



## ENTERPRISE TOWN ADVISORY BOARD

Clark County Commission Chambers

500 South Grand Central Parkway

Las Vegas, NV 89155

July 14, 2021

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 [chayes@yahoo.com](mailto:chayes@yahoo.com)
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at: <https://clarkcountynv.gov/EnterpriseTAB>

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

Barris Kaiser – Vice Chair  
Crystal Bomar

Secretary: Carmen Hayes (702) 371-7911 [chayes@yahoo.com](mailto:chayes@yahoo.com)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

- III. Approval of Minutes for June 30, 2021. (For possible action)
- IV. Approval of the Agenda for July 14, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
  - 1. **NZC-21-0123-BADSM PARTNERS, LLC:**  
**AMENDED HOLDOVER ZONE CHANGE** to reclassify 7.4 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone (previously not notified).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** waive perimeter landscaping along a local street; and **3)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).  
**DESIGN REVIEWS** for the following: **1)** proposed single family residential development; and **2)** finished grade. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise (description on file). MN/rk/jd (For possible action) **07/20/21 PC**
  - 2. **VS-21-0124-BADSM PARTNERS, LLC:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/jd (For possible action) **07/20/21 PC**
  - 3. **TM-21-500032-BADSM PARTNERS, LLC:**  
**AMENDED HOLDOVER TENTATIVE MAP** consisting of 24 (previously 22) single family residential lots and common lots on 7.4 acres in an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/jd (For possible action) **07/20/21 PC**
  - 4. **NZC-21-0254-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:**  
**ZONE CHANGE** to reclassify 1.9 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce driveway approach distances from the intersection; **2)** allow modified driveway design standards; and **3)** full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Meranto Avenue.  
**DESIGN REVIEWS** for the following: **1)** proposed retail center; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **07/20/21 PC**

5. **VS-21-0255-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street (alignment), and between Meranto Avenue and Blue Diamond Road and a portion of a right-of-way being Rainbow Boulevard located between Meranto Avenue and Blue Diamond Road within Enterprise (description on file). JJ/lm/jd (For possible action) **07/20/21 PC**
  
6. **TM-21-500069-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 1.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise. JJ/lm/jd (For possible action) **07/20/21 PC**
  
7. **NZC-21-0303-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:**  
**ZONE CHANGE** to reclassify 7.6 acres from an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone to an RUD (Residential Urban Density) Zone.  
**USE PERMIT** for an attached (townhouse) planned unit development (PUD).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setback; 2) reduce street intersection off-set; 3) reduce width of private streets; 4) reduce back of curb radius; 5) modify private street sections; and 6) allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) an attached single family residential planned unit development; 2) signage; and 3) finished grade. Generally located on the west side of Fort Apache Road and the south side of Serene Avenue (alignment) within Enterprise (description on file). JJ/md/jd (For possible action) **08/03/21 PC**
  
8. **VS-21-0304-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Serene Avenue (alignment) and Meranto Avenue (alignment), and between Fort Apache Road and Chieftain Street (alignment) within Enterprise (description on file). JJ/md/jd (For possible action) **08/03/21 PC**
  
9. **TM-21-500096-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:**  
**TENTATIVE MAP** consisting of 93 lots and common lots on 7.6 acres in an RUD (Residential Urban Density) Zone. Generally located on the south side of Serene Avenue (alignment) and the west side of Fort Apache Road within Enterprise. JJ/md/jd (For possible action) **08/03/21 PC**
  
10. **SC-21-0279-CAPSTONE CHRISTIAN SCHOOL:**  
**STREET NAME CHANGE** to change the name of Aphrodite Street to Capstone Academy Way north of Cactus Avenue. Generally located on the north side of Cactus Avenue, 800 feet east of Amigo Street within Enterprise. MN/dm/jo (For possible action) **08/03/21 PC**
  
11. **VS-21-0301-CAPSTONE CHRISTIAN SCHOOL:**  
**VACATE AND ABANDON** an easement (drainage) of interest to Clark County located between Amigo Street and Radcliff Street (alignment), and between Cactus Avenue and Quaint Acres Avenue (alignment) within Enterprise (description on file). JJ/sd/ja (For possible action) **08/03/21 PC**

12. **VS-21-0287-REMINGTON UTE LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Mistral Avenue (alignment), and between Edmond Street and Decatur Boulevard within Enterprise (description on file). JJ/al/jd (For possible action) **08/03/21 PC**
  
13. **TM-21-500090-REMINGTON UTE LLC:**  
**TENTATIVE MAP** for a 1 lot commercial subdivision on 2.5 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Decatur Boulevard and Windmill Lane within Enterprise. JJ/al/jd (For possible action) **08/03/21 PC**
  
14. **UC-21-0306-HARTMAN WERNER W & SUZANNE:**  
**USE PERMIT** to increase the area of a proposed accessory building on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Placid Street and the north side of Torino Avenue (alignment) within Enterprise. MN/jgh/jo (For possible action) **08/03/21 PC**
  
15. **VS-21-0271-LASFUEL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Schuster Street and Valley View Boulevard, and between CC 215 and Martin Avenue within Enterprise (description on file). MN/bb/jd (For possible action) **08/03/21 PC 08/03/21 PC**
  
16. **WS-21-0293-MONROE JAMES A JR & YOLANDA K:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce building separation for an existing accessory structure (storage building) in conjunction with a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Irvin Avenue, 415 feet west of Jones Boulevard within Enterprise. JJ/al/jo (For possible action) **08/03/21 PC**
  
17. **DR-21-0299-LH VENTURES, LLC:**  
**DESIGN REVIEW** for finished grade in conjunction with a previously approved single family residential development on 9.0 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. JJ/md/ja (For possible action) **08/04/21 BCC**

VII. General Business

None

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

IX. Next Meeting Date: July 28, 2021 at 6:00 pm.

X. Adjournment.

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

Windmill Library – 7060 W. Windmill Lane

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>





# Enterprise Town Advisory Board

June 30, 2021

## MINUTES

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Board Members	David Chestnut, Chair <b>PRESENT</b> Tanya Behm <b>EXCUSED</b> Joseph Throneberry <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Crystal Bomar <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <b>PRESENT</b>	

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

The meeting was called to order at 6:05 p.m.

Lorna Phegley, Current Planning

### II. Public Comment

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

- None.

### III. Approval of June 9, 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for June 9, 2021.

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

### IV. Approval of Agenda for June 30, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

1. NZC-21-0209-LEXILAND, LLC, ETAL & ROOHANI KHUSROW FAMILY TRUST:
2. VS-21-0210-LEXILAND, LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:

6. NZC-21-0123-BADSM PARTNERS, LLC:
7. VS-21-0124-BADSM PARTNERS, LLC:
8. TM-21-500032-BADSM PARTNERS, LLC:
  
11. ET-21-400094 (VS-0133-17)-SACKLEY FAMILY TRUST & SACKLEY, STUART TRS:
12. ET-21-400095 (WS-19-0185)-SACKLEY FAMILY TRUST & SACKLEY, STUART TRS:
13. TM-21-500085-SACKLEY FAMILY TRUST & SACKLEY, STUART TRS:
  
14. WC-21-400091 (ZC-0606-01)-JONES 215, LLC:
15. UC-21-0261-JONES 215, LLC:

V. Informational Items

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

1. [www.BrandingClarkCounty.com](http://www.BrandingClarkCounty.com)

Below is a link to a new community survey being conducted to support two county initiatives. The research and subsequent data from the survey will inform Clark County's visioning for the future and Clark County's messaging for economic development. The survey is anonymous and does not require residents to disclose their name or specific address. All data and information from the survey will be aggregated to understand general perceptions and views of the county. The survey should take no more than 15-20 minutes to complete, and it will be available until July 19th.

There are two ways to access the survey online. First, by visiting [www.BrandingClarkCounty.com](http://www.BrandingClarkCounty.com) which is the dedicated web site for the economic development messaging initiative. The other option is to directly access the survey using this link

[https://northstarideas.az1.qualtrics.com/jfe/form/SV\\_9LxaOhinmXXbpb0](https://northstarideas.az1.qualtrics.com/jfe/form/SV_9LxaOhinmXXbpb0)

We want (and need) as much participation from our residents as possible.

2. **Transform Clark County**

We have uploaded the Code Assessment and the Code Assessment Presentation on our project webpage; <https://www.transformclarkcounty.com/documents>

If you would like to send us (additional) feedback on the Development Code Assessment, please send your comments to

[transformclarkcounty@clarkcountynv.gov](mailto:transformclarkcounty@clarkcountynv.gov) by July 15th . All comments received

during the meetings and by separate cover will be reviewed and taken into consideration as we move through the process of rewriting the Development Code.

3. **James Regional Park**

Round 17 SNPLMA Trail - ADA public meeting

Windmill Library

7060 W Windmill Ln , Las Vegas, NV 89113

Mon 7 /19/2021 6:00 PM

This is the mandatory ADA public meeting for the trail around James Regional Park.



VI. Planning & Zoning

1. **NZC-21-0209-LEXILAND, LLC, ETAL & ROOHANI KHUSROW FAMILY TRUST:**  
**ZONE CHANGE** to reclassify 13.7 acres from a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential - High Density) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** building height; and **2)** parking.  
**DESIGN REVIEWS** for the following: **1)** multiple family residential development; and **2)** finished grade in the CMA Design Overlay District. 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 (description on file). MN/jt/jd (For possible action) **07/06/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

**ADD** Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Install passive amenities in the open areas.

**ADD** Public Works Development review condition.

- Provide for centerline barrier along Warm Springs or protected left turn from the main entrance.

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

2. **VS-21-0210-LEXILAND, LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Capovilla Avenue (alignment) and Warm Springs Road, and between Redwood Street and Rainbow Boulevard, and a portion of a right-of-way being Warm Springs Road located between Redwood Street and Rainbow Boulevard within Enterprise (description on file). MN/jt/jd (For possible action) **07/06/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

3. **TM-21-500063-BARTSAS MARY 10, LLC:**  
**TENTATIVE MAP** consisting of a 1 lot commercial subdivision on 5.1 acres in a C-2 (General Commercial) zone. Generally located on the south side of Cactus Avenue and the east side of Las Vegas Boulevard South within Enterprise. MN/jvm/jd (For possible action) **07/06/21 PC**

Motion by Joe Throneberry

Action: **APPROVE** per staff conditions.

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

4. **DR-21-0225-RAINBOW & BLUE DIAMOND SE, LLC:**  
**DESIGN REVIEW** for a site lighting plan in conjunction with a previously approved shopping center and convenience store with gasoline pumps on 8.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/rk/jd (For possible action) **07/07/21 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

5. **DR-21-0241-BDA NORTH, LLC:**  
**DESIGN REVIEWS** for the following: 1) comprehensive sign plan; and 2) lighting plan in conjunction with a convenience store and gasoline station currently under development on 3.1 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone. Generally located on the southeast corner of Blue Diamond Road and Arville Street within Enterprise. JJ/al/jd (For possible action) **07/07/21 BCC**

Motion by David Chestnut

Action: **APPROVE**.

**ADD** Current Planning Conditions:

- Freestanding sign not to exceed 25 ft.

Per staff conditions

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

6. **NZC-21-0123-BADSM PARTNERS, LLC:**  
**AMENDED HOLDOVER ZONE CHANGE** to reclassify 7.4 acres from an R-E (Rural Estates Residential) (RNP-1) Zone to an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone (previously not notified).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) waive perimeter landscaping along a local street; and 3) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).  
**DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) finished grade. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise (description on file). MN/rk/jd (For possible action) **07/20/21 PC**

Motion by David Chestnut

Action: **HOLD** per applicant's agreement to the Enterprise TAB meeting on 14 July 2021.

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

7. **VS-21-0124-BADSM PARTNERS, LLC:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/jd (For possible action) **07/20/21 PC**

Motion by David Chestnut

Action: **HOLD** per applicant's agreement to the Enterprise TAB meeting on 14 July 2021.

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

8. **TM-21-500032-BADSM PARTNERS, LLC:**  
**AMENDED HOLDOVER TENTATIVE MAP** consisting of 24 (previously notified as 22) single family residential lots and common lots on 7.4 acres in an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone. Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/jd (For possible action) **07/20/21 PC**

Motion by David Chestnut

Action: **HOLD** per applicant's agreement to the Enterprise TAB meeting on 14 July 2021.

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

9. **UC-21-0269-NEEDHAM, HOWARD J. & CHRISTINE S.:**  
**USE PERMIT** to allow a stealth communication tower (monoelm).  
**DESIGN REVIEW** for a stealth communication tower (monoelm) and ground equipment on a portion of 2.3 acres in an H-2 (General Highway Frontage) Zone. Generally located on the north side of Blue Diamond Road and the west side of Pioneer Way within Enterprise. JJ/jor/jo (For possible action) **07/20/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

Motion **PASSED** (3-0) /Unanimous, Throneberry - Abstained

10. **VS-21-0264-TRAJAN HOLDINGS LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Redwood Street, and between Serene Avenue and Richmar Avenue (alignment) within Enterprise (description on file). JJ/al/jd (For possible action) **07/20/21 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions.

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

11. **ET-21-400094 (VS-0133-17)-SACKLEY FAMILY TRUST & SACKLEY, STUART TRS:**  
**VACATE AND ABANDON SECOND EXTENSION OF TIME** for a portion of right-of-way being Rainbow Boulevard located between Capovilla Avenue and Arby Avenue (alignment) within Enterprise (description on file). MN/sd/jo (For possible action) **07/21/21 BCC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions.

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

12. **ET-21-400095 (WS-19-0185)-SACKLEY FAMILY TRUST & SACKLEY, STUART TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: **1)** allow alternative landscaping adjacent to a drive-thru lane along a public right-of-way (Rainbow Boulevard); and **2)** modified street standards.  
**DESIGN REVIEW** for modifications to an approved shopping center on 9.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Capovilla Avenue within Enterprise. MN/sd/jo (For possible action) **07/21/21 BCC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions.

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

13. **TM-21-500085-SACKLEY FAMILY TRUST & SACKLEY, STUART TRS:**  
**TENTATIVE MAP** for a commercial subdivision on 9.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the north side of Capovilla Avenue within Enterprise. MN/jgh/xx (For possible action) **07/21/21 BCC**

Motion by Joseph Throneberry

Action: **APPROVE** per staff conditions.

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

14. **WC-21-400091 (ZC-0606-01)-JONES 215, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements if dealerships are individually owned and operated in conjunction with a previously approved zone change to reclassify 24.7 acres from an R-E (Rural Estates Residential) (AE-65) Zone to a C-2 (General Commercial) (AE-65) Zone for 2 automobile dealerships, future, and associated accessory service uses, and a use permit for automobile paint and body shops in the CMA Design Overlay District. Generally located on the south side of Roy Horn Way, 460 feet east of Torrey Pines Drive within Enterprise (description on file). MN/md/jo (For possible action) **07/21/21 BCC**

Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

15. **UC-21-0261-JONES 215, LLC:**  
**USE PERMIT** for a vehicle repair facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** eliminate parking lot landscaping; **2)** eliminate cross access; **3)** modified CMA Design Overlay District Standards; **4)** eliminate the requirement for pedestrian walkways; **5)** increase wall height; and **6)** allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** vehicle maintenance facility; **2)** parking lot; and **3)** finished grade on 4.5 acres of a 14.1 acre site in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Roy Horn Way, 460 feet east of Torrey Pines Drive within Enterprise. MN/md/jo (For possible action) **07/21/21 BCC**

Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

16. **VS-21-0268-FRIAS, PHYLLIS M. MANAGEMENT TRUST & FRIAS, PHYLLIS M. TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Haleh Avenue and Frias Avenue (alignment), and between Schirlls Street (alignment) and Valley View Boulevard within Enterprise (description on file). JJ/jgh/jd (For possible action) **07/21/21 BCC**

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

17. **ZC-21-0262-DONEL DEVELOPMENT, LLC:**  
**ZONE CHANGE** to reclassify 1.2 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** proposed office/warehouse building; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the south side of Meranto Avenue (alignment), 660 feet west of Hinson Street (alignment) within Enterprise (description on file). JJ/rk/jd (For possible action) **07/21/21 BCC**

Motion by Barris Kaiser  
Action: **APPROVE** Zone Change.  
**DENY** Waiver of Development Standards.  
**DENY** Design Reviews  
Per staff conditions.  
Motion **PASSED** (4-0) /Unanimous

VII. General Business:

- None.

VIII. Public Comment:

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

- None

IX. Next Meeting Date

The next regular meeting will be July 14, 2021 at 6:00 p.m.

