Design Review (DR), Tentative Map (TM), Zone Change (ZC), and Waiver of Standards (WS) for the proposed community.

Project Description

The subject parcels, within the Enterprise Jurisdiction, are located at the Lisa Lane and Torino Avenue intersection. The proposed residential subdivision is approximately 7.11 gross acres with 30 single family residential dwelling units, resulting in a density of 4.2 dwelling units per gross acre.

Design Review

Site Plan

The project is composed of 30 total lots. All lots are 60 feet minimum in width and vary from 110 feet to 173 feet deep. The lots are laid out in an east to west and north to south orientation with one main interior street running north/south. The area east of the proposed site has an RNP overlay. For this reason, the lots located along the east edge of the proposed site are a minimum of 10,000 square feet (gross) to serve as a buffer to this overlay.

The project is proposed to be constructed as one phase. The subdivision will have interior private streets that are 43 foot wide including an attached 4 foot sidewalk. The project will not be gated and will include one entrance from Lisa Lane. The interior streets that terminate in stubs are a maximum of 150 foot long and serve a maximum of 3 houses. Perimeter public streets include Lisa Lane in the northeast portion of the site which is a 50 foot right-of way and includes proposed 15 feet of landscaping with 5 foot detached sidewalk on the west side of the street. Pebble Road is to the south of the site and is a 90 foot right-of-way and includes proposed 15 feet of landscaping with 5 foot detached sidewalk on the north side of the street. These public streets will include full offsite improvements including curb, gutter, and sidewalks.

Architecture

The planned architecture for the project includes three 50 foot wide homes. All plans have two stories. They range in size of livable area from 3,223 to 4,321 square feet. The homes range in height from ~25ft to ~28ft. Each house will have a three car garage and a 20-ft driveway. Proposed floor plans and elevations are included with the submittal package. The proposed development and building architecture will be designed with consideration of the existing surrounding communities to ensure there is minimal impact to existing neighborhoods.

Setbacks

The setbacks for the proposed project are as follows per Title 30 RS5.2 standards:

- Front (Living): 10 feet (for 50% of building width)
- Front (Garage): 20 feet
- Side (Interior): 5 feet
- Side (Corner): 10 feet
- Rear (Living): 20 feet
- Rear (Patio): 3 feet

Tentative Map

The associated Tentative Map (TM) will establish the layout of the 30-residential lots, 8 common elements, and the interior street network. The TM also includes street sections for the interior private streets and adjacent public roads, cross-sections showing preliminary grading across the site from north to south and east to west, and widths and locations of utility and drainage easements.

Zone Change

The subject development consists of three parcels. All three parcels are currently zoned Residential Single-Family 20 (RS20). This application is requesting a zone change for the parcels to be changed to Residential Single-Family 5.2 (RS5.2).

The current neighborhood to the west of the site is currently zoned RS5.2 while the existing neighborhoods to the east of the site are currently RS20 zoning. The zone change and proposed product type will be consistent with the surrounding area while providing a buffer against the existing larger RS20 parcels and RNP overlay.

Waiver of Development Standards

A waiver of development standards application is being submitted to request the following:

Title 30 Section 30.04.03.C.2.i. – Retaining Walls – Maximum Wall Height

Standard: Retaining walls shall be no more than 3 feet in height

Requested Waiver: Increase retaining walls to 5 feet where needed

Justification: The waiver is being requested due to site development constraints, such as existing topography, existing perimeter roadways, and adjacent neighborhoods, requiring an increase in perimeter retaining wall height from the allowable 3-ft to a maximum of 5-ft. Retaining walls up to 5-ft are needed to maintain historic drainage patterns while meeting minimum design criteria for street design, drainage, and utilities. The increased heights will fluctuate from a screen wall with no retaining wall to a screen wall with 5-ft of retaining wall around the perimeter of the site as needed. A decorative screen wall will be provided along public roadways per Title 30 requirements.

Title 30 Section 30.04.06.F.1 – Residential Adjacency - Grading

Standard: All grading shall not place more than 3 feet of fill a minimum of 5 feet from a shared property line

Requested Waiver: Allow up to 5 feet of fill at a shared property line

Justification: In connection with the retaining wall height waiver requested above, this waiver is being requested due to design constraints while following historic drainage patterns for the site. The site flows from west to east and to meet the

drainage pattern needs while maintaining minimum interior street slopes and minimum sewer design criteria, there is a need for certain portions of the site to require up to 5 feet of fill at the shared property line. The site is not being artificially raised for enhanced views.

Title 30 Section 30.04.06.G.2.ii – Residential Adjacency – RNP NPO Transition

Standard: Development shall comply with the side or rear zoning district setbacks of the adjacent RNP NPO lot along any shared lot lines

Requested Waiver: Allow 5' side yard setback to primary building for lots 27 & 28

Justification: Due to the orientation of the site, there are two lots (#27 & 28) where the side yard is adjacent to existing RNP neighborhood. Lot 27 & 28 are adjacent to the backyard of an existing lot and there is a small portion of lot 28 that is adjacent to the side yard of an existing lot, but no house structure will be adjacent to this area. The intent of the standard, in this case, is to provide separation from the existing homes and proposed development to preserve the RNP NPO overlay areas. Even with the requested waiver, there is still a minimum of 30-ft total between the existing home and proposed homes which aligns with the intent of this standard. There is an existing 10' drainage channel on the east side of the shared project boundary that contributes to this 30-ft and helps provide additional space between the houses.

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Emily Hoy, PE
Project Manager

CC:
Angela Pinley, Richmond American Homes
Roxanne Leigh, Westwood

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0307-MOUNTAIN VIEW DRS, LLC:

ZONE CHANGE to reclassify 2.06 acres from an RS20 (Residential Single-Family) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located on the south side of Sunset Road and the west side of Ullom Drive within Enterprise (description on file). MN/bb (For possible action)

RELATED INFORMATION:

APN:

177-06-101-002

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.06
- Existing Land Use: Business Employment

Applicant's Justification

The request for Industrial Park (IP) zoning is for the development of a 57,971 square foot 114 room transient and non-transient hotel on the site. There is existing CG and IP surrounding the area and therefore this development is suitable for this area. The proposed IP zoning is compatible with the business employment designation and surrounding development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG (AE-65)	Shopping center
South	Business Employment	IP (AE-60)	Hotel & commercial
East	Business Employment	PF (AE-60 & AE-65)	NDOT facility
West	Business Employment	CG (AE-60)	Shopping center

Related Applications

Application Number	Request
UC-24-0308	Use permit and waivers for a hotel in the IP Zone is a companion item on this agenda.
VS-24-0309	Vacation of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The existing land use category in the Master Plan for the subject site is Business Employment (BE). This land use category is primarily intended for offices, distribution centers, warehouse/flex space, technology, and light-industry. Supporting uses include small scale commercial services, such as restaurants, hotels, athletic clubs, service-commercial, and other similar uses. The IP (Industrial Park) Zone is established to accommodate low-intensity industry, processing, wholesale, research and development, and supporting offices. The IP zone is considered a conforming zone within the BE land use designation as is the proposed zone with this reclassification request. The surrounding areas to the north, south, west, and east are a mix of CG and IP zoning with a mix of retail, hotel, and shopping centers. Rezoning the subject property to IP will be consistent with the intent of Master Plan Policy WP-3.3 which encourages a mix of employment uses in existing employment areas near Sunset Road and Decatur Boulevard. For these reasons, staff finds the request for the IP Zone is appropriate for this location.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

More importantly, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.02.26B.2(i) of the Clark County Unified Development Code. Therefore, as required by Section 30.06.03D.7(iv) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Hazard and the Department of Aviation has reviewed the determination. (Note that section 30.06.03D.7(iv) requires that the FAA Determination of No Hazard shall be submitted two weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see chapter 30.02.26B].)