X. Adjournment:

Motion by David Chestnut  
**ADJOURN** meeting at 8:42 p.m.  
Motion **PASSED** (4-0) /Unanimous



07/20/21 PC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

**UPDATE**  
CHARTAN AVE/PLACID ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**NZC-21-0123-BADSM PARTNERS, LLC:**

**AMENDED HOLDOVER ZONE CHANGE** to reclassify 7.4 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone (previously not notified).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) waive perimeter landscaping along a local street; and 3) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

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

Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise (description on file). MN/rk/jc (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-33-801-012; 177-33-801-028

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Increase interior and perimeter wall height to 6 feet, 8 inches where a maximum of 6 feet is permitted per Section 30.64.020 and Table 30.64-1 (an 11% increase).
- b. Increase combined screen wall and retaining wall height to 12 feet (6 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64.050 (a 33% increase).
2. Waive perimeter landscaping along a local street (Chartan Avenue) where per Figure 30-64-5 or 64-6 is required.
3. Waive full off-site improvements including streetlights, sidewalk, curb, gutter, and partial paving width along Chartan Avenue and Placid Street where required per Section 30.52.050.

**DESIGN REVIEWS:**

1. Single family residential development.
2. Increase finished grade to **108 inches (9 feet)** (previously notified as 48 inches (4 feet)) where 18 inches is the standard per Section 30.32.030 (a 500% increase).

**LAND USE PLAN:**

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

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 11185 Fairfield Avenue
- Site Acreage: **6.88 overall acreage; R-D: 6.03 net acres; R-2: 0.85 net acres**
- Number of Lots: **24**
- Density (du/ac): **R-D: 2.9; R-2: 7.0**
- Minimum/Maximum Lot Size (square feet): **R-D: 11,200/18,018 (gross)/9,066/14,394 (net); R-2: 6,016/6,802 (gross)/6,016/6,125 (net)**
- Project Type: Single family residential development
- Number of Stories: **1 & 2**
- Building Height (feet): Up to 35
- Square Feet: **R-D: 2,668/3,150; R-2: 2,940/3,072**

#### **Neighborhood Meeting Summary**

The applicant conducted a neighborhood meeting on January 21, 2021, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 20 attendees present at the virtual (Zoom) meeting for this item. The attendees had questions on the design and layout of the project. Further issues that were discussed were related to overall density, the request for 3 story homes, traffic, and access.

#### Site Plans

The plans depict a proposed 24 lot single family residential development on 6.88 acres. The revised plans now show a portion of the development located near the southeast portion of the site, adjacent to an existing R-2 single family development as R-2 zoning (a total of 6 lots). The remainder of the site (total of 18 lots) is proposed for R-D zoning. The density of the residential subdivision is 2.9 dwelling units per acre for the R-D portion of the development, and 7.0 dwelling units per acre for the R-2 portion of the development. The lots range in size from a minimum of 6,016 square feet to a maximum of 18,018 square feet. The design of the subdivision also includes a drainage easement along the western portion of the site. The lots within the subdivision will be served by 42 foot wide internal private streets, which include an attached sidewalk on 1 side of the street. Access to the development will be available from the proposed residential subdivisions (Silverado Court VII and VIII) to the south. The private street extends to the north from the access point, with a cul-de-sac extending to the west. No access is shown from Chartan Avenue or Placid Street. These public roads will be constructed to rural standards with 32 feet of pavement instead of the full pavement, and without curb, gutter, sidewalk, and streetlights normally required for a public street under 60 feet in width. The plans also depict that the finished grade of the site will be increased up to 4 feet along the north and west portions of the development in order to properly drain the site due to an existing wash. These areas of the site are also where the over height retaining walls are located.

#### Landscaping

There is no street landscaping proposed with this request. Internal to the development are additional street landscape buffers along the corner side lots.



Elevations

All the models for the R-D product will be 1 story in height, while the models for the R-2 product will be 2 stories. Three different house plans with 4 separate elevations per plan are offered by the developer with an option for a rooftop deck. All the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

Floor Plans

The models range in size from 2,668 square feet to 3,150 square feet for the R-D product and the size of the R-2 product is 2,940 square feet to 3,072 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms and game rooms.

Applicant's Justification

The applicant indicates a great deal of thought and planning have resulted in this submittal request, while respecting the existing development. Since the opening of the Starr Avenue interchange at I-15, and the future development to the south across St. Rose Parkway, this area has seen significant change. The proposed R-D zoning will serve as a buffer from the more intense uses while providing transitional lot sizes between the R-1, R-2, and R-E zoned lots. This proposed community will continue the alignment of Twisty Ridge Street from the Silverado Court VIII project (TM-18-500009) to the south, with ultimate access to Starr Avenue. There has been significant and substantial changes since the last amendment to the Enterprise Land Use Plan with the approvals of adjacent R-1 zoned and R-2 zoned subdivisions, and the changed traffic circulation patterns (as a result of the opening of the Starr Interchange, along with development of the West Henderson Business Park). Furthermore, according to the applicant this project will not adversely impact public facilities, and will in fact, solve a long-standing drainage issue that causes flooding in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0144	Waivers to allow modifications for off-site improvements with a design review for a single family residential development	Approved by BCC	April 2019
VS-19-0145	Vacated and abandoned a 6 foot wide, 630 foot long, portion of Chartan Avenue and a 3 foot wide streetlight and traffic control easement along Chartan Avenue - expired	Approved by BCC	April 2019
TM-19-500047	8 single family residential lots on 4.9 acres	Approved by BCC	April 2019

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I) & R-1	Single family residential & undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Suburban (up to 8 du/ac)	R-E (RNP-I) & R-2	Single family residential

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0124	A vacation of government patent easements along the boundary of APN 177-33-801-012 is a companion item on this agenda.
TM-21-500032	A tentative map for 24 single family residential lots on 6.88 acres is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

**Zone Change**

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

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

The applicant indicates that the proposed development will serve as a buffer from the more intense uses while providing transitional lot sizes between the R-1, R-2, and R-E zoned lots. There has also been changes since the last amendment to the Enterprise Land Use Plan with the approvals of adjacent R-1 zoned and R-2 zoned subdivisions, and the changed traffic circulation patterns (as a result of the opening of the Starr Interchange, along with development of the West Henderson Business Park). Furthermore, according to the applicant this project will not adversely impact public facilities, and will in fact, solve a long standing drainage issue that causes flooding in the area.

Although there is existing and approved suburban residential development in the area, those developments are essentially on the south side of Terrill Avenue (alignment) which makes this development fully within the Rural Neighborhood Preservation (RNP) area. As a result, Terrill Avenue should act as a border between the more intense uses and the R-E/RNP-I to the north of that street.

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

The applicant indicates that the project will provide a single family residential development that is 2.9 dwelling units per acre between the existing RNP areas to the north and west and the more intense residential uses to the south and east. In addition, as shown on the plans, all of the lots adjacent to the existing RNP homes are a minimum of 10,000 square feet.

This request for lots that are less than half acre in area in a neighborhood that is contiguous to R-E/RNP-I to the north and west is out of character with development in the immediate area. The intent of a balanced Land Use Plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. Therefore, staff finds the proposed project is not compatible with the density of the existing and planned land uses in the RNP neighborhoods to the north and south.

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

The applicant indicates technical studies will be prepared to address any impacts from the proposed residential development; therefore, public infrastructure facilities will not be adversely impacted.

Various Clark County service departments have reviewed this development proposal and found adequate services available or have specified the type of improvements that are needed for this development. Sufficient public services may not exist in the immediate area and because the site is in the Public Facilities Needs Assessment (PFNA) area, a standard development agreement will be necessary prior to issuance of any building permits to mitigate any short falls in needed public facilities. Based on information received from the Clark County School District, the elementary school and high school located within the corresponding school zone was over capacity for the 2020-2021 school year. Staff is concerned that the cumulative impact from the individual student yield of this project and future projects in the immediate area may further exacerbate the existing capacity situations, especially since this area was not planned to accommodate the number of additional residential units and no new schools are planned in the future.

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

The applicant states that the proposed development satisfies County goals by providing housing alternatives to meet a range of lifestyle choices, ages, and affordability levels.

This request is a nonconforming zone change and conflicts with Urban Specific Policy 8 of the Comprehensive Master Plan which discourages nonconforming zone changes. It is County policy to preserve the rural lifestyle of property within the existing RNP-I Overlay. The request does not comply with Land Use Goals 5 of the Comprehensive Master Plan which encourages providing opportunities for developing low density residential areas as a lifestyle choice.

### **Summary**

#### **Zone Change & Design Review #1**

Staff is concerned with the potential incompatibility between this development and existing land uses immediately adjacent to the site. Approval of this project will allow more dense zoning to intrude into an existing R-E (RNP-I) area; therefore, based on the criteria listed above, staff finds the applicant has not satisfied the requirements for a compelling justification to warrant approval of this application and cannot support these requests.

#### **Waivers of Development Standards**

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

#### **Waiver of Development Standards #1**

Although staff has supported similar waivers to increase screen and retaining wall heights, approval of this request is contingent upon approval of the zone change and design reviews which staff cannot support.

#### **Waiver of Development Standards #2**

Although staff has supported similar street landscape waivers in rural areas, approval of this request is contingent upon approval of the zone change and design reviews which staff cannot support.

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

##### **Waiver of Development Standards #3**

Staff has no objection to not install full off-site improvements on Chartan Avenue and Placid Street. The parcels along both streets are in the RNP-I overlay district, resulting in the existing non-urban standards for the roadways. However, since Planning is recommending denial of the application, staff cannot support this request.

#### **Design Review #2**

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application.

Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval. However, since Planning is recommending denial of the application, staff cannot support this design review.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **August 18, 2021** at 9:00 a.m., unless otherwise announced.

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

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

##### **Current Planning**

If approved:

- Resolution of Intent to complete in 4 years;
- **Only 1 story homes within the R-D portion of the development;**
- No 3 story homes within the development;
- Design review as a public hearing on any significant changes to plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).

- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); and that 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; 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 homes purchased or soundproofed.

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

- No comment.

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

- Applicant is advised that there is an active septic permit on APN 177-33-801-012; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0042-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:**

**PROTESTS:** 16 cards, 37 letters

**PLANNING COMMISSION ACTION:** May 4, 2021 – HELD – To 06/01/21 – per the applicant.

**PLANNING COMMISSION ACTION:** June 1, 2021 – HELD – To 07/20/21 – per the applicant to rewrite/re-notify and to return to the Enterprise Town Board.

**CHRIS ARMSTRONG C/O GOOLD PATTERSON**

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

NZC-21-0123 JZ  
IAR

**Westwood**

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

main (702) 284-5300

CIVIL  
ENGINEERING

June 10, 2021

**REVISED**  
6-14-21

Current Planning Division  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

RE: **Chartan Placid, a 24-lot Single Family Residential subdivision  
Revised Justification Letter for Design Review and Non-conforming Zone Change**

To Whom it May Concern:

Westwood Professional Services respectfully submits this compelling justification letter with an application for a non-conforming zone change (NZC) and Design Review for this proposed community.

**Project Description**

The project site associated with the subject is approximately 6.9± gross acres and covers APN 177-33-801-012 and 177-33-801-028. It is located in a portion of Section 33, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada.

**Design Review**

Please accept this letter and required attached documentation to support our application for a zone change from R-E to R-D and R-2 for twenty-four (24) single family lots ranging in size from 6,016 to 18,018 gross square feet on 6.88 gross acres generally located on the southeast corner of Placid Street and Chartan Avenue. There will be six (6) lots (approximately 0.85 gross acres) that are proposed R-2 zoning with a density of 7.06 du/ac. These six lots are in conformance with R-1 zoning requirements for minimum lot size and setbacks, with exception of the density calculation. The remaining 18 lots are proposed R-D zoning with a density of 2.99 du/ac.

The property is presently zoned R-E and there is a mix of developed and undeveloped R-E zoned property adjacent to the property. There is also approved R-1 and R-2 zoned property to the immediate south and east of the property that is both presently under development and developed with resident. The immediately adjacent lots to APN: 012 are approximately 4,600 SF and have a mix of two- and three-story homes. The property to the south (177-33-801-019) fronts Starr Avenue, which is a 110' ROW and has an interchange with I-15. Bermuda Road is further to the east and is a 100' ROW. Starr Avenue connects to Raiders Way and provides access to the Raiders Corporate Headquarters/Practice Facility, and ultimately to a 190' wide ROW for Via Inspirada. Additionally, to the south across St. Rose Parkway is the West Henderson Business and Industrial Park and home to numerous warehouse and distribution centers including Amazon, Kroger, etc. The character of the area, and specifically the traffic and circulation patterns are considerably different since the opening of the Starr Avenue Interchange.

There is a large existing wash that bifurcates the property in a north-south direction and provides a significant encumbrance and hardship on this property, as well as properties to the south and west. There is an approved drainage study on the northerly parcel with a drainage solution that removes the Flood Zone designation. When combined with the parcel to the south, there is the potential to provide a solution and mitigate drainage issues for the other immediately adjacent neighboring properties (Specifically APNS: 177-33-801-007, 011). As shown on the site plan, the drainage channel/pipe would create a 30' wide buffer for APNs 177-33-801-007, 011. It is my understanding that 007, which is owned by the Meyer's has significant drainage flows on the property during rain events. The improvement on these properties and the property to the south would capture these flows and remove them from existing the residences, thereby completely removing potential future flood damage. The proposed zoning would provide a transitional zoning from the higher density zoning to the south and east with the surrounding R-E zoning to the west and north.

The proposed design will utilize the approved Vacation of the Terrill public right of way per VS-18-1029. This vacation will eliminate access to the RNP directly from Starr Ave and Bermuda Rd. Access to the proposed development will be through the existing subdivision to the east from Bermuda or the proposed subdivision to the south from Starr. There will be no access from the proposed development to the RNP area. Otherwise, VS-18-1029 would revert Terrill back to 60-foot right of way and Placid would be required to also be developed as a 60-foot right of way.

The homesites will range in size from 2,668 to 3,150 square feet and will be one story products in the R-D zoned lots, while the R-2 lots will range in size from 2,940 to 3,072 square feet and will be 2-stories tall. The Pulte designed homes will range in the \$700k range. The internal streets will be private, 42-foot wide roadways with a 4-foot-wide sidewalk along one side, with 5' X 5' ADA passing zones placed as needed. Access will be available from both Starr Avenue via the proposed Silverado Court VIII project (TM-18-500009) and via Bermuda Road through the existing Silverado Court VII (PW #17-36074) subdivision. We feel this proposed development is a superior option to keeping the zoning R-E and building 35-foot tall buildings adjacent to the RNP.

Per Section 30.32.040, paragraph #9 it is stated that the finished grade for the construction within 100 feet of the property line of a residential use shall not be established in excess of the standard 18 inches above the grade of any lot or parcel adjacent. The topography of the subject property falls from the south to north with a significant drainage wash bisecting the site. Upon review of the grading and drainage for this site, there is a grade difference along a portion the north boundary of up to 6-feet and along the wash area up to 9- feet, near proposed lot 18. With the final design of the subject property, Westwood Professional Services shall coordinate throughout the development process to make the elevation difference along the property boundary as well as where any existing washes are filled will be as minimal as possible.

#### **PREVIOUS LAND USE ACTIONS**

The northerly five acres has an approved tentative map (TM-19-47), waiver (WS-19-144), and vacation (VS-19-145). The TM was for an eight-lot subdivision. The waiver request was for rural standard street sections designed to meet rural standards on Chartan Avenue and Placid Street, and to permit a 54' wide street section for Chartan Ave. It waived streetlights, curb, gutter, sidewalks, and excess paving. Given the limited traffic, and the developed R-E surrounding areas, the request was deemed to be consistent and harmonious the neighborhood. The vacation was for a Streetlight and Traffic Control Easement along Chartan Avenue (OR: 20170814:00671), portion of ROW at the turnaround/bulb of Chartan Avenue



(OR:20110809:00797), southerly 6' of Chartan Avenue (OR:20170222:00978), and southerly 6' of BLM Grant N-76131. These same waivers are being requested with the current application.

A great deal of thought and planning has resulted in the attached plan, while respecting the existing development, and with the design to accommodate and address the significant drainage hardship. Since the opening of the Starr Avenue interchange at I-15, and the future development to the south across St. Rose, this area has seen significant change and will continue to change. The rural character that once was common in this area has been altered and the proposed R-D will serve as a buffer from the more intense uses while providing lot sizes in between the R-1 and R-E lots, while the R-2 will match the existing R-2 in the adjacent area. The costs to improve the drainage hardship are significant and the 24 lots help to spread the cost of these improvements and solve the drainage problem not only for these lots but for the two adjacent R-E lots, and in particular the Meyer parcel. This proposed community will continue the alignment of Twisty Ridge Street north from the Silverado Court VIII project (TM-18-500009) to the south, with ultimate access to Starr Avenue.

There have been significant and substantial changes since the last amendment to the Enterprise LUP in adjacent land use densities with the approval of adjacent R-1 & R-2 zoning, and the change traffic circulation patterns (as a result of the opening of the Starr Interchange, along with development of the West Henderson Business Park). The proposed R-D is a natural transition zoning district from the R-1 and R-2 to the developed and undeveloped R-E zoned property. The proposed R-2 will match the existing R-2 zoning of the approved project to the immediate southeast of the site. This project will not adversely impact public facilities, and will in fact, solve a long-standing drainage issue that causes flooding in the area.

### **Waiver of Standards**

The project is being processed as a Single Family Detached Residential development in accordance with Title 30. This request is to define waivers of Title 30 and CCAUSD for the project needed to develop the site and anticipated product.

#### **1. Section 30.64.050 a. – Fences and Walls**

**Waiver:** 6-foot Walls.

**Request:** Allow 6-foot 8-inch rear screen wall between lots and along the perimeter of the development

**Justification:** This is a typical waiver that is requested with several subdivisions in the valley to provide additional privacy to the potential home buyers throughout the development.

#### **2. Section 30.64.050 a. – Fences and Walls**

**Waiver:** 12-foot Walls (6-foot wall plus 6-foot retaining wall)

**Request:** Allow 6-foot 8-inch rear screen wall to be constructed in conjunction with a 6-foot retaining wall between lots and along the perimeter of the development

**Justification:** This request follows the development code with respect to the retaining walls, it is just required with the above requested 6-foot 8-inch screen walls.

**3. Section 30.52.040 – Improvement Requirements**

**Waiver:** To provide grading, curbs, gutters, paving of streets and streetlights.

**Request:** Allow Rural Offsite Improvements (no streetlights, curb & gutter, sidewalk) Chartan Avenue and Placid Street.

**Justification:** This project is at the edge of the existing RNP along the 54-foot wide Chartan Avenue and 60-foot wide Placid Street, so in an effort to maintain the rural nature of the existing neighborhood at the boundary, a less intense improvement is being proposed.

The following is a detailed response to the requirements specified for a “Compelling Justification”:

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

**Response:** Within Chapter 2 – Issues and Opportunities of the Enterprise Land Use Plan, it states “the entire Las Vegas Valley and Enterprise has seen a large demand for housing”, and “is one of the fastest growing Planning Area’s in unincorporated Clark County”. Currently, there is Bass Elementary School, Schorr Elementary School and Liberty High School, Avellino Park, Lion Habitat Ranch Henderson Executive airport, Raiders Headquarters, and multiple churches of varying faiths within roughly 1 mile of the proposed project site. With all that public development, we feel it is an appropriate residential development to support the fast-growing housing demand.

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

**Response:** The proposed development requires a zone change from R-E to R-D. There is an existing R-2 neighborhood to the east as well as another parcel to the east that is zoned R-E and the existing neighborhoods and residential parcels to the north and west are zoned R-E. The parcel to the south is currently zoned a combination of R-D and R-1. This 6.8 du/ac proposal would blend well with these neighborhoods by providing a diverse development with the surrounding land. The Chartan Placid community will provide a good transition neighborhood with 10,000 square foot lots adjacent to existing houses.

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

**Response:** A technical analysis will be done for the drainage and water facilities before the Civil Improvement Plans are submitted and approved. The Police Department, School District and Fire Department that service this area will be contacted for the preparation of the reports which are required for the non-conforming zone change. According to page 24 of the Enterprise Land Use Plan under "Sustainability", "participation in sustainable practices by everyone in Clark County will make things better for the community". The zone change will also provide the communities with an opportunity have a greater positive impact on sustainable practices while decreasing adverse effects on public facilities and services.

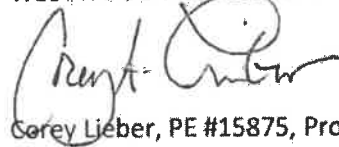
**4. *The proposed non-conforming zoning conforms to other applicable adopted plans, goals, and policies.***

**Response:** On Page 24 under "Sustainability" of the Enterprise Land Use Plan, it states the goal of "educating and encouraging broad involvement in practices that will help sustain the community". The proposed development will provide the proposed and surrounding communities with opportunities to promote sustainable practices that will further increase the quality of the neighborhood. In addition, on Page 31 under "Uses adjacent to Residential Neighborhood Preservation (RNP) areas", it states that direction is no longer to buffer the RNP areas with OP land and "should incorporate more dense residential development." With the adjacent south parcel having RNP land use, we believe the proposed R-D development will provide the balance amongst the surrounding the area. The request also conforms to several goals and policies in the Comprehensive Master Plan. Land Use Goal 7 encourages a variety of housing alternatives, and there are few 10,000 square foot lot product options with RV parking provided in the Las Vegas Valley. In addition, Growth Management Policy 1 encourages development of vacant parcels in serviced areas, of which this development acts as infill and adjacent to developed and developing parcels. Urban Policy 7 encourages complimentary land uses, and the proposed R-D zoning allows for an appropriate transitional density between the R-1/R-2 adjacent to this project.

Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Corey Lieber, PE #15875, Project Manager



EASEMENTS  
(TITLE 30)

**UPDATE**  
CHARTAN AVE/PLACID ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0124-BADSM PARTNERS, LLC:**

**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road within Enterprise (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

**APN:**  
177-33-801-012; 177-33-801-028

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

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon patent easements on this site. The plans depict the vacation and abandonment of 33 foot wide and 3 foot wide government patent easements along the boundary of APN 177-33-801-012, excepting out the 30 feet for Terrill Avenue which is needed for the dedication of a public right-of-way. A previous vacation submittal (VS-19-0145) is still current for APN 177-33-801-028 regarding vacations along Chartan Avenue roadway and streetlight and traffic control easement.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0144	Waivers to allow modifications for off-site improvements with a design review for a single family residential development	Approved by BCC	April 2019
VS-19-0145	Vacated and abandoned a 6 foot wide, 630 foot long, portion of Chartan Avenue and a 3 foot wide streetlight and traffic control easement along Chartan Avenue - expired	Approved by BCC	April 2019
TM-19-500047	8 single family residential lots on 4.9 acres	Approved by BCC	April 2019

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I) & R-1	Single family residential & undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Suburban (up to 8 du/ac)	R-E (RNP-I) & R-2	Single family residential

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-21-0123	A nonconforming zone change to reclassify this site to R-D and R-2 zoning is a companion item on this agenda.
TM-21-500032	A tentative map for 24 single family residential lots on 6.88 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 necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on **August 18, 2021** at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change

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

**Public Works - Development Review**

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

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:**

**PROTESTS:** 7 cards, 11 letters

**PLANNING COMMISSION ACTION:** May 4, 2021 - HELD - To 06/01/21 - per the applicant.

**PLANNING COMMISSION ACTION:** June 1, 2021 - HELD - To 07/20/21 - per the applicant to rewrite/renotify and to return to the Enterprise Town Board.

**APPLICANT:** CHRIS ARMSTRONG C/O GOOLD PATTERSON

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118







# LAND USE APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING


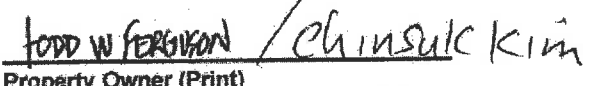
# 2A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

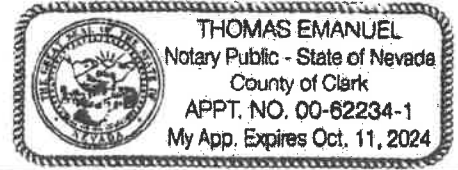
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>DR-21-0241</u> DATE FILED: <u>5-12-21</u> PLANNER ASSIGNED: <u>A1</u> TAB/CAC: <u>Entoprene</u> TAB/CAC DATE: <u>6-9-21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7-7-21</u> FEE: <u>675<sup>00</sup></u>
	<b>PROPERTY OWNER</b>  NAME: <u>BDA North, LLC</u> ADDRESS: <u>2774 Athens Ridge Dr</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-451-3315</u> CELL: <u>702-525-5743</u> E-MAIL: <u>kimchiLV@aol.com</u>
	<b>APPLICANT</b>  NAME: <u>Circle K Stores, Inc</u> ADDRESS: <u>1120 W Warner Road</u> CITY: <u>Tempe</u> STATE: <u>AZ</u> ZIP: <u>85284</u> TELEPHONE: <u>602-728-8000</u> CELL: _____ E-MAIL: <u>rmojahed@circlek.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Jodi Hamill</u> ADDRESS: <u>11811 N Tatum Blvd, Suite 1051</u> CITY: <u>Phoenix</u> STATE: <u>AZ</u> ZIP: <u>85028</u> TELEPHONE: <u>602-549-9125</u> CELL: _____ E-MAIL: <u>jodi@ldcaz.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-18-602-026 & 177-18-602-023  
 PROPERTY ADDRESS and/or CROSS STREETS: 8430 Arville Street / SEC Blue Diamond & Arville  
 PROJECT DESCRIPTION: Design Review for Lighting associated with construction of a new Circle K convenience store & gas station

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

        
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON April 10, 2021 (DATE)  
 By THOMAS EMANUEL and CHINSUK KIM  
 NOTARY PUBLIC: \_\_\_\_\_



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

APR. 21-100436

**Justification Letter**  
**Design Review on Lighting and Signage**  
**Circle K Store**  
**SEC Blue Diamond Road and Arville Street**  
**North Las Vegas, Nevada**

Circle K Stores Inc. proposes the construction of a new 5,187 square foot retail convenience store and a 5,117 square foot fuel canopy over 8 fuel dispensing pumps. The project is located at the SEC of Blue Diamond and Arville and more specifically identified as APN #177-18-602-026 and #177-18-602-023 (the "Property"). The Property is currently zoned C-2, General Commercial. The project is shown in the aerial photo below.



The proposed Circle K facility will be operated 24 hours a day, 7 days a week. The Property has existing commercial property to the north and west, and vacant land zoned H-2 directly east and south. These uses, along with being located on a major arterial street, makes this location ideal for a convenience store with gas pumps.

Circle K Stores Inc. requests to process a Design Review as a Public Hearing on Lighting and Signage as a condition of Notice of Final Action for Case Number ZC-18-0513.

## **Design Review:**

Circle K Stores Inc. proposes to develop a 5,187 square foot retail convenience store with a 5,117 square foot fuel canopy over 8 fuel dispensing pumps. The proposed development will be on a leased parcel located on the southeast corner of Blue Diamond Road and Arville Street in Las Vegas. The parcels are zoned C-2 and the property to the north and west is commercial and zoned C-2. The property to the east and south is also commercial and zoned H-2. A future commercial pad for an 11,950 square foot commercial building is proposed along the southern boundary of the property.

**Site Lighting:** The Site Lighting will conform to the requirements of Clark County and will be located in strategic locations throughout and along the perimeter of the project to provide sufficient illumination while not impacting any of the adjoining properties. Six (6) site lights will be installed using the XSP LED Street/Area Luminaire with provided shielding as appropriate and will be mounted on a steel pole. The height of the pole will not exceed 23 feet.

**Exterior Lighting - Convenience Store:** The proposed store will be one (1) story with a maximum height of twenty-three (23) feet, eight (8) inches. The store will include enhanced architectural elements and use a variety of materials and colors. The building façade will provide security lighting with three (3) wall-mounted LED fixtures on the rear of the building (east elevation) and one wall-mounted fixture on the south elevation. These wall mounted light fixtures are low profile and are downward directed light to prevent light spillage. Each entrance will have a wall pack LED light fixture which will be mounted to provide downlighting for safety and security and prevent light trespassing beyond the entrance. The front entrance of the store will be well lit with 11 recessed LED light fixtures to provide downlighting for safety and security at the store's main entrance.

**Lighting - Fuel Canopy:** The proposed fuel canopy with eight (8) fuel dispensing pumps will be constructed with architectural elements that are cohesive with the store using the same materials and colors. The under-canopy area will be well lit for safety and security. Under canopy lighting will be provided by 24 flush-mounted LED soffit fixtures. These light fixtures have a slim, low profile design and are specifically designed for downlighting under fuel canopies.

**Signage:** Circle K branded signs are proposed for this project and the Sign Package has been reviewed and approved by Building Safety and Zoning under BD20-45644.

- A 10-foot high, double-faced monument sign is proposed along the Arville Street frontage and will have illuminated signage.
- A 40-foot double-faced pylon sign is proposed along the Blue Diamond Road frontage and will have illuminated signs.
- The fuel canopy will have three (3) single-faced, internally illuminated signs. These signs will be located on the north, west and south elevations of the canopy.
- The convenience store will have one (1) single-faced, internally illuminated sign above the main entrance door. The front of the store will have two locations on each end of the store front for a non-illuminated ad display. On one cornice of each of the north and south elevations will be a smaller, single-faced, internally illuminated sign.



07/20/21 PC AGENDA SHEET

CHARTAN PLACID  
(TITLE 30)

UPDATE  
CHARTAN AVE/PLACID ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500032-BADSM PARTNERS, LLC:**

**AMENDED HOLDOVER TENTATIVE MAP** consisting of 24 (previously 22) single family residential lots and common lots on 7.4 acres in an R-D (Suburban Estates Residential) Zone and R-2 (Medium Density Residential) Zone.

Generally located on the south side of Chartan Avenue and the east side of Placid Street within Enterprise. MN/rk/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
177-33-801-012; 177-33-801-028

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 11185 Fairfield Avenue
- Site Acreage: **6.88 overall acreage; R-D: 6.03 net acres; R-2: 0.85 net acres**
- Number of Lots: **24**
- Density (du/ac): **R-D: 2.9; R-2: 7.0**
- Minimum/Maximum Lot Size (square feet): **R-D: 11,200/18,018 (gross)/9,066/14,394 (net); R-2: 6,016/6,802 (gross)/6,016/6,125 (net)**
- Project Type: Single family residential development

The plans depict a proposed 24 lot single family residential development on 6.88 acres. **The revised plans now show a portion of the development located near the southeast portion of the site, adjacent to an existing R-2 single family development as R-2 zoning (a total of 6 lots). The remainder of the site (total of 18 lots) is proposed for R-D zoning.** The density of the residential subdivision is **2.9 dwelling units per acre for the R-D portion of the development, and 7.0 dwelling units per acre for the R-2 portion of the development.** The lots range in size from a minimum of 6,016 square feet to a maximum of 18,018 square feet. The design of the map also includes a drainage easement along the western portion of the site. The lots within the subdivision will be served by 42 foot wide internal private streets, which include an attached sidewalk on 1 side of the street. Access to the development will be available from the proposed residential subdivisions (Silverado Court VII and VIII) to the south. The private street extends to the north from the access point, with a cul-de-sac extending to the west. No access is shown from Chartan Avenue or Placid Street. However, the project does include the

dedication of Chartan Avenue or Placid Street as part of the design of this project. All public streets will be developed to non-urban street standards.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0144	Waivers to allow modifications for off-site improvements with a design review for a single family residential development	Approved by BCC	April 2019
VS-19-0145	Vacated and abandoned a 6 foot wide, 630 foot long, portion of Chartan Avenue and a 3 foot wide streetlight and traffic control easement along Chartan Avenue - expired	Approved by BCC	April 2019
TM-19-500047	8 single family residential lots on 4.9 acres	Approved by BCC	April 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I) & R-1	Single family residential & undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Suburban (up to 8 du/ac)	R-E (RNP-I) & R-2	Single family residential

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

**Related Applications**

Application Number	Request
NZC-21-0123	A nonconforming zone change to reclassify this site to R-D and R-2 zoning is a companion item on this agenda.
VS-21-0124	A vacation of government patent easements along the boundary of APN 177-33-801-012 is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

This request meets the tentative map requirements as outlined in Title 30; however, since staff is not supporting the nonconforming zone change and design review, staff cannot support the tentative map.

**Department of Aviation**

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

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **August 18, 2021** at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Expunge TM-19-500047;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

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

**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; 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 homes purchased or soundproofed.

**Building Department - Fire Prevention**

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0042-2021 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:**

**PROTESTS:** 10 letters

**PLANNING COMMISSION ACTION:** May 4, 2021 – HELD – To 06/01/21 – per the applicant.

**PLANNING COMMISSION ACTION:** June 1, 2021 – HELD – To 07/20/21 – per the applicant to rewrite/renotify and to return to the Enterprise Town Board.