The property lies within the AE 60(60 - 65 DNL) noise contour for 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 Harry Reid International facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be

needed for construction cranes or other temporary equipment; 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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TIM DETERS
CONTACT: CASSANDRA WORRELL, 520 SOUTH FOURTH STREET, LAS VEGAS, NV
89101

DRAFT



Department of Comprehensive Planning Application Form

25A

ASSESSOR PARCEL #(s): 177-06-101-002

PROPERTY ADDRESS/ CROSS STREETS: Sunset Road & Decatur Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed Hotel

PROPERTY OWNER INFORMATION

NAME: Dhaval Shah
ADDRESS: 7452 Grassy Field CT
CITY: Las Vegas STATE: NV ZIP CODE: 89131
TELEPHONE: N/A CELL N/A EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: Tim Deters
ADDRESS: 9555 Hillwood Dr. Suite 110
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # _____
TELEPHONE: 702-545-0355 CELL N/A EMAIL: td@trudevco.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown/Lebene Ohene
ADDRESS: 520 South Fourth Street
CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # 173835
TELEPHONE: 702-598-1429 CELL 702-561-7070 EMAIL: lohene@brownlawlv.com

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

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



Property Owner (Signature)*

Dhaval Shah
Property Owner (Print)

02/22/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 20-24-0307

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 6/12/24

BCC MEETING DATE 8/21/24

FEES \$1,200

TAB/CAC LOCATION Enterprise

DATE 7/31/24

LAW OFFICE

Brown, Brown & Premsrkut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRKUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSIMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

June 6, 2024

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

Planner
Copy
22-24-0307

Re: Applicant: TRU-B2G Hotel Portfolio, LLC
Project Location: Sunset Road and Decatur Avenue
Justification Letter: Revision 3
Zone Change: From RS20 Zoning to IP Zoning
Special Use Permits: A Hotel and a Hotel with Transient and Non-Transient Rooms with Kitchens.
Design Reviews: Hotel, Alternative Parking lot landscaping and no cross access.
Waivers of Development Standards: Non-Standard Off-site improvements
Assessor's Parcel Number: 177-06-101-002

To Whom It May Concern:

On behalf of our Client TRU-B2G Hotel Portfolio, LLC, we respectfully submit the attached application package for a proposed hotel project (Everhome Suites) on a portion of the above referenced parcel. The site is 2.06 acres and located on the southwest corner of Sunset Road and Ullom Street and 200 feet east of Decatur Boulevard. The parcel is currently zoned RS-20 (Residential Single Family) AE-60 Zone. The application package includes a request for a zone change to IP (Industrial Park) zoning which conforms to the Master Plan. The surrounding parcels are developed and are zoned as follows: north across Sunset Road is a developed commercial center zoned Commercial General (CG) farther north and east of this development is an IP (Industrial Park) zoned industrial park development. Immediately south is an IP zoned existing commercial center and hotel. East across Ullom Street is the existing offices for the Nevada Department of Transportation (NDOT) zoned Public Facility (PF). The parcels surrounding the subject parcel (north, south, east, and west are designated in the Master Plan as Business Employment (BE).

Project Description:

The proposed hotel is 57,971 square feet, four stories and 51 feet 4.5 inches high with a total of 114 rooms located on the southwest corner of Sunset Road and Ullom Street and 200 feet east of Decatur Boulevard. Two access driveways are provided to the site from Sunset Avenue on the north property line and Ullom Street on the east property line. The hotel entry faces Ullom Street and is setback 194 feet from Ullom Street which is the main entrance. The hotel is setback a minimum of 20 feet from Sunset Road. An outdoor amenity area with seating and building is depicted adjacent to the west property line behind the hotel. The proposed hotel caters primarily to transient guests and business travelers who may stay for extended periods of time to conduct

business with major industries and employers in the area including the Resort Corridor. A total of 111 parking spaces are provided where 80 parking spaces are required by the Code. The required number of bicycle spaces are provided. The required number of EV spaces including the installed numbers are provided on the western area of the site adjacent to hotel. The trash enclosure is located on the northwestern portion of the site.

Landscaping:

A minimum 10 foot wide landscape area with an existing attached sidewalk is provided along Sunset Road on the north property line. A minimum 10 foot wide landscape area with an attached sidewalk is provided along Ullom Drive on the east property line. Along the west property line, is an up to 19.5 foot wide landscape area along an existing 6 foot high wall. A minimum 10 foot wide landscape areas is depicted along the south property line.

Elevations:

The proposed hotel is four (4) stories and 51 feet 4.5 inches. The design of the building is the typical Everhome Suites branding and will be constructed with wood frames, clad with stucco finishes, including cement board EIFS of contrasting and complimenting colors, Accents include architectural features and enhancements including a combination of the following features: stone veers in contrasting colors stucco trims, parapets, metal awnings, architectural insets, fiber cement boards, soffit panels, low energy glass storefront windows with aluminum frames and painted door frames. A drop-off area with an up to 12.5 foot high metal canopy is provided on the eastern facade of the building and is the front and entry to the hotel. The hotel fronts Ullom Street. The architectural design features, fenestrations, articulations, parapets, and tower elements comply with the design standards for a nonresidential development.

Floor Plans:

The square footage of the hotel rooms range from 338 to 677 square feet consisting of queen and king suites. The reception, guest areas, meeting rooms, amenities and main staff areas are located on the first floor.

Sustainability Provisions Table:

The project complies with the sustainability provisions which include the following outlined below and detailed in the Sustainability Provision Table: Low flow plumbing features in the building and will be installed with construction of the building to gain the 1 point. The water efficient plannings are provided throughout the site and the plantings including within the buffers exceed 20% to gain 2 points. Solar gain is provision is achieved for the 1/2 point energy conservation provision. The cool roof material and slope is provided gain the 1 point. An additional point is gained by the orientation of the building as required by Code. A 1/2 point is gained with a design that provides a sidewalk and the hotel building adjacent to the amenity zone.