**APPLICANT:** CHRIS ARMSTRONG C/O GOOLD PATTERSON

**CONTACT:** WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118





# TENTATIVE MAP APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

# 3A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-21-500032</u>	DATE FILED: <u>3/16/21</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>4/14/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Enterprise</u>	R.E/RNPI to R-D
		PC MEETING DATE: <u>5/4/21</u>	RNP
		BCC MEETING DATE: <u>6/2/21</u>	MN
		FEE: <u>\$ 750.00</u>	WS 19.0144

<b>PROPERTY OWNER</b>	NAME: <u>BADSM Partners, LLC</u>
	ADDRESS: <u>1975 Village Center Ste 40</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>Chris Armstrong c/o Goid Patterson</u>
	ADDRESS: <u>1975 Village Center Ste 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: <u>702-204-9989</u>
	E-MAIL: <u>chrisvarmstrong@gmail.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Westwood Professional Services</u>
	ADDRESS: <u>5740 S. Arville St., Suite 216</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-33-801-028

PROPERTY ADDRESS and/or CROSS STREETS: Chartan/Placid

TENTATIVE MAP NAME: \_\_\_\_\_

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

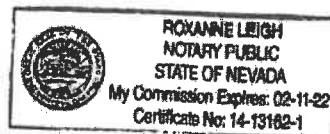
Property Owner (Signature)\* [Signature]

Property Owner (Print) Jerry Slater

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12/30/20 (DATE)

By Jerry Slater  
NOTARY PUBLIC: [Signature]



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



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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

<b>PROPERTY OWNER</b>	NAME: <u>2150 Lighthouse, LLC</u>
	ADDRESS: <u>7840 SUN LEMON CT</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>702-260-7113</u> CELL: _____
	E-MAIL: <u>lvnvac@gmail.com</u>

<b>APPLICANT</b>	NAME: <u>Chris Armstrong c/o Goold Patterson</u>
	ADDRESS: <u>1975 Village Center Ste 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: <u>702-204-9989</u>
	E-MAIL: <u>chrismarmstrong@gmail.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Westwood Professional Services</u>
	ADDRESS: <u>5740 S. Arville St., Suite 216</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-33-801-012

PROPERTY ADDRESS and/or CROSS STREETS: Chartan/Placid

TENTATIVE MAP NAME: \_\_\_\_\_

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)\*

Peter Anello  
 Property Owner (Print)

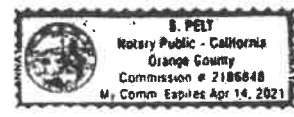
STATE OF California

COUNTY OF Orange

SUBSCRIBED AND SWORN BEFORE ME ON 12.22.2020 (DATE)

By Peter Anello

NOTARY PUBLIC:



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

07/20/21 PC AGENDA SHEET

COMMERCIAL DEVELOPMENT  
(TITLE 30)

RAINBOW BLVD/MERANTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0254-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:

**ZONE CHANGE** to reclassify 1.9 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce driveway approach distances from the intersection; 2) allow modified driveway design standards; and 3) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Meranto Avenue.

**DESIGN REVIEWS** for the following: 1) proposed retail center; 2) alternative parking lot landscaping; and 3) finished grade.

Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise (description on file). JJrk/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

176-22-701-012

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the approach distance from a driveway to a street intersection to 92 feet along Meranto Avenue where 150 feet is the minimum per Uniform Standard Drawing 222.1 (a 39% reduction).
2. Reduce throat depth for a driveway on Rainbow Boulevard to 11 feet where a minimum of 75 feet is the standard per Uniform Standard Drawing 222.1 (an 85% reduction).
3. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Meranto Avenue.

**DESIGN REVIEWS:**

1. A proposed retail center.
2. Alternative parking lot landscaping.
3. Increased finished grade to 48 inches (4 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 167% increase).

**LAND USE PLAN:**

ENTERPRISE - OFFICE PROFESSIONAL

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 1.9
- Project Type: Retail center
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 16,800
- Parking Required/Provided: 85/89

#### History & Request

The subject property has a planned land use of Office Professional. On February 6, 2019, the Board of County Commissioners approved a nonconforming zone boundary amendment, ZC-18-0888, to change the zoning from an R-E zone to a C-1 zone, subject to a Resolution of Intent, for a retail center. The Resolution of Intent enables applicants to proceed with the project as approved and includes conditions of approval which serve as a contract between the County and property owner to change the zoning upon completion of the project and satisfaction of the conditions. This request does not conform to the previous approved plans; therefore, a new zone change request and other land use applications are required with this application.

#### Site Plans

The plans submitted with this request depict a proposed retail center consisting of 2 in-line retail buildings and 1 restaurant pad site building with a drive-thru. The pad site building and the smaller in-line retail building are located along Rainbow Boulevard and the larger in-line retail building is located near the western property line. A shared cross access drive is shown along the north property line to the Walmart site. Parking is equitably distributed throughout the site with most of the parking spaces shown in the middle of the site. There is 1 main access point shown along Rainbow Boulevard. This request also includes waivers of development standards to reduce driveway approach distances from the intersection, reduce driveway throat depth, and allow non-urban street standards for Meranto Avenue.

#### Landscaping

The plans depict a 15 foot wide landscape area with a detached sidewalk on Rainbow Boulevard and an 8 foot wide landscape area with an attached sidewalk along Meranto Avenue. Along the western property line, a 10 foot wide intense landscape buffer is shown adjacent to the RNP neighborhood. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover.

#### Elevations

The proposed buildings are 1 story, up to 30 feet high, consisting of colored stucco walls, decorative metal panels, pop-outs, reveal bands, trellis canopies, and aluminum storefront window systems.

Floor Plans

The plans depict a total building area of 16,800 square feet. The 2 in-line retail buildings will have an area of 9,500 square feet and 4,500 square feet, and the restaurant pad site with drive-thru will have an area of 2,800 square feet. The drive-thru wraps around the south and west portions of the pad site. The plans indicate the buildings will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the new layout of the proposed development is ideal as it will serve the commercial needs of the general area and master planned community of Mountain's Edge. The proposed request will not result in any additional impacts on the surrounding infrastructure already contemplated in the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-18-0888	Reclassified this site to C-1 zoning for a proposed retail center with waivers for modified off-site improvements	Approved by BCC	February 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Mountains Edge) - General Commercial	C-1	Walmart
South	Major Development Project (Mountains Edge) - Office Professional	C-1	Shopping center
East	Business and Design Research Park	R-E	Undeveloped
West	Rural Neighborhood Preservation	R-E (RNP-I)	Undeveloped

**Related Applications**

Application Number	Request
VS-21-0255	A request to vacate and abandon easements and right-of-way is a companion item on this agenda.
TM-21-500069	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### **Summary**

##### Zone Change

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

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

According to the applicant there is a trend of approved C-1 zoning on the west side of Rainbow Boulevard south of Blue Diamond Road.

Staff finds that there have been changes in the area after the adoption of the land use plan that make this amendment appropriate. The Walmart site has been constructed in the past 5 years to the north, and single family homes have recently been constructed by DR Horton to the west. Additionally, 3 commercial projects have been approved south of this site for C-1 zoning making this request appropriate. Therefore, staff finds the character and condition of the area (on the west side of Rainbow Boulevard) has changed from office professional uses to local retail business uses.

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

According to the applicant this project will complement the approved commercial developments to the south and the existing Walmart shopping center to the north. The design of the project will provide an intense landscape buffer located along the west property line; thus, creating an area where there will be no activity between the commercial development and the residential development.

The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. This request for C-1 zoning is compatible with the existing and proposed land uses in the area. The design and layout of this project have addressed some of the impacts that come with the sensitivity of commercial development adjacent to less intensive uses. The plans depict adequate parking on-site, and sensitivity was given to site design, building materials, and landscape buffers. Staff finds that the project will provide a good transition from the industrial warehouse developments to the east and the residential developments to the west.

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

Various Clark County service departments have previously reviewed this development proposal and found adequate services available or have specified the type of improvements that are needed for this development. Sufficient public services may not exist in the immediate area and because the site is in the Public Facilities Needs Assessment (PFNA) area, a standard development agreement will be necessary prior to issuance of any building permits to mitigate any short falls in needed public facilities.

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

The zoning request is appropriate because the area along this corridor is partially transitioning to higher commercial uses. The site complies with Urban Land Use Policy 10, which encourages, in part, site design that is compatible with adjacent land uses and off-site circulation patterns, especially when adjacent land use is a lower density and intensity. The request complies with Urban Land Use Policy 65 of the Comprehensive Master Plan that encourages, in part, cross access with adjoining sites. Lastly, the proposed site design complies with Urban Land Use Policy 67 which encourages, in part, ensuring that commercial developments are complementary with abutting uses through site planning and building design.

#### Zone Change

Applications for projects approved through a nonconforming zone change that are under a Resolution of Intent shall demonstrate a commitment to develop the project in conformance with the original approval. Although this request does not conform to the previous approved plans, staff finds that the current zone change to C-1 could provide a good transition from the future industrial developments on the east side of Rainbow Boulevard to the existing rural residential developments west of this site. Furthermore, the proposed zoning is consistent and compatible with the existing and approved land uses in the general area. The site is located along Rainbow Boulevard where commercial zoning is appropriate; therefore, staff can support the zone change portion of this request.

#### Waivers of Development Standards

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

#### Design Reviews #1 and #2

Staff finds that the current design does not cause an adverse effect on adjacent residential properties due to the fact that all activity and traffic flow are orientated towards the eastern half of the project. The sensitivity that is given to building placement along the west side of the site creates an area where there would be no activity between the commercial development and the residential development. The design of the building, with the variations in building height, comply with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages

varying building heights and breaking-up the mass of a building. The proposed landscaping also complies with Urban Specific Policy 73, which encourages perimeter and interior parking lot trees for shade and visual relief. Furthermore, within portions of the parking lot the site is not meeting code by having a landscape finger every six spaces and some areas will provide parking lot landscape diamonds instead of the fingers. To mitigate the elimination of a couple of landscape fingers, the applicant is proposing additional trees along the street landscape buffer on Meranto Avenue; therefore, staff supports the design reviews.

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

#### Waiver of Development Standards #1

Staff has no objection to the reduction in the approach distance for the Rainbow Boulevard commercial driveway. Although the frontage will allow the driveway to be farther away from the intersection of Rainbow Boulevard and Meranto Avenue, doing so will result in this commercial driveway to the north.

#### Waiver of Development Standards #2

Staff has no objection to the reduction in the throat depth of the commercial driveway on Rainbow Boulevard. The median on Rainbow Boulevard adjacent to the site will not allow for left turn movements into the site. Since the site shares cross access to the north and the driveway will only be right in, right out, the potential conflicts from the reduction in the throat depth should be reduced.

#### Waiver of Development Standards #3

The site is located adjacent to subdivisions within the RNP-1 overlay district, in which the roads are built to non-urban standards. In addition, the commercial site on the south side of Meranto Avenue was approved per ZC-20-0521 with not installing full off-site improvements on Meranto Avenue. Therefore, staff has no objection to the request to not install full off-site improvements on Meranto Avenue.

#### Design Review #3

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

#### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 18, 2021 at 9:00 a.m., unless otherwise announced.

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



## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- Resolution of Intent to complete in 4 years;
- Expunge NZC-18-0888;
- Low level lighting throughout the entire project with lighting to be addressed through a design review;
- Design review as a public hearing on signage and lighting;
- Enter into a standard development agreement prior to any permits or final mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time, and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements on Rainbow Boulevard;
- Right-of-way dedication to include 30 feet for Meranto Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Rainbow Boulevard improvement project.
- 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; 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.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0224-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** UMER MALIK

**CONTACT:** YIHONG LIU + ASSOCIATES, LTD., 1669 W. HORIZON RIDGE  
PARKWAY, SUITE 120, HENDERSON, NV 89012

DRAFT



# LAND USE APPLICATION

# 4A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>NZC-21-0254</u> DATE FILED: <u>5/18/2021</u> PLANNER ASSIGNED: <u>ROK</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>4/30/2021</u> PC MEETING DATE: <u>7-20-21 PC</u> BCC MEETING DATE: <u>8/18/2021</u> FEE: <u>\$3145</u>
	<b>PROPERTY OWNER</b>  NAME: <u>ZM25 Family Trust (Umer MALIK)</u> ADDRESS: <u>11510 Mystic Rose Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-767-3764</u> CELL: <u>702-767-3764</u> E-MAIL: <u>UMER2MALIK@gmail.com</u>
	<b>APPLICANT</b>  NAME: <u>ZM25 Family Trust (Umer MALIK)</u> ADDRESS: <u>11510 Mystic Rose Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-767-3764</u> CELL: <u>702-767-3764</u> E-MAIL: <u>UMER2MALIK@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Yihong Liu</u> ADDRESS: <u>1669 W. Horizon Ridge Parkway, Suite 120</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-321-9316</u> CELL: <u>702-321-9316</u> E-MAIL: <u>yi@ylarchitecture.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 17622701012

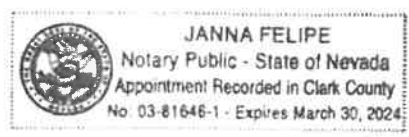
PROPERTY ADDRESS and/or CROSS STREETS: S. Rainbow BLVD & W. Meranto Ave

PROJECT DESCRIPTION: Single Story Retail Shopping Center

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

Umer Zahid Malik      ZM25 Family Trust  
Umer Zahid Malik      UMER MALIK  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON November 19, 2020 (DATE)  
 By Umer Zahid Malik X X X X X X X  
 NOTARY PUBLIC: Janna Felipe      Janna Felipe



\*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.

Yihong Liu  
Yihong Liu + Associates  
1669 Horizon Ridge Parkway  
Henderson, NV 89012

NZ - 21 - 0057

March 1, 2021

Current Planning  
Comprehensive Planning Department  
500 Grand Central parkway  
Las Vegas, NV 89106

RE: APN 17622701012

Dear Planner:

Please accept this letter as our justification letter for a None-conforming Zone Change from R-E to C-1 and a Design Review for proposed 16,800 SF retail use for the property located on 1.93-ac site parcel number 17622701012.

**Compelling Justification for Non-Conforming Zone Boundary Amendment:**

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

**Justification:** Due to the location of the project is on Rainbow, which is a major regional street connecting to Blue Diamond State highway and located next to the Walmart Super Center; the original zoned Rural Residential will not be suitable because of the busy traffic and the commercial development at Walmart Super Center. The proposed commercial development will serve the community well with one drive thru fast food service, and some retail store becomes a good buffer for the residential use behind, and owner think the retail components will fit this location with better use of land and positive impact to the community.

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

**Justification:** The density and intensity of the uses by the amendment is compatible with the existing land use in the surrounding area. All buildings are single story with contemporary retail design with appropriate scale and finishes.

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

**Justification:** There will not be substantial adverse effects on public facilities and services such as roads, access, schools, parks, fire and police facilities, and storm water and drainage facilities, as a result of the retail uses allowed. The retail use will not have any impact on schools, and the project will provide full off-site

improvement along Rainbow BLVD. The project will also maintain storm water and drainage on site.

d. The proposed amendment conforms to other applicable adopted plans, goals, and policies.

**Justification:** The proposed amendment conforms to other applicable adopted plans, goals, and policies such as:

- A. The general prosperity, health, safety, and welfare of the public.
- B. The character of the area.
- C. The area's peculiar suitability for particular uses.
- D. The availability of water and other required resources.
- E. Encouraging the most appropriate land use

Following waivers are requested:

1. Waiver of development standard: reduced drive approach distance from the intersection. Due to the limited site dimension, our drive way to the intersection is 92'-5" when 150' is required, so we respectfully request a waiver of this standard. We cannot move the drive way further north due to the existing drive way entrance for Walmart Super Center and will cause traffic conflict.

2. Waiver of development standard: no full off-site improvement along Meranto Avenue. This was a condition from the last application and street improvement was not desired from the neighbors. The improvement will stop and remain as existing after the drive way turn the corner and pedestrian walk way stop at the intersection. The street will be remain as is after this point. The waived items include partial paving, curb, gutter, sidewalk, and streetlights on Meranto Avenue.

3. Waiver of development standard: throat depth of the project being 11'-5" due to the size constrain of the site.

The project also will require for the vacation and abandonment of excess right-of-way along Rainbow Boulevard, and patent easements. The associated application is filed together with this application. Per the submitted vacation site plan, we will be vacating a 20-ft strip of the public right-of-way along the west side of Rainbow Boulevard. Furthermore, we will be vacating the 33-ft patent easement (patent number 1185646 for the purposes of roadway and public utilities per 891228:00409 O.R.) along the north and west of the project site.

The site plan design has 10' intense landscape buffer with double roll of large evergreen trees along the west property line, 8' landscaping along Meranto Ave, and 15' landscape with detached sidewalk along Rainbow. This project is located along South Rainbow BLVD, which is a 110' right of way street, and have detached 5' sidewalk with 5' landscaping on both sides to match existing development to the north of the project.

The site design used diamond shape landscaping planters so per Title 30 a Design Review for alternative parking lot landscaping design is needed for the project. The size of the diamond is 7' by 7' clear inside per Title 30.

The site has a few 7 and 8 parking stall runs where every 6 parking stalls require a landscape finger as Figure 30.64-14 is required. Therefore, we are asking for alternative parking lot design review for this item. The parking lot landscaping is redistributed to the south property line with 20' on center trees so the total parking lot number of trees is increased from code requirement.

The parking provided on site is 89 cars, with 6 cars per large tree, the parking lot will require 15 large trees; in our landscaping plan, 19 large trees has been provided.

The site section shows we are going to need up to 4-ft above existing finish grade. The area of fill is located at the southeast corner of the site, closest to Rainbow and Meranto intersection. The increase in elevation is needed to meet drainage and flood protection requirements and will be demonstrated in the drainage study. Therefore, a design review as a public hearing is required for this item.

This project is going to be a wood frame structure with storefront glass at the entrances, with access doors along the backside of the building. The building maximum building height is 30', which is under the code, required 35' of the building height for C-1 development.

The design of the building is contemporary retail architecture with stucco finish on the facade, stucco wall with different colors created the building massing, elevation pop out to add more variation on the elevations. The face if the entry wall has corrugated metal panel and connected the roof element to define the entryway with different material and shadows. All of these design elements fit into the existing retail development with improved images.

Signage will be separate application.

Total parking required for this retail center above 16,800 SF is 85 spaces; Total parking provided 89 Spaces, with additional 6 bike rack spaces. 2 loading spaces are provided.

We believe this development will be an enhancement and an asset to the area and bring the area into a more contemporary style of urban architecture. We feel that the development is compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the County's policies and regulations. We respectfully request approval. Please feel free to contact me with any questions you might have.

Yours truly,



*Yihong Liu*

Yihong Liu, Architect  
President  
Yihong Liu + Associates, LTD.  
1669 Horizon Ridge Parkway, Suite 120  
Henderson, NV 89012  
Phone: 702-778-8711  
Cell: 702-321-9316

07/20/21 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

RAINBOW BLVD/MERANTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0255-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street (alignment), and between Meranto Avenue and Blue Diamond Road and a portion of a right-of-way being Rainbow Boulevard located between Meranto Avenue and Blue Diamond Road within Enterprise (description on file). JJ/lm/jd (For possible action)

RELATED INFORMATION:

**APN:**

176-22-701-012

**LAND USE PLAN:**

ENTERPRISE - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

The applicant is proposing to vacate patent easements of 33 feet along the north and west property lines and 3 feet on the south property line. The request includes a proposed vacation of 20 feet of right-of-way along Rainbow Boulevard to accommodate a detached sidewalk and landscaping.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-18-0888	Reclassified this site to C-1 zoning for a proposed retail center with waivers for modified off-site improvements	Approved by BCC	February 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Mountains Edge) – General Commercial	C-1	Walmart
South	Major Development Project (Mountains Edge) – Office Professional	C-1	Shopping center
East	Business and Design/Research Park	R-E	Undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Rural Neighborhood Preservation	R-E (RNP-I)	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-21-0254	A nonconforming zone change to reclassify this site to C-1 zoning for a proposed retail center with waivers for modified off-site improvements is a companion item on this agenda.
TM-21-500069	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 18, 2021 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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



**Public Works - Development Review**

- Right-of-way dedication to include 30 feet for Meranto Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** UMER MALIK

**CONTACT:** YIHONG LIU + ASSOCIATES, LTD., 1669 W. HORIZON RIDGE PARKWAY, SUITE 120, HENDERSON, NV 89012





# VACATION APPLICATION

# 5A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-21-0255</u>	DATE FILED: <u>5/20/2021</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):		PLANNER ASSIGNED: <u>LMN</u>	TAB/CAC DATE: <u>6/30/2021</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>7-20-21</u>	
		BCC MEETING DATE: <u>8/18/2021</u>	
		FEE: <u>\$</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Umer Z. Malik, Trustee of the ZMZS Family Trust</u> ADDRESS: <u>11510 Mystic Road Court.</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89138</u> TELEPHONE: <u>702-767-3764</u> CELL: <u>n/a</u> E-MAIL: <u>Umerzmalik1@gmail.com</u>
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<b>APPLICANT</b>	NAME: <u>Umer Malik</u> ADDRESS: <u>3900 S. Hualapai Way, Ste 111</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89138</u> TELEPHONE: <u>702-767-3764</u> CELL: <u>n/a</u> E-MAIL: <u>Umerzmalik1@gmail.com</u> REF CONTACT ID #: _____
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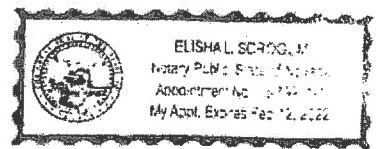
<b>CORRESPONDENT</b>	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u> E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-22-701-012

PROPERTY ADDRESS and/or CROSS STREETS: S. Rainbow Blvd. & W. Meranto Ave.

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

Umer Z. Malik  
 Property Owner (Signature)\*  
 STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON Jan. 22, 2021 (DATE)  
 By Umer Malik  
 NOTARY PUBLIC: Elisha Scrogum

Umer Malik (ZMZS Family Trust)  
 Property Owner (Print)  


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



**TANEY ENGINEERING**

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

VS-21-0255

February 10, 2021

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

**Re: Rainbow & Meranto – Justification Letter**  
**APN: 176-22-701-012**

To whom it may concern:

On behalf of our client, Umer Malik, Taney Engineering is respectfully submitting a project description letter for a Vacation of Patent Easements for a proposed 1.88 gross acre, 1 lot commercial subdivision.

**Project Description:**

The project consists of a 1.88 gross-acre, 1 lot commercial subdivision located north of Meranto Ave and west of Rainbow Blvd. Currently the site is zoned R-E – Rural Estates Residential, with a planned land use C-1 – Local Business District.

Our project will consist of 3 buildings totaling 16,000 square feet: 2 pad sites with drive-thru windows for a total of 7,000 square feet and a 9,000 square feet retail building.

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

- West (developed): R-E Rural Estates Residential (2 units/acre); RNP – Rural Neighborhood Preservation
- South (undeveloped): currently zoned R-E Rural Estates; approved zoning C-1 with planned landuse MDP – Major Development Project
- East (undeveloped): currently zoned R-E Rural Estates; planned landuse BDRP – Business and Design/Research Park
- North (developed): C-2 General Commercial

The site will have access from an entrance off of Rainbow Boulevard to the east and another entrance from the commercial development to the north. There will be 83 parking spaces provided, 6 of which will be ADA parking.

The landscape plans for this site were submitted under the zone change application. Please see NZC-18-0888 and NZC-18-0915.

**Vacation of Patent Easements**

Per the submitted vacation site plan, we will be vacating a 20-ft strip of the public right-of-way along the west side of Rainbow Boulevard. Furthermore, we will be vacating the 33-ft patent easement (patent number 1185646 for the purposes of roadway and public utilities per 891228:00409 O.R.) along the north and west of the project site.



## TANEY ENGINEERING

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

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

Respectfully,  
Taney Engineering

Noel Mercado, E.I.T.  
Designer I



07/20/21 PC AGENDA SHEET

RAINBOW & MERANTO  
(TITLE 30)

RAINBOW BLVD/MERANTO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500069-Z M Z S FAMILY TRUST & MALIK UMER Z TRS:**

**TENTATIVE MAP** for a 1 lot commercial subdivision on 1.9 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise. JJ/lm/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-22-701-012

**LAND USE PLAN:**  
ENTERPRISE - OFFICE PROFESSIONAL

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

- Site Address: n/a
- Site Acreage: 1.9
- Number of Lots: 1
- Project Type: Commercial subdivision map

The plan depicts a 1 lot commercial subdivision on a 1.9 acre site which was previously approved for a commercial retail complex. Access to the site is from Rainbow Boulevard. Off-site improvements will be installed with the development of the retail complex.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-18-0888	Reclassified this site to C-1 zoning for a proposed retail center with waivers for modified off-site improvements	Approved by BCC	February 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Mountains Edge) – General Commercial	C-1	Walmart
South	Major Development Project (Mountains Edge) – Office Professional	C-1	Shopping center

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Business and Design/Research Park	R-E	Undeveloped
West	Rural Neighborhood Preservation	R-E (RNP-I)	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-21-0254	A nonconforming zone change to reclassify this site to C-1 zoning for a proposed retail center with waivers for modified off-site improvements is a companion item on this agenda.
VS-21-0255	A request to vacate and abandon easements and right-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 18, 2021 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;



- Traffic study and compliance;
- Full off-site improvements on Rainbow Boulevard;
- Right-of-way dedication to include 30 feet for Meranto Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Rainbow Boulevard improvement project.
- 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; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0224-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** UMER MALIK

**CONTACT:** YIHONG LIU + ASSOCIATES, LTD., 1669 W. HORIZON RIDGE PARK WAY, SUITE 120, HENDERSON, NV 89012





# TENTATIVE MAP APPLICATION 6A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-21-500069</u>	DATE FILED: <u>5/20/2021</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>LMN</u>	TABCAC DATE: <u>6/30/2021</u>
		TABCAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>7/20/2021</u>	
		BCC MEETING DATE: <u>8/18/2021</u>	
		FEE: <u>\$750</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Umer Z. Malik, Trustee of the ZMZS Family Trust</u>
	ADDRESS: <u>11510 Mystic Road Court.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: <u>702-767-3764</u> CELL: _____
	E-MAIL: <u>Umerzmalik1@gmail.com</u>

<b>APPLICANT</b>	NAME: <u>Umer Malik</u>
	ADDRESS: <u>3900 S. Hualapai Way. Ste 111</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: <u>702-767-3764</u> CELL: <u>n/a</u>
	E-MAIL: <u>Umerzmalik1@gmail.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u>
	E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____

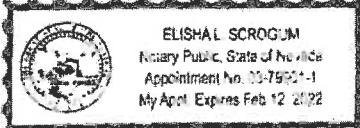
ASSESSOR'S PARCEL NUMBER(S): 176-22-701-012

PROPERTY ADDRESS and/or CROSS STREETS: S. Rainbow Blvd. & W. Meranto Ave.

TENTATIVE MAP NAME: Rainbow & Meranto

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.

<u>Umer Malik</u> Property Owner (Signature)*	<u>Umer MALIK (ZMZE Family Trust)</u> Property Owner (Print)
STATE OF <u>Nevada</u>	
COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>Jan. 21, 2021</u> (DATE)	
By <u>Umer Malik</u>	
NOTARY PUBLIC: <u>Elisha Scrogum</u>	



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



08/03/21 PC AGENDA SHEET

PLANNED UNIT DEVELOPMENT  
(TITLE 30)

SERENE AVE/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-21-0303-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:**

**ZONE CHANGE** to reclassify 7.6 acres from an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone to an RUD (Residential Urban Density) Zone.

**USE PERMIT** for an attached (townhouse) planned unit development (PUD).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setback; 2) reduce street intersection off-set; 3) reduce width of private streets; 4) reduce back of curb radius; 5) modify private street sections; and 6) allow modified driveway design standards.

**DESIGN REVIEWS** for the following: 1) an attached single family residential planned unit development; 2) signage; and 3) finished grade.

Generally located on the west side of Fort Apache Road and the south side of Serene Avenue (alignment) within Enterprise (description on file). JJ/md/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

176-19-701-004; 176-19-701-007; 176-19-701-008

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate the setback from any street, drive aisle, sidewalk, or curb within a PUD to zero feet where a minimum of 10 feet is required per Section 30.24.080 (a 100% reduction).
2. Reduce street intersection off-set to 73 feet where a minimum of 125 feet is required per Chapter 30.52 (a 41.6% reduction).
3. Reduce the width of private streets to 26 feet where a minimum width of 37 feet with 36 feet of drivable surface is required per Chapter 30.52 (a 29.8% reduction).
4. Reduce back of curb radius to 3 feet where a minimum radius of 20 feet is required per Uniform Standard Drawing 201 (an 85% reduction).
5. Allow flush curb/zero curb and an inverted crown on private streets where an "R" curb or "Roll" curb is required per Uniform Standard Drawing 210.S1.
6. Reduce the driveway distance to the property line to 2 feet where a minimum distance of 6 feet is required per Uniform Standard Drawing 222 (a 66.7% reduction).

**DESIGN REVIEWS:**

1. Attached single family residential planned unit development.
2. Signage.
3. Increased finished grade to 103 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 472.3% increase).

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 7.6
- Number of Lots: 93
- Density (du/ac): 12.4
- Minimum/Maximum Lot Size (square feet): 1,159 (gross and net)/1,290 (gross and net)
- Project Type: Attached (townhouse) planned unit development
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 1,319 to 1,417
- Open Space Required/Provided: 15,597/52,636
- Parking Required/Provided: 243/248

**Neighborhood Meeting Summary**

This request is for a nonconforming zone change to reclassify approximately 7.6 acres from R-E and H-2 to an RUD zoning district for an attached (townhouse) planned unit development. The proposed request consists of 3 parcels; 2 of which conform to the land use plan (APNs 176-19-701-007 and 179-19-701-008) while the third parcel (APN 176-19-701-004) does not conform. The applicant conducted a neighborhood meeting on April 7, 2021, as required by the nonconforming zone boundary amendment process. Sixteen members of the public attended the meeting and expressed concerns about traffic, drainage, and the grade of the development being higher than the adjacent single family residences.

Site Plans

The plans depict an attached single family residential development situated on a 7.6 acre project site consisting of 93 residential lots with a density of 12.4 dwelling units per acre. The development consists of townhouse, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure. The proposed development features a total of 26 buildings, each containing 3 to 4 units that are adjacent to 30 foot wide private streets. A waiver of development standards is required to reduce the width of the private streets within the interior of the development. The proposed development requires 15,597 square feet of open space where 52,636 square feet of open space is provided. Open space areas, with a minimum width of 10 feet, are dispersed throughout the interior of the site measuring between 1,732 square feet to 23,092 square feet in area. The open space areas are interconnected with a series of 4 foot wide pedestrian sidewalks, providing connectivity between the townhouses. Parking will consist of garage parking for residents and surface parking for visitors. The development requires 243 parking spaces where 248 spaces are provided. The driveways associated with each unit are a minimum of 5 feet in length. Driveways for each unit are set back 2.5 feet from the side property line, necessitating a waiver of development standards

request. Each lot has a minimum total area of 1,159 square feet. The minimum setbacks for each townhouse unit are as follows:

**Rear loaded models\***

- Lot area – 1,159 to 1,290 square feet
- Rear – zero feet to common area
- Front – 5 feet to private street
- Interior side – zero feet
- Side street (corner) – zero feet
- Perimeter – 10 feet
- Driveway length – 5 feet to garage

\*All models are rear loaded

There are no front loaded models associated with the proposed development. The front entry to the rear loaded models open on to common area equitably distributed throughout the interior of the development. A minimum building setback of 10 feet is provided around the perimeter of the site. A waiver of development standards is requested to maintain a zero foot setback for all residential units from the adjacent private streets, drive aisles, curbs, and sidewalks. More often, the setback is typically 5 feet to match the driveway length for all units; however, the setback is set at zero feet to conservatively account for the setbacks for residential structures when adjacent to the internal pedestrian sidewalks. The proposed development will not feature entry and exit gates to the community. The primary entrance to the development is granted from Serene Avenue via private street "A", while a secondary entrance to the development is provided from Chieftain Street via private street "F". The provided street intersection off-set at the Serene Avenue and private street "A" is 83 feet, while the intersection off-set at Chieftain Street and private street "E" is 73, necessitating a waiver of development standards request. Four foot wide sidewalks are located on both sides of each entrance to the residential development. The north/south and east/west private streets do not feature sidewalks as all units are rear loaded; however, a network of east/west and north/south 4 foot wide pedestrian sidewalks are located immediately adjacent to all units within the development, and as mentioned above, connect to the open space. Five foot wide detached sidewalks are provided along Serene Avenue and Fort Apache Road while 5 foot wide attached sidewalks are provided adjacent to Meranto Avenue and Chieftain Street. A pedestrian access gate is provided at the southeast corner of the site, between lots 26 and 27, connecting to Fort Apache Road. The general locations where the increase in finished grade will occur are along the lots fronting private street "D" (north/south), private street "G" (east/west), abutting Meranto Avenue to the south, and Fort Apache Road to the east.

Landscaping

The plans depict a 15 foot wide landscape area, with a 5 foot wide detached sidewalk located adjacent to Serene Avenue and Fort Apache Road. Twenty-four inch box trees planted 30 feet on center, including shrubs and groundcover, are located within the aforementioned landscape areas. A 6 foot wide landscape area, with a 5 foot wide attached sidewalk located adjacent to Meranto Avenue and Chieftain Street is also depicted on the plans. Twenty-four inch box trees planted 30 feet on center, including shrubs and groundcover, are located within the aforementioned landscape areas. A landscape area measuring a minimum of 6 feet in width with

24 inch box trees planted 20 feet on center have been planted along the northwest and west property lines to mitigate any impact the reduced height/setback ratio may have on the existing single family residences. Twenty-four inch box trees are equitably distributed throughout the interior of the project site, adjacent to sidewalks and private streets.

#### Elevations

The plans depict 3 plex and 4 plex residential units with 3 elevations. The buildings have a maximum height of 26 feet and feature pitched, concrete tile roofs. All units feature consistent and unified architecture throughout the exterior design of the buildings. The exterior building materials generally consist of stucco with horizontal and vertical articulation depicted on all elevations, including pop-outs. Decorative window variations and trimming are also featured on all elevations. Color variations have been incorporated into the overall design of garage doors, facing the private streets. The residential buildings consist of neutral, earth tone colors.

#### Floor Plans

The plans depict 2 story homes with floor plans ranging between 1,319 square feet and 1,417 square feet. The floor plans feature 3 bedrooms, kitchen, living room, dining room, closets, laundry room, and 2 bathrooms. Each unit features a 435 square foot 2 car garage.