		Points
1	Trees: Provide 10% more than required by Title (1 pt)	1
1	Water-Efficient Planting: Provide 95% or more of plants have low or very low water needs. (1 pt)	1
1	Landscape Buffer: Exceed required buffer width by 10% (1/2 pt) OR exceed buffer width by 20%. (1 pt)	1
	Parking Lot Trees: Provide mature tree canopies to cover at least 50% of paved parking. (1 pt)	
	Parking Lot Solar: Provide solar covers at for least 50% of the paved area (2 pts) OR between 25% and 50% (1 pt)	
	Electric Bicycles: Provide bicycle charging (1/2 pt); Provide shade to bicycle charging area (1/2 pt)	
	Mojave Native Plants Protection: Protect = to or > 5% of development footprint to remain natural area (1 pt)	
	Mojave Native Plants Restoration: Restore pre-development native plants = to or > the area disturbed. (1/2 pt)	
1/2	Energy Conservation/Solar Gains: Orient plant materials south and west sides of the building. (1/2 pt)	1/2
1	Cool Roofs: Provide roof w/SRI=to or >78 for low sloped roofs (<2.12) & or 29 for steep sloped roofs (>2.12) (1 pt)	1
1	Building Orientation: Orient roofs within 30° of true east-west & flat or sloped to the south. (1 pt)	1
	Shade Structures: Provide shade/awnings over 50% of south/west windows & doors (1 pt). Add 1 pt for each additional 25% (typically 3-foot min overhang)	
1/2	Amenity Zone Shade Structures: Provide for sidewalks or building adjacent to amenity zone. (1/2 pt)	1/2
	Shaded Walkways: Provide for at least 60% of all building facades adjacent to or facing streets, drive aisles, and gathering and parking areas (1 pt). Each additional 10% provided. (1 pt)	
1/2	Daylighting Strategies: Provide daylighting strategies to minimize artificial lighting. (1/2 pt)	1/2
	Multiple Family Ventilation: Provide floor to ceiling heights of 9 feet on all floors. (1/2 pt)	
	Nonresidential Ventilation: Provide floor to ceiling heights of 11 feet on all floors. (1/2 pt)	
	Low-emissivity Glass: Provide on all south & west facing windows. (1/2 pt)	
1/2	Building Entrances and ADA Ramps: Shade with awning or portico or other device. (1/2 pt)	1/2
	Alternative Energy: Cover 70% roof area in solar OR on-site solar generates 100% of project's energy OR Battery backup is provided. (2 pts for provide one of the 3)	
Total Points:		7
<i>Determined by Staff</i>		Sustainability Compliant: YES/NO
<i>Determined by Staff</i>		Incentives Allowed: YES/NO

Signage is not a part of this application.

We respectfully request approval of the following applications for the proposed hotel:

Zone Change:

A reclassification from an RS-20 to an IP zone.

Justification:

The proposed zoning conforms to the land use categories allowed in the BE Master Plan designation. The subject parcel is the only remaining parcel in this area immediate area that is

undeveloped. The requested zoning and use is compatible and appropriate for the area and conforms to Countywide Goal 1.4 with associated policies 1.4.1 to reinvest in established neighbors and 1.4.4 which encourages infill development in established area while promoting compatibility, scale, and intensity. The request also complies to the following Goals and Policies EN-1.1 for continuous and integrated development and infill development and EN-5.3 by requesting the appropriate zoning category for the development. The location of the project also complies with both EN-6.5 and EN-6.6 which encourages contagious development in areas that are already served by services and infrastructure.

Special Use Permits:

1. Allow a hotel.
2. Allow transient and non-transient hotel with kitchens within the rooms.

Justification:

The proposed hotel allows for transient and non-transient stays which is typically known as extended stay hotels that cater to business travelers that are typically located near large employment centers, airports, and hospitals. The use is appropriate and compatible with other uses in the area. Another similar hotel is located within the shopping center to the south of the subject site. As requested by Staff to state, the hotel when in operation will comply with the required elements of the definition for a non-transient hotel.

Waivers of Development Standards for the following:

1. Increase the height of the hotel to 51 feet 4.5 inches where 50 feet is the allowable height.

Justification:

This request is necessary because of parapets and other architectural features added to enhance the building. The proposed height also screens the elevator shaft and mechanical equipment.

2. Reduce the number of required loading spaces to "zero" where two (2) are required.

Justification:

This request is justified because of the size of the hotel, which consists of 114 rooms with limited staff. Delivery operations for this type of hotel are by vendors and delivery services that use small trucks and vans that can use the porte cochere/canopy or the parking spaces adjacent to the building for a short period of time. This type of hotel typically have deliveries once or up to twice a week, therefore, allowing alternative loading in an area near the metal entry canopy will ensure that more parking is provided

on the site and circulation is not impacted because small delivery trucks will not park in the drive aisles. Additionally these small trucks and vans can utilize parking spaces adjacent to the hotel during the short time deliveries are made to the site.

3a. Reduce the throat depth of the driveway access (Ullom Street) from 9 feet (north) up to 42 feet (south) where 75 feet is the standard.

Justification:

The request will not impact Ullom Street since this is a local/side street that currently serves only the NDOT office and the commercial center and hotel to the south. Traffic volumes are low on the street therefore, the street will not be impacted. Additionally, proposed hotel allows for transient and non-transient stays which is typically known as extended stay hotels that cater to business travelers and are typically located near large employment centers, airports, and hospitals; with most guests using alternative modes of transportations such as taxis, rideshares and shuttles. This limits the number of vehicles accessing or parking at the site. The operation of the hotel and arrivals and departures to the site will not result in surges/concentrations of vehicles accessing the site during peak times or at any particular time of the day, therefore, reducing the impact on the subject driveway.

3b. Reduce the throat depth of the driveway access (Sunset Road) from 14 feet (east) up to 18 feet (west) where 75 feet is the standard.

Justification:

This request is justified and will not have an impact on vehicular circulation within the site. The existing curb cut is existing and the ideal point of entry to the site. Additionally, proposed hotel allows for transient and non-transient stays which is typically known as extended stay hotels that cater to business travelers and are typically located near large employment centers, airports, and hospitals; with most guests using alternative modes of transportations such as taxi and rideshare. This limits the number of vehicles accessing or parking at the site. The operation of the hotel and arrivals and departures to the site will not result in surges/concentrations of vehicles accessing the site during peak times or at any particular time of the day, therefore, reducing the impact on the subject driveway.

4. Allow/maintain an existing driveway with a non-standard width on Sunset Road.

Justification:

The driveway is fully developed and exists along Sunset Road. Although the driveway is 1.32 inches wider than is standard. The request to maintain the existing driveway is appropriate because of the application to reduce the throat depth. Maintaining the current driveway will allow for maneuverability in the area as well as reducing future re-construction costs for the project.

- 5. Reduce the departure distance from Ullom Drive to 171 feet where 190 feet is required.**

Justification:

The driveway on Ullom Drive is located as far south as possible from the intersection. Since Ullom Drive only serves this project, the hotel and commercial center to the south and the NDOT office to the east, traffic is limited on the road and therefore, there will be no impact on Sunset Road or Ullom Drive.

- 6. Reduce the approach distance on Sunset Road to 84 feet where 150 feet is the standard.**

Justification:

This application is necessary to address existing conditions along this segment of Sunset Road. All three driveways currently exist; therefore, this development will not impact traffic on Sunset Road. The proposed hotel includes an extended stay element which means that traffic to and from the site will be spread throughout the day and not at peak periods of the day.