#### Signage

The plans depict two, 5 foot high project identification signs measuring 65 square feet in area located at the entrances to the development along Serene Avenue and Chieftain Street. The signs are set back a minimum of 2 feet from the respective property lines, per Code requirements. The signs are constructed of stone veneer, with backlit stainless steel letters.

#### Applicant's Justification

The applicant states the minimum setback is zero feet to conservatively account for the setback of residential units from adjacent sidewalks. More often, the setback is 5 feet to match the proposed driveway length on all units. The 5 foot driveway length is suitable for the low speed limit and reduced width of private streets.

The proposed roadway is the minimum width that the utility agencies are willing to accept maintenance authority over. In addition, the private roadways have sufficient width and depth to convey the impacting stormwater flow while maintaining flood protection of the residential structures.

The on-site private streets serve as the primary storm runoff conveyance system for the proposed development. As such, the inverted crown allows for an increase in the roadway drainage capacity while providing adequate utility cover. The flush curb/zero curb is limited to the rear-loaded complexes proposed in the center of the site.

The proposed driveway setback from the side property line is 2.5 feet. Due to the compact design of the attached housing product, as it includes side entry paths and open space elements, it is not feasible to design the driveways to incorporate a 6 foot minimum setback from the side property line due to a decrease in open space provided within the site, which will diminish the community's visual appeal and amenities.



The intersection off-set lengths are considered acceptable as the proposed development is non-gated and both streets "A" and "E" meet the minimum 37 foot wide right-of-way width requirement. The off-set street intersection request is consistent with similar residential developments and no queueing issues are anticipated.

Along the stubs at the ends of the proposed private roadways, a minimum 10 foot radius back of curb is proposed and is acceptable since the fire lane does not pass through these road stub-outs. Three foot radii back of curbs are proposed at the stubbed corners of the project site adjacent to all parking bays to provide homeowners with heightened safety measures by creating a larger setback distance from the drive aisle. The smaller back of curb radii encourages lower vehicular speed within the development, which promotes pedestrian safety.

The proposed development requires an increase in finished grade to direct stormwater runoff around habitable structures, provide adequate flood protection, and provide sufficient fall across the development for the proposed sewer connection into Serene Avenue.

The proposed development is compatible with adjacent uses in terms of scale, site design, and operating characteristics. The subdivision will provide workforce housing, which fulfills the County's goal of providing in-fill development near existing infrastructure. The development also fully improves the last remaining undeveloped stretch of Eldorado Lane in the area. No significant adverse impacts to the existing natural environment or adjacent residential developments are anticipated.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	C-2	Undeveloped
South	Residential High (8 du/ac to 18 du/ac)	RUD	Undeveloped
East	Residential Medium (3 du/ac to 14 du/ac)	RUD	Single family residential
West	Commercial General & Residential Suburban (up to 8 du/ac)	R-E & R-2	Single family residential

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0304	A request to vacate and abandon patent easements is a companion item on this agenda.
TM-21-500096	A tentative map consisting of 93 attached single family residential lots on 7.6 acres is a companion item on this agenda.

## STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

##### Zone Change

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

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

The applicant indicates the proposed residential RUD zoning conforms with the residential development in the area whereas the current planned land use of APN 176-19-701-004 is not compliant with the residential nature of the surrounding neighborhood. The proposed planned unit development single family attached subdivision offers the opportunity to provide greater diversification of housing types while also fulfilling the greater need for affordable housing.

To the north of the project site is an undeveloped parcel zoned C-2 with a planned land use of Commercial General. To the east of the project site, across Fort Apache Road, is an existing single family residential development zoned RUD with a planned land use of Residential Medium. The residences in this subdivision were constructed in 2008. To the south of the proposed development, across Meranto Avenue, is a previously approved planned unit development (ZC-19-0534) zoned R-3 with a planned land use of Residential High. To the west of the site is an undeveloped parcel zoned R-E with a planned land use of Residential Suburban. Also to the west of the proposed development is an existing single family residential development zoned R-2 with a planned land use of Commercial General. The trend in this area is for additional residential development and less commercial development. The proposed zone change to RUD for single family residential development is consistent and compatible with existing and approved development in this area and is appropriate for this location.

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

The applicant states the existing adjacent land uses comply with the project's proposed RUD density of up to 16 dwelling units per gross acre. The existing R-2 zoning of the subdivision provides a density of 8 dwelling units per acre, while the planned residential suburban land use of the BLM parcel just south of the residential development also promotes medium density residential development with a maximum density of 8 dwelling units per acre. In addition, the proposed RUD rezoning is harmonious with the current RUD zoning of the adjacent residential subdivision to the east of the site; therefore, the density proposed by the site serves as a median between the adjacent residential land uses and conforms with the surrounding area.

Immediately to the north of the project site is an undeveloped 2.6 acre parcel zoned C-2 with a planned land use of Commercial General. To the east of the proposed development is an existing single family residential subdivision zoned RUD at 12.1 dwelling units per acre. To the south of the project site is a previously approved planned unit development consisting of townhouses zoned R-3 at 10.6 dwelling units per acre. To the west of the site is a 2.5 acre undeveloped parcel zoned R-E with a planned land use of Residential Suburban. Also to the west of the site is an existing single family residential development zoned R-2 at 8 dwelling units per acre. Therefore, staff finds the density and intensity of the proposed project, a single family residential development with a density of 12.4 dwelling units per acre, is compatible with the existing and planned land uses in the surrounding area.

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

The applicant states no substantial adverse effects are anticipated for any of the criterion's mentioned facilities. Due to the in-fill nature of the subject site, the proposed development will improve both vehicular and pedestrian connectivity with the surrounding area by completing half-street improvements along the perimeter roadways. Regarding drainage conveyance, continuing construction of the existing storm drain in Fort Apache Road to the planned intersection of Meranto Avenue and Chieftain Street will improve current conditions. When compared with larger surrounding subdivisions, the parcel area and lot count for the subject site has negligible impact on the surrounding public facilities.

There has been no indication from service providers that this request will have an adverse or substantial effect on public facilities and services. The school district has indicated that this development would generate 15 additional elementary school, 9 middle school, and 12 high school students. The school district indicates Thompson Elementary School is under capacity by 441 students. Faiss Middle School and Sierra Vista High School are over capacity by 171 and 136 students, respectively.

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

According to the applicant, the nonconforming zone boundary amendment complies with the goals and policies of the Comprehensive Master Plan as the development proposal protects and promotes the health, safety, morals, and general welfare of the public. While improving the infrastructure to provide greater safety, the proposed development also provides lower and middle income workforce housing opportunities to an increasing number of cost burdened households. In addition, per the previous intent of the Land Use Plan, revising the land use of the overall Enterprise area to accommodate higher density housing is conducive to single family attached development, thus also fulfilling Clark County's desire to provide more affordable housing.

This project complies with Goal 7 of the Comprehensive Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. There are existing

residential developments in this area that are developed with densities ranging from 8 dwelling units per acre to 12.1 dwelling units per acre. The proposed project is a single family residential development with a density of 12.4 dwelling units per acre, which is a transition between these existing developments. Staff finds the project complies with Urban Specific Policy 4 of the Comprehensive Master Plan which promotes the preservation of existing residential neighborhoods by encouraging vacant lots within this area to develop at similar densities as the existing area.

### **Summary**

#### Zone Change

Staff finds that there is a trend changing the character and condition of the area which makes this request appropriate. The density and intensity of the proposed project are consistent and compatible with existing and planned developments in this area. There has been no indication that the proposed project will have an adverse effect on public services or facilities in this area. The proposed project complies with other goals and policies within the Comprehensive Master Plan. Staff finds the applicant has provided a Compelling Justification to warrant approval of the nonconforming zone boundary request.

#### Use Permits

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

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, streetscapes, and enhance residential amenities. The design of the project is not a typical single family residential development; however, the standards for planned unit developments allow flexibility in design to provide for innovative and unique development options. The design is unique and innovative in that it allows for individual home ownership rather than a rental option of an apartment unit or the ownership of airspace like the typical condominium development. To mitigate the impact of the proposed structures, the buildings are designed with variations in height, roof pitch, and other architectural enhancements. Staff finds the proposed development provides an appropriate land use transition to the existing residential development and commercial land uses within the immediate area; therefore, recommends approval.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

The requested setback reduction to zero feet is significant; however, the request is necessary to take into account the setbacks of the residential buildings to the internal sidewalks within the development. The typical residential building setback from a private street is 5 feet, to accommodate the proposed driveway length. Staff finds the request should have minimal to no impact on the overall development of the site; therefore, recommends approval.

#### Design Reviews #1 and #2

Urban Specific Policy 7 of the Comprehensive Master Plan states land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated. The proposed development complies with the aforementioned policy as multiple points of connection are proposed from the interior of the development to the adjacent streets, including Serene Avenue and Chieftain Street. Furthermore, gated pedestrian access is provided at the southeast corner of the site, adjacent to Fort Apache Road. Staff finds a variety of design elements are utilized on all sides of the residential buildings, including articulating building facades. The design of the proposed elevations incorporate varying rooflines, exterior building materials such as stucco and stone veneer, decorative window trimming, and decorative wrought iron railings. Staff finds the design of the project site is compatible with the adjacent and surrounding land uses. The site will be developed at 12.4 dwelling units per acre, which staff believes is an appropriate density. The design of the residential buildings are consistent and compatible with the existing and approved residential developments within the surrounding area; however, staff is concerned with the 10 foot setback between lot 49 and the single family residences immediately to the west. The adjacent R-2 single family residential development to the west of the project site requires a 15 foot rear yard setback, which increases the distance between the proposed townhouse and the existing residence to 25 feet. While the 3 to 1 height setback ratio does not apply to adjacent single family residential developments; staff recommends eliminating lot 49 and replacing the townhouse with an open space area vastly improving the buffer area between the 2 residential developments. Furthermore, the elimination of lot 49 would create additional usable open space at the northwest corner of the development. The proposed project identification sign is consistent and compatible with the architecture and building materials utilized for the townhouse units; therefore, staff can support the design review requests.

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

##### Waiver of Development Standards #2

Staff has no objection to the reduction in the street intersection off-set between Chieftain Street and Street "F". This request is common with townhouse subdivisions. Additional common elements are provided, improving visibility and reducing conflicts while trying to enter the site.

##### Waiver of Development Standards #3

Staff has no objection to the request to reduce the width of the private streets provided that Fire Prevention approves the request.

##### Waiver of Development Standards #4

Staff has no objection to the request to reduce the back of curb radius on the private streets provided that Fire Prevention approves the request.

Waiver of Development Standards #5

Staff has no objection to allowing an flush/zero curb with an inverted crown on the private streets within the proposed subdivision. The applicant must show and provide evidence that this request will not be detrimental to the subdivision.

Waiver of Development Standards #6

Staff has no objection to the reduction in the distance from the driveway to the property line. The applicant provided open space to act as a buffer between each of the unit blocks to minimize hazards for drivers traveling through the site and exiting their garages.

Design Review #3

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

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 18, 2021 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Resolution of Intent to complete in 4 years;
- Eliminate lot 49 and replace with open space;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road, 35 feet to the back of curb for Serene Avenue, 30 feet for Meranto Avenue, 30 feet for Chieftan Street, 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;
- All other right-of-way and easement dedications to record with the final map;
- Applicant shall apply for a Bureau of Land Management (BLM) grant for Chieftan Street.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0128-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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

**APPLICANT:** DR HORTON

**CONTACT:** STRIVE ENGINEERING, 8912 SPANISH RIDGE AVENUE, SUITE 200, LAS VEGAS, NV 89148









# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>N26-21-0303</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCQ MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>MOLLY V SERIES 1 LLC</u> ADDRESS: <u>PO BOX 231419</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89105</u> TELEPHONE: <u>702-789-0911</u> CELL: _____ E-MAIL: <u>cvero@cox.net</u>
	<b>APPLICANT</b>  NAME: <u>D.R.HORTON / JEFF STEVENS</u> ADDRESS: <u>1081 WHITNEY RANCH DRIVE SUITE 141</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-635-3600</u> CELL: _____ E-MAIL: <u>jfstevens@drhorton.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>STRIVE ENGINEERING / NIC PORTUGAL</u> ADDRESS: <u>8912 SPANISH RIDGE AVE, SUITE 200</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702 718-1788 ext 103</u> CELL: <u>702-468-2190</u> E-MAIL: <u>nic.portugal@strive.com</u> REF CONTACT ID #: _____	

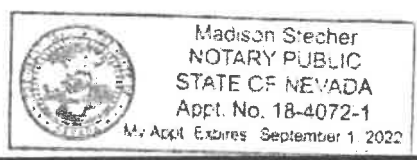
ASSESSOR'S PARCEL NUMBER(S): 176-19-701-007  
 PROPERTY ADDRESS and/or CROSS STREETS: SWC of FORT APACHE & SERENE  
 PROJECT DESCRIPTION: SINGLE FAMILY ATTACHED SUBDIVISION ON 7.54 ACRES

(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.

Chris Vero      Chris Vero, as manager of Molly V S1 LLC  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON March 23, 2021 (DATE)

By \_\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_



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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>PC-21-0303</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>CRUZ LEONDINO G &amp; NARCISA T TRS</u> ADDRESS: <u>310 QUIET HARBOR DRIVE</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>jfstevens@drhorton.com</u>
	<b>APPLICANT</b>  NAME: <u>D.R.HORTON / JEFF STEVENS</u> ADDRESS: <u>1081 WHITNEY RANCH DRIVE SUITE 141</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-635-3600</u> CELL: _____ E-MAIL: <u>jfstevens@drhorton.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>STRIVE ENGINEERING / NIC PORTUGAL</u> ADDRESS: <u>8912 SPANISH RIDGE AVE, SUITE 200</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702 718-1788 ext 103</u> CELL: <u>702-468-2190</u> E-MAIL: <u>nic.portugal@strive.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-19-701-004

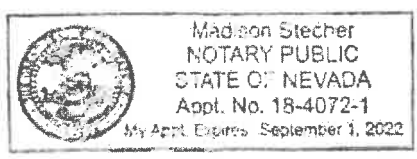
PROPERTY ADDRESS and/or CROSS STREETS: SWC of FORT APACHE & SERENE

PROJECT DESCRIPTION: SINGLE FAMILY ATTACHED SUBDIVISION ON 7.54 ACRES

(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.

Narcisa Cruz      NARCISA T. CRUZ  
 Property Owner (Signature)      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON March 23, 2021 (DATE)  
 By \_\_\_\_\_  
 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.



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

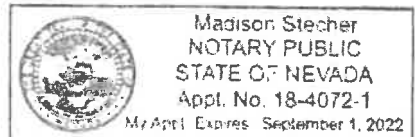
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC)  <input checked="" type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)  <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)  <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  _____ (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>CRUZ FAMILY TRUST</u> ADDRESS: <u>310 QUIET HARBOR DRIVE</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>jfstevens@drhorton.com</u>
	<b>APPLICANT</b>  NAME: <u>D.R.HORTON / JEFF STEVENS</u> ADDRESS: <u>1081 WHITNEY RANCH DRIVE SUITE 141</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-635-3600</u> CELL: _____ E-MAIL: <u>jfstevens@drhorton.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>STRIVE ENGINEERING / NIC PORTUGAL</u> ADDRESS: <u>8912 SPANISH RIDGE AVE, SUITE 200</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702 718-1788 ext 103</u> CELL: <u>702-468-2190</u> E-MAIL: <u>nic.portugal@strive.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-19-701-004  
 PROPERTY ADDRESS and/or CROSS STREETS: SWC of FORT APACHE & SERENE  
 PROJECT DESCRIPTION: SINGLE FAMILY ATTACHED SUBDIVISION ON 7.54 ACRES

(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

Narcisca Cruz NARCISAT. CRUZ  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON MARCH 23, 2021 (DATE)  
 By \_\_\_\_\_  
 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.

May 17, 2021

PLANNER  
COPY

Mr. Mark Donohue  
Principal Planner  
Clark County, Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155

Subject: **Serene Fort Apache SWC – Project Description and Justification Letter for Tentative Map, Non-Conforming Zone Change, Special Use Permit, Waiver of Development Standards, Design Review, and Vacation**

**(93 Units, 7.54 Gross Acres) – APN(s) 176-19-701-004, -007, & -008**

Dear Mr. Donohue,

On behalf of our client, D.R. Horton, we are pleased to present this justification letter for the development of a single-family attached subdivision on 7.54 acres titled **Serene Fort Apache SWC**. The site is located within the jurisdictional limits of Clark County at the southwest corner of Fort Apache Road and Serene Avenue.

**Project Description:**

The proposed non-gated single-family attached residential development with private streets consists of 93 lots on 7.54 gross acres, associated with a gross density of 12.4 dwelling units per gross acre (DU/ac). The site is located on three (3) parcels identified by the following Assessor's Parcel Numbers (APN(s)): 176-19-701-004 (Parcel 1, 2.54 gross acres), 176-19-701-007 (Parcel 2, 2.5 gross acres), and 176-19-701-008 (Parcel 3, 2.5 gross acres). In addition, the site is bounded by Fort Apache Road (100-foot wide right-of-way) to the east, Serene Avenue (80-foot wide right-of-way) to the north, Chieftain Street (60-foot wide right-of-way) to the west, and Meranto Avenue (60-foot wide right-of-way) to the south.

All three (3) parcels encompassing **Serene Fort Apache SWC** are currently zoned "R-E" (Rural Estates Residential) and fall within the Enterprise Land Use Plan. Parcel 1 (APN 176-19-701-004) has a planned land use of "CG" (Commercial General), while Parcels 2 and 3 (APN(s) 176-19-701-007 & -008) have a planned land use of "RH" (Residential High – 8 to 18 DU/ac). The project site is surrounded by vacant land in the north and south cardinal directions. West of the site is an existing 40-lot single-family residential subdivision by D.R. Horton titled "Serene and Chieftain". East of the site is an existing 151-lot single-family residential subdivision by Ryland Homes titled "Fort Apache and Meranto". All current zoning and planned land use designations of the surrounding parcels are presented in **Table 1** on the following page.

*Table 1: Serene Fort Apache SWC - Zoning & Planned Land Use Designations of Surrounding Parcels*

Cardinal Direction	Zoning	Planned Land Use
North	C-2 (General Commercial)	CG (Commercial General)
South	RUD (Residential Urban Density)	RH (Residential High – 8 to 18 DU/ac)
West	R-2 (Medium Density Residential – 8 Units Per Acre)	CG (Commercial General)
	R-E (Rural Estates Residential – 2 Units Per Acre)	RS (Residential Suburban)
East	RUD (Residential Urban Density)	RM (Residential Medium)

The subdivision will feature an assortment of three (3) and four (4)-unit rear-loaded single-family attached dwellings that front the proposed onsite private streets. Vehicular access is from Serene Avenue (80-foot wide right-of-way) as well as Chieftain Street (60-foot wide right-of-way), which will serve as primary entry passages to the non-gated community. The developer is proposing street, landscaping, and open-space improvements in compliance with Clark County Title 30 Development Code.

The applicant is requesting a Special Use Permit for a Planned Unit Development (PUD) for the establishment of a single-family attached development in RUD zoning per Table 30.44-1. The PUD shall establish the minimum lot area and setbacks for the lots within the proposed development.

To accommodate the proposed residential products, Table 2 summarizes the minimum, maximum, and average lot area established by the PUD in RUD zoning:

*Table 2. Serene Fort Apache SWC – RUD Zoning Lot Area Summary for Planned Unit Developments*

RUD Zoning: Lot Area Summary	
Minimum	1,159 square feet
Maximum	1,240 square feet
Average	1,210 square feet

Furthermore, the PUD shall establish the following zoning setbacks for the proposed rear-loaded models, presented in Table 3. A "Typical Lot Fit and Setbacks" Exhibit is provided to show the respective setbacks of each product type.

Table 3: Serene Fort Apache SWC - RUD Zoning Setbacks for Rear-Loaded Models

RUD Zoning: Rear-Loaded Models		
Zoning Standard	Required Setback (Feet) Per Table 30.40-2 (RUD)	Requested Setback (Feet)
Front	20	0
Rear	5	5
Interior Side	0	0
Corner Side	10	0
Building Separation	N/A	10

**Non-Conforming Zone Change:**

The applicant requests a non-conforming zone change from the existing "R-E" (Rural Estates Residential) zoning with a planned land use of "RH" (Residential High) to "RUD" (Residential Urban Density District). With the establishment of a Planned Unit Development (PUD) along with the proposed RUD zoning, a gross density of 12.4 dwelling units per gross acre is allowed and the proposed density is fully permitted.

The proposed product type and re-zoning to RUD is both compatible and harmonious with adjacent zoning designations. The existing RUD zoning to the south and east offers similar high-density urban, single-family detached development to *Serene Fort Apache SWC*, while existing "R-2" (Medium-Density Residential) and "RS" (Residential Suburban) zoning west of the site offers medium-density single-family detached products. To the north, the existing "C-2" (General Commercial) zoning diversifies the predominantly residential use of existing lots along Serene Avenue and enables the construction of commercial facilities which increases the walkability of the area and proximity to essential services for residents.

The surrounding area is not fully developed and provides minimal constraints with respect to development of the site infrastructure. Adjacent developments do not contribute to onsite drainage flows based on proposed entry street section improvements and the extension of an existing 14' x 5' arch culvert storm drain in Fort Apache Road to the planned intersection of Meranto Avenue and Chieftain Street.

The applicant's request to re-zone the property to RUD improves the cost-effectiveness of the development and allows the developer to provide housing at an affordable price. Single-family

attached homes are traditionally more affordable than their detached counterparts due to the lower cost per unit of development. Lower costs are shared with homebuyers through lower purchase prices, thus encouraging lower-income residents to buy a home instead of renting. Further, per Title 30.24.010(b), infill development is consistent with Clark County's PUD land use objectives and overall goal to create new housing throughout Las Vegas that is close to existing amenities and employment opportunities. As previously mentioned, the developer intends to extend the existing storm drain facility in Fort Apache Road to the southwest corner of the project site at the planned intersection of Meranto Avenue and Chieftain Street, while also executing a full frontage extension of the existing sewer and water utilities in Fort Apache Road and Chieftain Street. Upon completion of the proposed utility installations, *Serene Fort Apache SWC* will be well-supported by sewer, water, roadway, and drainage infrastructure. Development of the site and offsite utilities is expected to improve overall drainage conditions of the surrounding area as the infrastructure will carry less sediment to downstream facilities than it does in the existing condition.

Per the definition of "Compelling Justification" on Page 30.08-24a of Title 30, the proposed non-conforming zone change fulfills the following criteria:

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

The proposed residential RUD zoning conforms with the residential development in the area whereas the current planned land use of Parcel 1 (APN 176-19-701-004) is not compliant with the residential nature of the surrounding neighborhood. The proposed PUD single-family attached subdivision offers the opportunity to provide greater diversification of housing types to Enterprise while also fulfilling the greater need for affordable housing.

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

Please refer to the Zoning and Planned Land Use Table in the "Project Description" section of this justification letter. As shown in the table, the existing adjacent land uses comply with the project's proposed RUD density of up to 16 dwelling units per gross acre. The existing R-2 zoning of the adjacent "Serene and Chieftain" subdivision provides a density of 8 DU/ac, while the planned RS land use of the government parcel just south of "Serene and Chieftain" also promotes medium-density residential development with a maximum density of 8 DU/ac. In addition, the proposed RUD re-zoning is harmonious with the current RUD zoning of the adjacent "Fort Apache and Meranto" subdivision to the east of the site. Therefore, the density proposed by the site serves as a median between the adjacent residential land uses and conforms with the surrounding area.



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

No substantial adverse effects are anticipated for any of the criterion's mentioned facilities. Due to the infill nature of the subject site, the proposed development will improve both vehicular and pedestrian connectivity with surrounding area by completing half-street improvements along the perimeter roadways. Regarding drainage conveyance, continuing construction of the existing storm drain in Fort Apache Road to the planned intersection of Meranto Avenue and Chieftain Street will improve current conditions. When compared with larger surrounding subdivisions, the parcel area and lot count for the subject site has negligible impact on the surrounding public facilities.

4. **The proposed amendment conforms to other applicable adopted plans, goals, and policies.**

Per the Land Use Element Goals and Policies section of the Clark County Comprehensive Master Plan, adopted in 2017, Policies #39 and 40 are as follows:

1. **Policy #39:** Encourage higher density residential developments to be arranged in clusters or enclaves around courtyards. Provide residential courts and other opportunities for increased usable open space\* and recreation facilities. Appropriate buffers, setbacks, parking, landscaping, and other regulated onsite and off-site development issues should be included in single family developments.
2. **Policy #40:** For the safety of residents, encourage useable recreational open space areas within single family developments to be located away from arterial and collector streets. Open space should be centrally located and where possible surrounded by local streets with homes that front the open space.

The non-conforming zone boundary amendment protects and promotes the health, safety, morals, and general welfare of the public. While improving the infrastructure to provide greater safety, the proposed development also provides lower- and middle-income workforce housing opportunities to an increasing number of cost-burdened households. In addition, per the previous intent of the Enterprise Land Use Plan, revising the land use of the overall Enterprise area to accommodate higher-density housing is conducive to single-family attached development, thus also fulfilling Clark County's desire to provide more affordable housing.

**Special Use Permit for Planned Unit Development (PUD):**

The applicant requests a Special Use Permit for a Planned Unit Development (PUD) for the establishment of a single-family attached development in RUD zoning per Table 30.44-1. The PUD provides 53,161 square feet of open space, where 15,597 square feet is required per Title 30.24.070.c(1). In general, seven (7) common elements will serve as the primary open space areas for the proposed development, all of which promote safe pedestrian and overall

community connectivity. The following **Table 4** lists all open space common elements, their corresponding areas, and brief descriptions of features included.

*Table 4: Serene Fort Apache SWC - Open Space Common Elements Summary*

<b>Open Space Common Elements Summary</b>		
<b>Common Element</b>	<b>Area (SF)</b>	<b>Description</b>
CE-A	1,732	Sodded community entrance and park with 4-ft wide minimum sidewalk. Date palms and assorted trees to provide shade and screening between community entrance and adjacent parking bay.
CE-B	3,403	Sodded community entrance and park with 4-ft wide minimum sidewalk. Assorted trees provide shade and screening between residential lots and adjacent Chieftain Street.
CE-C	9,790	12-ft wide open space containing 4-ft wide minimum sidewalk connecting internal units to one another. Assorted trees and 6-ft high maximum screen wall to provide screening from adjacent Meranto Avenue.
CE-D	7,764	11-foot wide open space containing 4-foot wide minimum sidewalk connecting internal units to one another. Assorted trees, bushes and 6-ft high maximum screen wall to provide screening from adjacent Fort Apache Road.
CE-E	3,161	Sodded community entrance and park with 4-ft wide minimum sidewalk. Assorted trees and 6-ft high maximum screen wall provide screening from adjacent Serene Ave. and Fort Apache Rd.
CE-F	3,694	Sodded community entrance and park with 4-ft wide minimum sidewalk. Assorted trees and 6-ft high maximum screen wall provide screening from adjacent Serene Avenue.
CE-G	23,092	Landscaped paseo in the center island providing access to rear-loaded units with 4-ft wide minimum sidewalk.

The PUD also includes amenities such as a concrete play garden with play climber and multi-height concrete seat blocks, concrete seating area with picnic tables, barbecue grills, park benches, and dog waste stations.

The PUD features an assortment of three-plexes and four-plexes, all of which are rear-loaded models that front the interior private streets. Three (3) distinct architectural styles have been proposed for each complex that showcase contrasting color schemes and varying elevations to establish visual depth. The height of the proposed two-story complexes is 26 feet or less. All architectural floor plans range in total area from 1,636 to 1,906 square feet.

Proposed onsite improvements include private streets, curb, and valley gutter. The proposed private streets are 30-ft wide to accommodate fire access and utility design. Residential A-Type curb per Clark County Area Uniform Standard Drawings (CCAUSD) #219 is proposed along sections of the private streets for garage access, and all driveway lengths are 5-ft. The onsite streets are inverted crowns with 3-ft wide valley gutters at the centerline to optimize roadway capacity for drainage conveyance. Please refer to Waiver #3 in the "Waiver of Development Standards" section of this justification letter for a detailed explanation of the stipulations of the proposed onsite street design. The proposed development will not feature a gated entry. Per the "Typical Lot Fit and Setbacks" exhibit, the provided building separation is 10-ft minimum. The PUD proposes 6-ft maximum height screen walls along the perimeter of the site. Due to the existing topography of the site, 3-ft maximum height retaining walls are necessary along the southern boundary of the site. An extension of the existing 14' x 5' arch culvert storm drain system in Fort Apache Road to the planned intersection of Meranto Avenue and Chieftain Street will also serve to mitigate the impact of stormwater to the south and west boundaries of the site. The maximum wall height shall not exceed 9-ft, which consists of a 6-ft high maximum high screen wall atop a 3-ft high maximum high retaining wall. Onsite landscaping is also provided along the perimeter of the site for screening purposes.

Title 30.24.080.e.1(A) requires two residential parking spaces per unit. This requirement is satisfied through incorporating a combination of enclosed residential garage spaces as well as onsite parking stalls. All ninety-three (93) units provide enclosed two-car garages accounting a total of one hundred eighty-six (186) parking spaces. Per Title 30.24.080.e.1(B), one guest stall is required for every five (5) units, therefore nineteen (19) parking stalls are required. This requirement is adequately fulfilled through the provision of sixty-two (62) additional parking spaces via onsite parking stalls.

Per Title 30.24.010(b), the establishment of the proposed PUD meets the following objectives:

**1. Minimize adverse impacts on surrounding property.**

Development of the project site has no adverse impacts on the surrounding properties. The development of the parcel as a residential subdivision is in conformance with the use outlined in the Enterprise Land Use Plan. Additionally, the developer-proposed residential elevations conform with the adjacent properties in terms of density.

2. **Provide for the revitalization and/or redevelopment of areas where decline of any type has occurred.**

The developer shall perform improvements for roadway, utilities, drainage conveyance and pedestrian circulation, thus repairing any aging or deficient infrastructure adjacent to or within the project site.

3. **Encourage infill development that is compatible and harmonious with adjacent uses, both existing and planned.**

Development of the subject site fulfills this provision, proposing a residential product on a vacant property bounded by planned residential and commercial development in all cardinal directions. The proposed single-family attached subdivision is "compatible and harmonious" with all planned land uses surrounding the project site and the aesthetic of adjacent properties.

4. **Provide development that is compatible with the County's goals and objectives and contributes to the general prosperity, health, safety, and welfare of the community.**

The PUD establishment protects and promotes the health, safety, morals, and general welfare of the public. While improving the infrastructure to promote greater safety, the proposed PUD and subsequent development also provides lower- and middle-income workforce housing opportunities to an increasing number of cost-burdened households. Additionally, the proposed subdivision enhances the connectivity of the site to the surrounding neighborhood and nearby public facilities.

5. **Provide consistency with the Plan, this Title, and other applicable plans, policies, standards and regulations.**

All proposed improvements and residential products for the PUD are in conformance with the Enterprise Land Use Plan, Title 30 Development Code, and other applicable standards unless otherwise elaborated upon in the "Waiver of Development Standards" section of this justification letter.

**Waiver of Development Standards:**

The applicant requests the following Waiver of Development Standards (WOS) for the proposed development:

1. **Title 30.24.080.c.1(D) – Residential units shall maintain a minimum 10-foot setback from any street, drive aisle, sidewalk, or curb.**

The minimum setback distance the proposed residential units will maintain from the adjacent streets, drive aisles, and curbs is 0-ft. The setback is set at 0-ft to conservatively account for the structure's setback from adjacent sidewalks and the actual setback distances across the site vary. More often, the setback is 5-ft to match the proposed driveway length on all units. The driveway setback distance is short enough to prevent

vehicles from parking on the driveway and blocking the private street. Additionally, the 5-ft driveway setback is suitable for the low speed limit and reduced width of the private streets. The relatively shallow slope across the project site is also suitable, as the 5-ft driveway length is all that is required to provide adequate driveway slopes leading into the garage.

- 2. Title 30.52.030.b(1) and CCAUSD #210.S1 – Private streets greater than 150 feet in length that serve more than 1 dwelling unit shall have a minimum width of 37 feet with a minimum 36 foot wide drivable surface per Clark County Improvement Standards.**

The onsite private streets proposed by the development are a minimum width of 30-ft from back of curb (BOC) to back of curb, and for the proposed product, this is an acceptable width in neighboring agencies such as the City of Las Vegas and the City of Henderson. The proposed roadway is the minimum width that the utility agencies are willing to accept maintenance authority over. In addition, the private roadways are of sufficient width and depth to convey the impacting stormwater flow from the west while maintaining flood protection of the residential buildings. The minimum 26-foot wide drivable surface also complies with Section 503.2.1 of the Clark County Amendments to the 2018 International Fire Code by providing a fire apparatus access roadway width of no less than 24-feet wide.

- 3. Private Street per CCAUSD #210.S1 – Modify standard drawing to allow flush curb and zero curb on either side and an inverted crown.**

The onsite private streets serve as the primary storm runoff conveyance system for the proposed development. As such, the inverted crown allows for an increase in the roadway drainage capacity while providing adequate utility cover. The flush curb / zero curb is provided in front of all residential units. Due to the garages facing one another along the southern and eastern internal private streets of the site, adequate drivable width is needed for traffic safety. The flush curb / zero curb also increases the drivable surface width between units to provide a total of 29-feet.