- 7a. Reduce the required buffer between a commercial zone and industrial zone to “zero” where a 15 foot wide buffer is required.**
- b. Allow one row of trees where two are required.**
- c. Allow semi-deciduous trees where evergreen trees are required.**
- d. Allow an existing six foot high wall where an 8 foot high wall is required.**

Justification:

A landscape area consisting of 10 feet up to 19.5 feet is provided within portions of the buffer along most of the west side of the site as a buffer between the existing commercial development and the subject project. The only area where the buffer is not provided is because of an amenity area for hotels guests. An additional 12 to up 18 feet 3 inches landscape area is provided adjacent to the hotel which makes of the area were no buffer is provided and also can double as two rows of trees in some areas. This area consists of artificial turf and a sitting area for use by guests. The rear of the existing commercial building and the existing six foot high wall backs onto the west property side of the subject site. Therefore, the reduced buffer to the commercial building to the west will not impact the uses to the west. Although the commercial building and the proposed hotel are in different zoning districts; the uses have similar intensities since the hotel is typically considered a commercial, although proposed in an IP zone. Per Code the buffer is required because of the IP zone requested. Based on the uses and the 10 feet up to 19.5 foot wide buffer provided along most of the west side of the site, the landscaping

provided adequate screens and buffers the existing commercial development to the west. Additionally, the existing wall is an adequate buffer between the uses because of the similar intensity for both uses.

8. Increase the maximum parking by 27% where 15% is the maximum allowed.

Justification:

The parking provided per the operator is the optimum required for the operation of the hotel because of the non-transient element. A Parking Demand Study is submitted with the application to justify the requested increase in parking.

Design Reviews:

1. For a proposed hotel.

Justification:

The architectural design of the hotel including the building materials, accents and the architectural tower elements around the building provides architectural details that enhance the building. This project is appropriate and compatible with other uses and developments in the surrounding developments in the area.

2. Allow Alternative Parking lot landscaping.

Justification:

This alternate landscaping requested is minimal for the site. For alternative landscaping request is for both the overall site and the island design. The request for alternative parking lot landscaping is specifically for the eastern portion of the site where most of the EV spaces are located. A 10 foot wide landscape area is provided along the north property line adjacent to the parking space in lieu of the required landscape fingers between parking spaces. The landscaping provided achieves the same objective of providing landscaping in the landscape fingers in this area will reduce heat effects to achieve a sustainable development.

3. Design Review where cross access cannot be provided because of an existing development that does not allow for cross access (south).

Justification:

This request is necessary because the existing development to the south was designed, approved, and constructed with existing curbs and landscaping that does not allow for the provision of cross access between the two sites. The hotel has vehicular access to Ullom Street, which is the same as the development to the south, therefore, access to both sites is easily accessed without shared access. Additionally, pedestrian walkways are provided to the sidewalks in the area which will allow pedestrian access to the adjacent commercial developments to and from the hotel.

4. Design Review where cross access cannot be provided because of existing developments that do not allow for cross access.

Justification:


This request is necessary because the existing development to the south has an approval to not provide access to the subject south because at the time of approval that project this site was zoned for R-E (now RS20) for and designated BE for future industrial/designed manufacturing uses which was incompatible with the shopping center and hotel use. Although, this proposed use is deemed compatible to the development to the south since no access point is existing it is not possible to provide cross access between the sites. However, since the sites both have driveways on Ullom Drive and with a sidewalk provided along the street both sites are easily accessible by vehicles and pedestrians from each development.

The proposed hotel and accompanying waivers will not negatively impact the site or area; are appropriate for the area and are compatible with the existing and developed uses in the immediate vicinity and entire area. The hotel will serve the businesses in the area and is in close proximity to Harry Reid Airport and will serve both guests, visitors and business travelers to the immediate area and the Las Vegas Valley.

We will greatly appreciate your review, consideration, and positive recommendation of the application package. Please contact me on (702-598-1429) if you have any questions or need any additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT


Lebene Ohene
Land Use and Development Consultant

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0309-MOUNTAIN VIEW DRS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive, and between Sunset Road and CC 215 within Enterprise (description on file). MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:
 177-06-101-002

LAND USE PLAN:
 ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate existing patent easements prior to development of a hotel on 2.06 acres at the southwest corner of Sunset Road and Ullom Drive.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG (AE-65)	Shopping center
South	Business Employment	IP (AE-60)	Hotel & commercial
East	Business Employment	PF (AE-60 & AE-65)	NDOT facility
West	Business Employment	CG (AE-60)	Shopping center

Related Applications

Application Number	Request
US-24-0308	Use permit and waivers for a hotel in the IP Zone is a companion item on this agenda.
ZC-24-0307	Zone change to reclassify 2.06 acres from RS20 to IP zoning is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

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

APPLICANT: TIM DETERS

CONTACT: CASSANDRA WORRELL, 520 SOUTH FOURTH STREET, LAS VEGAS, NV 89101



Department of Comprehensive Planning Application Form

26A

ASSESSOR PARCEL #(s): 177-06-101-002

PROPERTY ADDRESS/ CROSS STREETS: Sunset Road & Decatur Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed Hotel

PROPERTY OWNER INFORMATION

NAME: Dhaval Shah
ADDRESS: 7452 Grassy Field CT
CITY: Las Vegas STATE: NV ZIP CODE: 89131
TELEPHONE: N/A CELL N/A EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: Tim Deters
ADDRESS: 9555 Hillwood Dr. Suite 110
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # _____
TELEPHONE: 702-545-0355 CELL N/A EMAIL: td@trudevco.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown/Lebene Ohene
ADDRESS: 520 South Fourth Street
CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # 173835
TELEPHONE: 702-598-1429 CELL 702-561-7070 EMAIL: lohene@brownlawlv.com

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

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

Dhaval Shah
Property Owner (Print)

02/22/2024
Date

Property Owner (Signature)*

DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-24-0309

ACCEPTED BY [Signature]

PC MEETING DATE _____

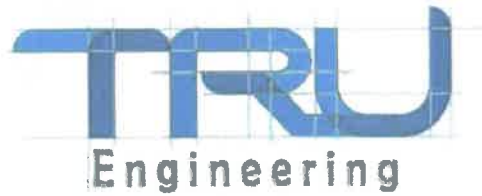
DATE 6/10/24

BCC MEETING DATE 8/21/24

FEES \$1,200

TAB/CAC LOCATION Enterprise

DATE 7/31/24



May 6, 2024

Current Planning
Clark County Development Services
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

Planner
Copy
VS-24-0389

RE: Vacation and Abandonment Patent Easement
APN No. 177-06-101-002

On behalf of the property owner, Mountain View DRS LLC; TRU Engineering (TRU) respectfully requests to vacate and abandon patent easements for the above-referenced parcel. This site is located in CC Enterprise. in Clark County, Nevada.

Justification:

The property owner intends to develop this site with a 4-story hotel development. As part of this development, the 30-ft public right-of-way will be dedicated across the east frontage of the parcel. Access to the proposed development will be from two main entry driveways. The underground utilities are existing and stubbed to the site. Therefore, the 33-foot patent easements as shown on the accompanying exhibits will no longer be needed.

We appreciate your consideration for this request. Please give me a call at 702-570-5677 or email pf@trudevco.com if you have any questions or concerns.

Cordially,

TRU Engineering

A handwritten signature in blue ink, appearing to read "Paul F. Fritz", is written over the typed name and title.

Paul F. Fritz, P.E.
VP, Director of Engineering

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0308-MOUNTAIN VIEW DRS, LLC:

USE PERMITS for the following: 1) hotel; and 2) transient and non-transient hotel with kitchens.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate loading spaces; 3) buffering and screening standards; and 4) modified driveway geometrics.

DESIGN REVIEWS for the following: 1) hotel; and 2) parking lot landscaping on 2.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located on the south side of Sunset Road and the west side of Ullom Drive within Enterprise. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

177-06-101-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a hotel to 52 feet where the maximum height permitted is 50 feet per Section 30.02.18, D. (a 4% increase).
2. Eliminate loading spaces where 2 are required per Table 30.04-7 (a 100% reduction).
3.
 - a. Eliminate landscape buffer along a portion of the west property line where 15 feet is required per section 30.04C (a 100% reduction).
 - b. Allow a single row of evergreen trees with trees planted 30 feet apart on center where a double row of evergreen trees with trees planted 20 feet apart on center is required per Section 30.04.02C.
 - c. Allow semi-deciduous trees where evergreen trees are required for a landscape buffer per section 30.04.03 (2).
 - d. Allow a 6 foot high screen wall where an 8 foot high screen wall is required as a buffer per Section 30.04.02 C (a 25% reduction).
 - e. Allow a non-decorative wall where a decorative wall is required per Section 30.04.02 C.
4.
 - a. Reduce the throat depth along Ullom Drive to 9 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 88% reduction).
 - b. Reduce the throat depth along Sunset Road to 14 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 81% reduction).
 - c. Increase the width of a driveway to 42 feet where 40 feet is the maximum permitted per Uniform Standard Drawing 222.1 (a 5% increase).
 - d. Reduce the driveway departure distance along Ullom Drive to 171 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 10% reduction).

- e. Reduce the driveway approach distance along Sunset Road to 84 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 44% reduction).

DESIGN REVIEWS:

1. A 114 room hotel.
2. Allow alternative parking lot landscaping (landscape islands) where parking lot landscaping is required per Section 30.04.01.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.06
- Project Type: Hotel
- Number of Stories: 4
- Building Height (feet): 52
- Square Feet: 57,971 (114 guest rooms)
- Parking Required/Provided: 80/111
- Sustainability Required/Provided: 7/7

Site Plan

The site plan depicts a 2.06 acre property at the southwest corner of Sunset Road and Ullom Drive with a 57,971 square foot, 4 story hotel. The hotel is located on the west side of the property and west of the driveway accessing Sunset Road. The hotel will have access to Sunset Road and Ullom road with a driveway between the north entrance at Sunset Road, and the east entrance at Ullom Drive. The parking lot has 111 spaces where 80 spaces are required and is located between the hotel and Ullom Drive. A trash enclosure and bicycle parking is located on the east side of the hotel. The plan depicts 6 accessible parking spaces and 3 installed electric vehicle stalls.

Landscaping

A minimum 10 foot wide landscaped area is provided adjacent to Sunset Road and Ullom Drive, adjacent to the existing attached sidewalk. The tree canopy along Sunset Road and Ullom Drive exceeds the required tree canopy area. Parking lot landscaping is provided with shared landscaping along Ullom Drive and Sunset Road. Two parking areas with more than 6 spaces between required landscape islands are shown on the plan and the subject of a landscape island waiver request. The tree canopy provided for the parking lot exceeds the required tree canopy area. A 19 foot wide buffer landscaping area is provided between the hotel and adjacent commercial property along the northern half of the west property line. The remaining area is the subject of a waiver request. The west property line buffer landscape area has a partial single row of trees that are not evergreen, and are the subject of a waiver request. The plan shows 13 trees where 8 are required along Sunset Road and 12 trees where 8 are required along Ullom Drive.

Elevations

The hotel consists of a 4 story, 52 foot high structure with wood frame and stucco EIFS siding. The building has stone veneer treatments that extend as high as the third floor façade. Portions of the façade incorporate fiber cement and stucco siding in several earth tone colors. Shade structures are located over entrances at the north, south, east, and west sides of the building. Numerous return wall columns extend from the ground to the roofline of the building. There are several variations in the roofline with up to a 6 foot difference in height variation. A 12 foot high metal canopy area is provided on the east side of the building to break-up the east plane of the façade. The main entrance faces Ullom Drive with HVAC units shielded on the roof by parapet walls.

Floor Plans

The floor plans depict a hotel oriented 237 feet in length from north to south and 84 feet wide from east to west on the west side of the property. The hotel has interior hallways with a central elevator and stairwells located at the north and south sides of the building. The plans depict 114 guest rooms on 4 levels. A variety of room types are offered with floor areas ranging between 338 square feet and 677 square feet. The main level of the hotel has a main entrance, meeting room, office, laundry room, and lounge area, in addition to accessible guest rooms and building access at the north and south ends of the interior hallway.

Applicant's Justification

The hotel is 57,971 total square feet with 114 individual rooms intended for transient and non-transient rental. This type of hotel is typically known as an extended stay hotel that serves nearby large employment centers, airports, and hospitals. The landscaping waivers are required along the western property line to make space for guest amenities and seating areas. The commercial facility to the west backs up to this site and will not be negatively impacted by the hotel or waiver requests. The lack of a few parking lot islands are more than made up for with the additional perimeter trees along Sunset Road and Ullom Drive. The access driveways will provide adequate access to the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG (AE-65)	Shopping center
South	Business Employment	IP (AE-60)	Hotel & commercial
East	Business Employment	PF (AE-60 & AE-65)	NDOT facility
West	Business Employment	CG (AE-60)	Shopping center

Related Applications

Application Number	Request
ZC-24-0307	Zone change to reclassify 2.06 acres from RS20 to IP zoning is a companion item on this agenda.
VS-24-0309	Vacation of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Use Permits #1 and #2

Section 30.03.06 E.2 requires a special use permit for hotels located in an IP (Industrial Park) Zone. When a mixture of transient and non-transient hotel uses is proposed, a special use permit is also required per 30.03.06 E. 2. i. Transient is defined in the code as a person who utilizes accommodations for a price or as a benefit of employment, with or without meals, for a period of 30 consecutive calendar days or less. Someone who is non-transient would be utilizing the accommodations for a period exceeding 30 consecutive calendar days and therefore much more likely to be using the kitchen facilities. The applicant indicates in their justification letter that the proposed hotel will cater to non-transient and transient guests targeting business travelers associated with large employment centers, airports, and hospitals. All proposed guest rooms provide kitchens for meal preparation. The site is only a few minutes from Harry Reid Airport and a growing industrial area within Enterprise. Policy 5.1.3 of the Master Plan supports this type of development in support of general economic growth activity. The proposed site plan meets the intent of the Master Plan Policy EN-1.1 for maintaining neighborhood integrity through compatible development. The proposed hotel is adjacent to an existing hotel use, is appropriate for this location and should not result in a substantial adverse effect on adjacent properties, public infrastructure, or public health, safety, and general welfare. Staff supports use permits #1 and #2.

Waivers of Development Standards

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

Waiver of Development Standards #1

The height of the proposed hotel will exceed the standard by about 4% and only a limited amount of the bulk of the building will be exposed above the 50 foot height. Most of the roofline

will be at 47 feet or less. Those areas above 47 feet are part of the shielding parapets and designed to break up the flat roofline of the building. Staff supports waiver #1.

Waiver of Development Standards #2

The proposed parking plan includes 27% more spaces than required by Title 30. The site plan also shows a modified guest pick-up and drop-off (loading and unloading zone) in front of the entrance on the east side of the hotel. The modified dimensions of this area would allow for immediate loading and unloading for hotel guests arriving by individual vehicles. Some of the parking spaces directly adjacent to the entrance could be converted to allow for larger vehicle loading and unloading as required by Title 30. Hotel uses do require loading and unloading space for a variety of reasons and these services are typically handled with smaller trucks and can be accommodated on the site by converting some of the excess parking spaces into a loading zone parking near the entrance. Staff cannot support waiver #2.

Waiver of Development Standards #3

Most of the west side of the hotel is adjacent to an existing commercial shopping center and the rear wall of the existing commercial building. The existing wall is unbroken with no windows and will block the view of the first 2 stories of west side of the hotel from Decatur Boulevard. In addition, 2 rows of large trees within a standard 15 foot wide landscape strip would create a condition where the row of trees closest to the commercial building could potentially grow into the building and over the property line. The combined 19 foot and 18 foot wide landscape strips on the north half of the west side of this property with 1 row of trees will sufficiently meet the intent of Title 30 and provide some tree canopy in an already mostly shaded space. The combined square foot area of these landscaped spaces on the west side of the hotel are approximately equivalent to a 15 foot wide landscape strip along the entire west side of the property. The applicant is proposing semi-evergreen tree types and to keep the existing 6 foot non-decorative wall on the west side of the hotel. This space will effectively only be visible from a narrow corridor to the north and Sunset Road. Staff cannot see a reason to require a redundant 8 foot wall on the west side of the hotel, other than it will have a better looking appearance that is only viewable to hotel guests and not the public. The proposed landscape plan meets the intent of the Master Plan Policy EN-1.1 for maintaining neighborhood integrity through compatible development. Staff can support waiver #3.

Design Reviews

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

Design Review #1

The parking demand study adequately addresses the need for additional parking above the 15% maximum allowed per Title 30. The majority of non-transient guests of hotels are likely to have a vehicle and require parking during the entire stay. The applicant provided an analysis using the ITE parking generation manual in support of the increase. The additional spaces are likely to help avoid future parking problems at this location and accounts for non-transient uses. Cross

access was not provided along the south property line when the adjacent hotel and commercial uses were approved. The adjacent hotel and commercial area has a curb and landscape strip along the shared property line. There is no opportunity for shared cross access to or from the west property line. Staff supports the design reviews.

Design Review #2

The landscape plan depicts 9 additional large trees along both streets, 8 additional parking lot trees, and a wider than required landscape strip along the south property line. The loss of 3 landscape islands is off-set by the additional materials. The parking lot landscape pattern meets the intent of the Master Plan Policy EN-1.1 for maintaining neighborhood integrity through compatible development. Staff can support this request.

Public Works - Development Review

Waiver of Development Standards #4a

Staff has no objection to the reduced throat depth for the commercial driveway on Ullom Drive, as Ullom Drive should see minimal traffic as the alignment terminates south of the site.

Waiver of Development Standards #4b

Although the throat depth for the Sunset Road commercial driveway does not comply with the minimum standard, the applicant worked with staff to remove parking spaces, which provides more room for vehicles to safely exit the right-of-way to gain access to the site, therefore, staff has no objection to this request.

Waiver of Development Standards #4c and #4e

Staff has no objection to the increase driveway width and approach distance for the existing driveway on Sunset Road. The driveway was constructed by Clark County Public Works as part of the CIP project.

Waiver of Development Standards #4d

Staff has no objection to the reduced departure distance for the commercial driveway on Ullom Drive. The applicant placed the driveway as far south as the site will allow. Additional, Ullom Drive should see minimal traffic as it ends south of the site.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

More importantly, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.02.26B.2(i) of the Clark County Unified Development Code. Therefore, as required by Section 30.06.03D.7(iv) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an Airspace Determination of No Hazard and the Department of Aviation has reviewed the determination. (Note that section 30.06.03D.7(iv) requires that the FAA Determination of No Hazard shall be

submitted two weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see chapter 30.02.26B].)

The property lies within the AE 60(60 - 65DNL) noise contour for 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 Harry Reid International facilities to meet future air traffic demand.

Staff Recommendation

Approval of the use permits, waivers of development standards #1, #3, & #4, and the Design reviews; denial of waiver of development standards #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for Ullom Drive;
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County

Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an ANABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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.

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

APPLICANT: TIM DETERS

**CONTACT: CASSANDRA WORRELL, 520 SOUTH FOURTH STREET, LAS VEGAS, NV
89101**



Department of Comprehensive Planning Application Form

27A

ASSESSOR PARCEL #(s): 177-06-101-002

PROPERTY ADDRESS/ CROSS STREETS: Sunset Road & Decatur Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed Hotel

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ADDRESS: 520 South Fourth Street
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TELEPHONE: 702-598-1429 CELL 702-561-7070 EMAIL: lohene@brownlawlv.com

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

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

Property Owner (Signature)*

Dhaval Shah
Property Owner (Print)

02/22/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____

ACCEPTED BY _____
DATE _____
FEES _____

DATE _____

June 6, 2024

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

Re: Applicant: TRU-B2G Hotel Portfolio, LLC
Project Location: Sunset Road and Decatur Avenue
Justification Letter: Revision 3
Zone Change: From RS20 Zoning to IP Zoning
Special Use Permits: A Hotel and a Hotel with Transient and Non-Transient Rooms with Kitchens.
Design Reviews: Hotel, Alternative Parking lot landscaping and no cross access.
Waivers of Development Standards: Non-Standard Off-site improvements
Assessor's Parcel Number: 177-06-101-002

To Whom It May Concern:

On behalf of our Client TRU-B2G Hotel Portfolio, LLC, we respectfully submit the attached application package for a proposed hotel project (Everhome Suites) on a portion of the above referenced parcel. The site is 2.06 acres and located on the southwest corner of Sunset Road and Ullom Street and 200 feet east of Decatur Boulevard. The parcel is currently zoned RS-20 (Residential Single Family) AE-60 Zone. The application package includes a request for a zone change to IP (Industrial Park) zoning which conforms to the Master Plan. The surrounding parcels are developed and are zoned as follows: north across Sunset Road is a developed commercial center zoned Commercial General (CG) farther north and east of this development is an IP (Industrial Park) zoned industrial park development. Immediately south is an IP zoned existing commercial center and hotel. East across Ullom Street is the existing offices for the Nevada Department of Transportation (NDOT) zoned Public Facility (PF). The parcels surrounding the subject parcel (north, south, east, and west are designated in the Master Plan as Business Employment (BE).

Project Description:

The proposed hotel is 57,971 square feet, four stories and 51 feet 4.5 inches high with a total of 114 rooms located on the southwest corner of Sunset Road and Ullom Street and 200 feet east of Decatur Boulevard. Two access driveways are provided to the site from Sunset Avenue on the north property line and Ullom Street on the east property line. The hotel entry faces Ullom Street and is setback 194 feet from Ullom Street which is the main entrance. The hotel is setback a minimum of 20 feet from Sunset Road. An outdoor amenity area with seating and building is depicted adjacent to the west property line behind the hotel. The proposed hotel caters primarily to transient guests and business travelers who may stay for extended periods of time to conduct

business with major industries and employers in the area including the Resort Corridor. A total of 111 parking spaces are provided where 80 parking spaces are required by the Code. The required number of bicycle spaces are provided. The required number of EV spaces including the installed numbers are provided on the western area of the site adjacent to hotel. The trash enclosure is located on the northwestern portion of the site.

Landscaping:

A minimum 10 foot wide landscape area with an existing attached sidewalk is provided along Sunset Road on the north property line. A minimum 10 foot wide landscape area with an attached sidewalk is provided along Ullom Drive on the east property line. Along the west property line, is an up to 19.5 foot wide landscape area along an existing 6 foot high wall. A minimum 10 foot wide landscape areas is depicted along the south property line.

Elevations:

The proposed hotel is four (4) stories and 51 feet 4.5 inches. The design of the building is the typical Everhome Suites branding and will be constructed with wood frames, clad with stucco finishes, including cement board EIFS of contrasting and complimenting colors, Accents include architectural features and enhancements including a combination of the following features: stone veers in contrasting colors stucco trims, parapets, metal awnings, architectural insets, fiber cement boards, soffit panels, low energy glass storefront windows with aluminum frames and painted door frames. A drop-off area with an up to 12.5 foot high metal canopy is provided on the eastern facade of the building and is the front and entry to the hotel. The hotel fronts Ullom Street. The architectural design features, fenestrations, articulations, parapets, and tower elements comply with the design standards for a nonresidential development.

Floor Plans:

The square footage of the hotel rooms range from 338 to 677 square feet consisting of queen and king suites. The reception, guest areas, meeting rooms, amenities and main staff areas are located on the first floor.

Sustainability Provisions Table:

The project complies with the sustainability provisions which include the following outlined below and detailed in the Sustainability Provision Table: Low flow plumbing features in the building and will be installed with construction of the building to gain the 1 point. The water efficient plantings are provided throughout the site and the plantings including within the buffers exceed 20% to gain 2 points. Solar gain provision is achieved for the 1/2 point energy conservation provision. The cool roof material and slope is provided gain the 1 point. An additional point is gained by the orientation of the building as required by Code. A 1/2 point is gained with a design that provides a sidewalk and the hotel building adjacent to the amenity zone.

		Points
1	Trees: Provide 10% more than required by Title (1 pt)	1
1	Water-Efficient Planting: Provide 95% or more of plants have low or very low water needs. (1 pt)	1
1	Landscape Buffer: Exceed required buffer width by 10% (1/2 pt) OR exceed buffer width by 20%. (1 pt)	1
	Parking Lot Trees: Provide mature tree canopies to cover at least 50% of paved parking. (1 pt)	
	Parking Lot Solar: Provide solar covers at for least 50% of the paved area (2 pts) OR between 25% and 50% (1 pt)	
	Electric Bicycles: Provide bicycle charging (1/2 pt); Provide shade to bicycle charging area (1/2 pt)	
	Mojave Native Plants Protection: Protect = to or > 5% of development footprint to remain natural area (1 pt)	
	Mojave Native Plants Restoration: Restore pre-development native plants = to or > the area disturbed. (1/2 pt)	
1/2	Energy Conservation/Solar Gains: Orient plant materials south and west sides of the building. (1/2 pt)	1/2
1	Cool Roofs: Provide roof w/SRI=to or > 78 for low sloped roofs (<2.12) & or 29 for steep sloped roofs (>2.12) (1 pt)	1
1	Building Orientation: Orient roofs within 30° of true east-west & flat or sloped to the south. (1 pt)	1
	Shade Structures: Provide shade/awnings over 50% of south/west windows & doors (1 pt). Add 1 pt for each additional 25% (typically 3-foot min overhang)	
1/2	Amenity Zone Shade Structures: Provide for sidewalks or building adjacent to amenity zone. (1/2 pt)	1/2
	Shaded Walkways: Provide for at least 60% of all building facades adjacent to or facing streets, drive aisles, and gathering and parking areas (1 pt). Each additional 10% provided. (1 pt)	
1/2	Daylighting Strategies: Provide daylighting strategies to minimize artificial lighting. (1/2 pt)	1/2
	Multiple Family Ventilation: Provide floor to ceiling heights of 9 feet on all floors. (1/2 pt)	
	Nonresidential Ventilation: Provide floor to ceiling heights of 11 feet on all floors. (1/2 pt)	
	Low-emissivity Glass: Provide on all south & west facing windows. (1/2 pt)	
1/2	Building Entrances and ADA Ramps: Shade with awning or portico or other device. (1/2 pt)	1/2
	Alternative Energy: Cover 70% roof area in solar OR on-site solar generates 100% of project's energy OR Battery backup is provided. (2 pts for provide one of the 3)	
	Total Points:	7
<i>Determined by Staff</i>		Sustainability Compliant: YES/NO
<i>Determined by Staff</i>		Incentives Allowed: YES/NO

Signage is not a part of this application.

We respectfully request approval of the following applications for the proposed hotel:

Zone Change:

A reclassification from an RS-20 to an IP zone.

Justification:

The proposed zoning conforms to the land use categories allowed in the BE Master Plan designation. The subject parcel is the only remaining parcel in this area immediate area that is

undeveloped. The requested zoning and use is compatible and appropriate for the area and conforms to Countywide Goal 1.4 with associated policies 1.4.1 to reinvest in established neighbors and 1.4.4 which encourages infill development in established area while promoting compatibility, scale, and intensity. The request also complies to the following Goals and Policies EN-1.1 for continuous and integrated development and infill development and EN-5.3 by requesting the appropriate zoning category for the development. The location of the project also complies with both EN-6.5 and EN-6.6 which encourages contagious development in areas that are already served by services and infrastructure.

Special Use Permits:

1. Allow a hotel.
2. Allow transient and non-transient hotel with kitchens within the rooms.

Justification:

The proposed hotel allows for transient and non-transient stays which is typically known as extended stay hotels that cater to business travelers that are typically located near large employment centers, airports, and hospitals. The use is appropriate and compatible with other uses in the area. Another similar hotel is located within the shopping center to the south of the subject site. As requested by Staff to state, the hotel when in operation will comply with the required elements of the definition for a non-transient hotel.

Waivers of Development Standards for the following:

1. **Increase the height of the hotel to 51 feet 4.5 inches where 50 feet is the allowable height.**

Justification:

This request is necessary because of parapets and other architectural features added to enhance the building. The proposed height also screens the elevator shaft and mechanical equipment.

2. **Reduce the number of required loading spaces to “zero” where two (2) are required.**

Justification:

This request is justified because of the size of the hotel, which consists of 114 rooms with limited staff. Delivery operations for this type of hotel are by vendors and delivery services that use small trucks and vans that can use the porte cochere/canopy or the parking spaces adjacent to the building for a short period of time. This type of hotel typically have deliveries once or up to twice a week, therefore, allowing alternative loading in an area near the metal entry canopy will ensure that more parking is provided

on the site and circulation is not impacted because small delivery trucks will not park in the drive aisles. Additionally these small trucks and vans can utilize parking spaces adjacent to the hotel during the short time deliveries are made to the site.

3a. Reduce the throat depth of the driveway access (Ullom Street) from 9 feet (north) up to 42 feet (south) where 75 feet is the standard.

Justification:

The request will not impact Ullom Street since this is a local/side street that currently serves only the NDOT office and the commercial center and hotel to the south. Traffic volumes are low on the street therefore, the street will not be impacted. Additionally, proposed hotel allows for transient and non-transient stays which is typically known as extended stay hotels that cater to business travelers and are typically located near large employment centers, airports, and hospitals; with most guests using alternative modes of transportations such as taxis, rideshares and shuttles. This limits the number of vehicles accessing or parking at the site. The operation of the hotel and arrivals and departures to the site will not result in surges/concentrations of vehicles accessing the site during peak times or at any particular time of the day, therefore, reducing the impact on the subject driveway.

3b. Reduce the throat depth of the driveway access (Sunset Road) from 14 feet (east) up to 18 feet (west) where 75 feet is the standard.

Justification:

This request is justified and will not have an impact on vehicular circulation within the site. The existing curb cut is existing and the ideal point of entry to the site. Additionally, proposed hotel allows for transient and non-transient stays which is typically known as extended stay hotels that cater to business travelers and are typically located near large employment centers, airports, and hospitals; with most guests using alternative modes of transportations such as taxi and rideshare. This limits the number of vehicles accessing or parking at the site. The operation of the hotel and arrivals and departures to the site will not result in surges/concentrations of vehicles accessing the site during peak times or at any particular time of the day, therefore, reducing the impact on the subject driveway.

4. Allow/maintain an existing driveway with a non-standard width on Sunset Road.

Justification:

The driveway is fully developed and exists along Sunset Road. Although the driveway is 1.32 inches wider than is standard. The request to maintain the existing driveway is appropriate because of the application to reduce the throat depth. Maintaining the current driveway will allow for maneuverability in the area as well as reducing future re-construction costs for the project.

- 5. Reduce the departure distance from Ullom Drive to 171 feet where 190 feet is required.**

Justification:

The driveway on Ullom Drive is located as far south as possible from the intersection. Since Ullom Drive only serves this project, the hotel and commercial center to the south and the NDOT office to the east, traffic is limited on the road and therefore, there will be no impact on Sunset Road or Ullom Drive.

- 6. Reduce the approach distance on Sunset Road to 84 feet where 150 feet is the standard.**

Justification:

This application is necessary to address existing conditions along this segment of Sunset Road. All three driveways currently exist; therefore, this development will not impact traffic on Sunset Road. The proposed hotel includes an extended stay element which means that traffic to and from the site will be spread throughout the day and not at peak periods of the day.

- 7a. Reduce the required buffer between a commercial zone and industrial zone to “zero” where a 15 foot wide buffer is required.**
- b. Allow one row of trees where two are required.**
- c. Allow semi-deciduous trees where evergreen trees are required.**
- d. Allow an existing six foot high wall where an 8 foot high wall is required.**

Justification:

A landscape area consisting of 10 feet up to 19.5 feet is provided within portions of the buffer along most of the west side of the site as a buffer between the existing commercial development and the subject project. The only area where the buffer is not provided is because of an amenity area for hotels guests. An additional 12 to up 18 feet 3 inches landscape area is provided adjacent to the hotel which makes of the area were no buffer is provided and also can double as two rows of trees in some areas. This area consists of artificial turf and a sitting area for use by guests. The rear of the existing commercial building and the existing six foot high wall backs onto the west property side of the subject site. Therefore, the reduced buffer to the commercial building to the west will not impact the uses to the west. Although the commercial building and the proposed hotel are in different zoning districts; the uses have similar intensities since the hotel is typically considered a commercial, although proposed in an IP zone. Per Code the buffer is required because of the IP zone requested. Based on the uses and the 10 feet up to 19.5 foot wide buffer provided along most of the west side of the site, the landscaping

provided adequate screens and buffers the existing commercial development to the west. Additionally, the existing wall is an adequate buffer between the uses because of the similar intensity for both uses.

8. Increase the maximum parking by 27% where 15% is the maximum allowed.

Justification:

The parking provided per the operator is the optimum required for the operation of the hotel because of the non-transient element. A Parking Demand Study is submitted with the application to justify the requested increase in parking.

Design Reviews:

1. For a proposed hotel.

Justification:

The architectural design of the hotel including the building materials, accents and the architectural tower elements around the building provides architectural details that enhance the building. This project is appropriate and compatible with other uses and developments in the surrounding developments in the area.

2. Allow Alternative Parking lot landscaping.

Justification:

This alternate landscaping requested is minimal for the site. For alternative landscaping request is for both the overall site and the island design. The request for alternative parking lot landscaping is specifically for the eastern portion of the site where most of the EV spaces are located. A 10 foot wide landscape area is provided along the north property line adjacent to the parking space in lieu of the required landscape fingers between parking spaces. The landscaping provided achieves the same objective of providing landscaping in the landscape fingers in this area will reduce heat effects to achieve a sustainable development.

3. Design Review where cross access cannot be provided because of an existing development that does not allow for cross access (south).

Justification:

This request is necessary because the existing development to the south was designed, approved, and constructed with existing curbs and landscaping that does not allow for the provision of cross access between the two sites. The hotel has vehicular access to Ullom Street, which is the same as the development to the south, therefore, access to both sites is easily accessed without shared access. Additionally, pedestrian walkways are provided to the sidewalks in the area which will allow pedestrian access to the adjacent commercial developments to and from the hotel.

4. Design Review where cross access cannot be provided because of existing developments that do not allow for cross access.

Justification:

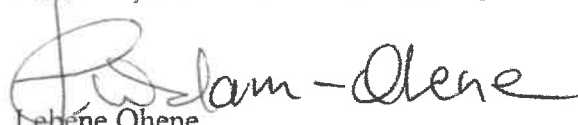
This request is necessary because the existing development to the south has an approval to not provide access to the subject south because at the time of approval that project this site was zoned for R-E (now RS20) for and designated BE for future industrial/designed manufacturing uses which was incompatible with the shopping center and hotel use. Although, this proposed use is deemed compatible to the development to the south since no access point is existing it is not possible to provide cross access between the sites. However, since the sites both have driveways on Ullom Drive and with a sidewalk provided along the street both sites are easily accessible by vehicles and pedestrians from each development.

The proposed hotel and accompanying waivers will not negatively impact the site or area; are appropriate for the area and are compatible with the existing and developed uses in the immediate vicinity and entire area. The hotel will serve the businesses in the area and is in close proximity to Harry Reid Airport and will serve both guests, visitors and business travelers to the immediate area and the Las Vegas Valley.

We will greatly appreciate your review, consideration, and positive recommendation of the application package. Please contact me on (702-598-1429) if you have any questions or need any additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT


Lebene Ohene
Land Use and Development Consultant