- 4. Minimum Back of Curb Radius per CCAUSD #201 – Modify standard drawing to allow 3-foot minimum back of curb radius where rights-of-way 60-feet or less intersect.**

According to CCAUSD #201, where rights-of-way 60-feet or less intersect, a minimum 20-foot back of curb radius must be provided. Along the stubs at the ends of the proposed private roadways, a minimum 10-foot radius back of curb is proposed and is acceptable since the fire lane does not pass through these road stub-outs. 3-foot radii back of curbs are proposed at the stubbed corners of the project site adjacent to all parking bays to provide homeowners with heightened safety measures by creating a larger setback distance from the drive aisle. Additionally, a smaller back of curb radius is acceptable due to the corners of the site experiencing lower traffic volumes. In general, smaller back of

curb radii also encourage reduced vehicular speed within the development, thereby promoting overall pedestrian safety.

**5. Driveway Setback from Side Property Line per CCAUSD #222 – 6' Minimum Requirement**

The current driveway setback from the side property line is approximately 2.5-ft. Due to the compact design of the attached housing product, it is not feasible to design the driveways to incorporate a 6-ft minimum setback from the side property line. The associated site plan and building footprint change would decrease the available open space area of the site, thereby diminishing the community's overall visual appeal and offerable amenities.

**6. Figure 30.64-11 – Landscape Buffer Adjacent to a Less Intensive Use**

Along the southern, northern, and western boundaries of the site, Figure 30.64-11 requires the planting of 24" box evergreen trees where adjacent property is developed. However, landscaping in the form of assorted trees and 6-ft high CMU walls are proposed along the southern, eastern and northern boundaries to provide screening and buffering from existing and future planned developments with less intensive uses. The current adjacent "Serene and Chieftain" subdivision has a density of 8 dwelling units per gross acre while the vacant parcels to the southwest also have a maximum density of 8 DU/ac per a planned land use of RS, both of which are less than the density of 12.4 DU/ac for the proposed development.

**7. Title 30.52.052(a) – Street Intersections shall be off-set a minimum of one hundred twenty-five (125) feet (measured from right-of-way line to right-of-way line), unless the streets are less than 50 feet, back of curb to back of curb.**

The provided intersection offset at the intersection of Serene Avenue and Street "A" is measured at 83-feet, measured from right-of-way line to right-of-way line. Similarly, the worst-case intersection offset at the intersection of Chieftain Street and Street "E" is +/- 73-feet, measured from right-of-way line to right-of-way line. These intersection offset lengths are considered acceptable as the proposed development is non-gated and both Streets "A" and "E" meet the minimum 37-foot right-of-way width requirement per CCAUSD #210.S1 Option "A". Therefore, no queuing issues are anticipated. Additionally, the "shortened" offset configuration is congruent with the surrounding single-family residential developments such as "Serene and Chieftain", "Blue Diamond Grand Canyon South Unit 1", and "Fort Apache and Meranto".

8. **Figure 30.56-10 – A building setback of 60-feet is required from any adjacent single-family residential use based on the following calculations:**

$$\text{(Building Height x 3) – (Wall Height x 3) = Setback}$$

$$\text{(26-ft x 3) – (6-ft x 3) = 78-ft – 18-ft = 60-ft Setback}$$

The proposed development does not meet the 60-foot building setback requirement as calculated above. As discussed in Waiver #6, since an intensive landscaping buffer is not provided between the adjacent single-family detached development to the south and the proposed townhome development, the minimum provided setback from the boundary of the nearest adjacent subdivision, "Serene and Chieftain", is 10.48-ft from proposed Lot 49. The compensation is the provision of assorted trees as landscaping and protecting in place the existing 6-ft high screen wall to the west of Lot 49 to provide screening and buffering from adjacent "Serene and Chieftain". Along the west boundary of Street "C" and the north boundary of Street "E", the developer intends to protect-in-place the existing 6-ft high screen walls and install a combination of parking bays and landscape easements with assorted shoestring acacias, date palms and bottle trees to provide screening and buffering from the adjacent residential subdivision. In addition, the proposed residential buildings along these private roadways will be situated on the opposite side of the rights-of-way from the planned parking bays and landscape easements to provide a minimum setback of 59-ft measured from front of garage to the existing 6-ft high CMU screen walls.

**Design Review:**

Per Table 30.16-9, the applicant is requesting a Design Review for the following items:

1. **When in conjunction with any other required land use application for proposed construction.**

The design review is required as the applicant has companion applications in the form of a Non-Conforming Zone Change (NZC), Special Use Permit (SUP), Waiver of Development Standards (WOS), Tentative Map (TM) and Vacation (VAC).

2. **To establish a Planned Unit Development.**

The applicant is requesting a Planned Unit Development (PUD) for the establishment of a single-family attached residential subdivision on the parcel.

3. **To increase finished grade per artificial grade requirements in Section 30.32.040.**

The proposed development requires a design review to allow fills in excess of 18-inches up to a maximum of 103-inches, particularly along the southern and eastern boundaries of the site as required per Title 30.32.040(9). The general locations where the increased fill will occur are along the residential lots fronting Streets "D" and "G" and abutting Meranto Avenue and Fort Apache Road. This request for fill heights will

remain consistent with the currently allowed retaining wall height maximums as outlined in Title 30.64.050.a(4). The increase in fill is necessary to direct storm runoff around habitable structures, provide adequate flood protection, and provide sufficient fall across the development for the proposed sewer connection into Serene Avenue.

**Tentative Map:**

Vehicular access to the project site is via Serene Avenue and Chieftain Street via 37-ft private non-gated entries. Sufficient fire access to all proposed residential structures is provided via 30-ft wide private streets that loop throughout the project site. The onsite fire apparatus access roadway width meets the 24-ft requirement as outlined in Section 503.2.1 of the Clark County Amendments to the 2018 International Fire Code, while onsite turning radii comply with Section 503.2.4. Furthermore, three (3) fire hydrants in conformance with the Fire Code are proposed onsite.

4-ft wide sidewalks are proposed as access paths to the front doors of the rear-loaded units, including within the landscaped paseo located in the central island of the site, designated as Common Element "CE-G". ADA access ramps are provided at the vehicular entries to the site along Serene Avenue and Chieftain Street. The developer proposes half-street improvements across the full frontage of the project along all perimeter roadways, including along the south half of Serene Avenue, the west half of Fort Apache Road, the north half of Meranto Avenue, and the east half of Chieftain Street. These half-street improvements shall include installation of pavement, curb, gutter and sidewalk per CCAUSD #205. 5-ft long driveways are proposed for all lots, and sixty-two (62) onsite parking stalls within bays along the interior private streets are provided for residential and guest parking.

Based on readily available record drawings, two potable water mains currently exist in Serene Avenue along the south half of the right-of-way, including a 10-inch PVC main and a 48-inch C-905 MLCP main. The project will tap into the 10-inch main through the installation of an 8" x 10" wet tap and sleeve and extend an 8-inch public water main north into Serene Avenue through a Public Utility Easement (PUE) along Street "A". In Chieftain Street, an 8-inch PVC water main exists at the onset of the adjacent "Serene and Chieftain" subdivision. The developer intends to remove the 8" cap and 2" blow-off assembly to extend an offsite 8-inch public water main just south of the planned intersection of Meranto Avenue and Chieftain Street. The developer proposes a secondary water feed via the installation of an 8" x 8" tee and extension of an 8-inch public water main west into the proposed offsite main in Chieftain Street through a PUE along Street "E". In Fort Apache Road, a 42-inch C-905 MLCP potable water main exists in the east side of the right-of-way, which the developer does not intend to tap into. At present, the nearest sewer connection is an existing 12-inch public PVC sewer main in Serene Avenue. The site will extend an 8-inch public sewer main north into Serene Avenue through a PUE in Street "A" and install a 60-inch sanitary sewer manhole to connect into the existing 12-inch sewer main.

8-inch water and sewer lines are proposed onsite through all streets to provide service to the units. Public utility easements will be dedicated along all private streets to provide adequate maintenance access to LVVWD and CCWRD. Drainage of storm runoff is generally from the



west to east. The intention is to maintain this drainage pattern via the extension of an existing 14' x 5' arch culvert storm drain system in Fort Apache Road to the intersection of Meranto Avenue and Chieftain Street. Similarly, onsite runoff will be routed via surface flow to the SEC of the site where it will outlet into Meranto Avenue and be intercepted by a planned drop inlet in the storm drain extension along Meranto Avenue. Inverted crown roads are proposed onsite to convey this flow southeasterly to this discharge point.

**Vacation:**

The applicant is requesting the vacation of government patent easements traversing and surrounding the project site. Table 5 on the following page provides a list of all easements to be vacated along with their respective widths, recorded document numbers, applicable patent numbers, and Assessor's Parcel Numbers (APN's). This vacation is necessary for the proposition of onsite development and executing half-street improvements along perimeter roadways Serene Avenue, Fort Apache Road, Meranto Avenue, and Chieftain Street.

*Table 5: Serene Fort Apache SWC - Summary of Easements to Be Vacated*

<b>Summary of Easements to Be Vacated</b>			
<b>Easement Description</b>	<b>Recorded Patent and/or Document Number</b>	<b>Width to be Vacated (ft)</b>	<b>APN &amp; General Location</b>
Roadway and Public Utilities Easement	U.S. Patent No. 1186805 OR: 217:176182	33	176-19-701-004 (South and West Boundaries)
Roadway and Public Utilities Easement	U.S. Patent No. 1187877 OR: 206:167851	33	176-19-701-008 (North and West Boundaries)
		3	176-19-701-008 (South Boundary)
Roadway and Public Utilities Easement	U.S. Patent No. 1209131 OR: 20140919:00928	33	176-19-701-007 (North and East Boundaries)
		3	176-19-701-007 (South and West Boundaries)

**Conclusion:**

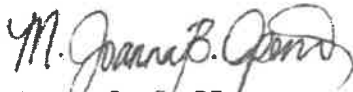
The single-family attached residential development will generate short-term temporary traffic, noise, and odor impacts during construction and will reduce to minimal levels as developed properties become occupied by homeowners. The proposed development will cause a slight increase on utility services due to the increased residential presence in the area. However, there are sufficient public safety, transportation, flood control, and utility facilities available to serve the subject properties and maintain sufficient levels of services to existing developments


in the area. The subdivision provides affordable workforce housing to an expanding number of cost-burdened households and fulfills the goals of the Clark County Comprehensive Master Plan and Enterprise Land Use Plan of providing infill development near existing infrastructure and developing higher-density housing conducive to single-family attached development. The development also fully improves an area that has historically remained vacant along Serene Avenue and Fort Apache Road. No significant adverse impacts to the surrounding natural environment or adjacent residential developments are anticipated.

The proposed development complies with the applicable provisions of Clark County Title 30 Development Code and the objectives of the Enterprise Land Use Plan. The use is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

We appreciate your consideration in reviewing and approving these land use applications. Should you have any questions or require additional information regarding this project, please do not hesitate to contact us at (702)-718-1788 ext. 102 or [joanna.opena@strivenv.com](mailto:joanna.opena@strivenv.com).

Respectfully submitted,

  
Joanna Opeña, PE  
Vice President/COO

  
Nicholas Portugal, E.I.T.  
Engineer I

CC: John Meng, P.E. (Strive Engineering)  
Jason Shon, E.I.T. (Strive Engineering)  
Jeff Stevens (D.R. Horton)

Attachments: Neighborhood Meeting held on April 7, 2021 Minutes and Attendees

08/03/21 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

SERENE AVE/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0304-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Serene Avenue (alignment) and Meranto Avenue (alignment), and between Fort Apache Road and Chieftain Street (alignment) within Enterprise (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

**APN:**

176-19-701-004; 176-19-701-007; 176-19-701-008

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 33 foot wide government patent easements interior to the project site. Three foot wide patent easements adjacent to Meranto Avenue and Chieftain Street will also be vacated. The applicant states the vacation of the easements is necessary for the development of the project site and future right-of-way dedication.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	C-2	Undeveloped
South	Residential High (8 du/ac to 18 du/ac)	RUD	Undeveloped
East	Residential Medium (3 du/ac to 14 du/ac)	RUD	Single family residential
West	Commercial General & Residential Suburban (up to 8 du/ac)	R-E & R-2	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-21-0303	A nonconforming zone change to reclassify 7.6 acres from R-E and H-2 to RUD zoning for an attached (townhouse) planned unit development is a companion item on this agenda.
TM-21-500096	A tentative map consisting of 93 attached single family residential lots on 7.6 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 necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 18, 2021 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road, 35 feet to the back of curb for Serene Avenue, 30 feet for Meranto Avenue, 30 feet for Chieftan Street, 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;
- All other right-of-way and easement dedications to record with the final map;
- Applicant shall apply for a Bureau of Land Management (BLM) grant for Chieftain Street;
- 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 - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DR HORTON

**CONTACT:** STRIVE ENGINEERING, 8912 SPANISH RIDGE AVENUE, SUITE 200, LAS VEGAS, NV 89148





# VACATION APPLICATION

# 8A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-21-0304</u>	DATE FILED: <u>8/16/21</u>
<input checked="" type="checkbox"/> <b>VACATION &amp; ABANDONMENT (vs)</b> <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> <b>RIGHT(S)-OF-WAY</b> <input type="checkbox"/> <b>EXTENSION OF TIME (ET)</b> (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>7/19/21</u> <u>@ 6:00 P.M.</u>
		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>8/13/21 @ 7:00 P.M.</u>	
		BCC MEETING DATE: <u>8/18/21 @ 9:00 A.M.</u>	
		FEE: <u>\$875.00</u>	

<b>PROPERTY OWNER</b>	NAME: <u>CRUZ LEONDIRIO G &amp; NARCISA T TRS</u>
	ADDRESS: <u>310 QUIET HARBOR DRIVE</u>
	CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: <u>jfstevens@drhorton.com</u>

<b>APPLICANT</b>	NAME: <u>D.R.HORTON / JEFF STEVENS</u>
	ADDRESS: <u>1081 WHITNEY RANCH DRIVE SUITE 141</u>
	CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u>
	TELEPHONE: <u>702-635-3600</u> CELL: _____
	E-MAIL: <u>jfstevens@drhorton.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>STRIVE ENGINEERING / NIL PORTUGAL</u>
	ADDRESS: <u>8912 SPANISH RIDGE AVE, SUITE 200</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702 718-1788 ext 103</u> CELL: _____
	E-MAIL: <u>nil.portugal@strivecv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-19-701-004

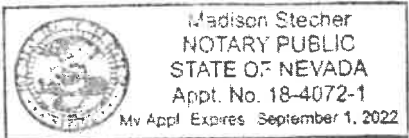
PROPERTY ADDRESS and/or CROSS STREETS: SWC of FORT APACHE & SERENE

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

Narcisa Cruz  
Property Owner (Signature)

NARCISA T. CRUZ  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF Clark  
SUBSCRIBED AND SWORN BEFORE ME ON March 23, 2021 (DATE)  
By \_\_\_\_\_  
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.



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

### APPLICATION TYPE

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

DEPARTMENT USE

APP. NUMBER: rs-21-0304 DATE FILED: \_\_\_\_\_  
 PLANNER ASSIGNED: \_\_\_\_\_  
 TAB/CAC: \_\_\_\_\_ TAB/CAC DATE: \_\_\_\_\_  
 PQ MEETING DATE: \_\_\_\_\_  
 BQC MEETING DATE: \_\_\_\_\_  
 FEE: \_\_\_\_\_

PROPERTY OWNER

NAME: MOLLY V SERIES 1 LLC  
 ADDRESS: PO BOX 231419  
 CITY: LAS VEGAS STATE: NV ZIP: 89105  
 TELEPHONE: 702-789-0911 CELL: \_\_\_\_\_  
 E-MAIL: cvero@cox.net

APPLICANT

NAME: D.R.HORTON / JEFF STEVENS  
 ADDRESS: 1081 WHITNEY RANCH DRIVE SUITE 141  
 CITY: HENDERSON STATE: NV ZIP: 89014  
 TELEPHONE: 702-635-3600 CELL: \_\_\_\_\_  
 E-MAIL: jfstevens@drhorton.com REF CONTACT ID #: \_\_\_\_\_

CORRESPONDENT

NAME: STRIVE ENGINEERING / NIC PORTUGAL  
 ADDRESS: 8912 SPANISH RIDGE AVE, SUITE 200  
 CITY: LAS VEGAS STATE: NV ZIP: 89148  
 TELEPHONE: 702 718-1788 ext 103 CELL: \_\_\_\_\_  
 E-MAIL: nic.portugal@strivenv.com REF CONTACT ID #: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER(S): 176-19-701-007

PROPERTY ADDRESS and/or CROSS STREETS: SWC of FORT APACHE & SERENE

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

*Chris Vero*

Property Owner (Signature)\*

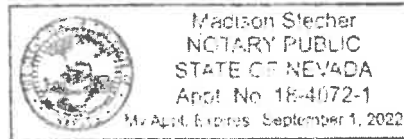
Chris Vero, as manager of Molly V S1 LLC

Property Owner (Print)

STATE OF NEVADA  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 23, 2021 (DATE)

By \_\_\_\_\_  
NOTARY PUBLIC: \_\_\_\_\_



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





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-21-0304</u>	DATE FILED: _____
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
		TAB/CAC: _____	
		PC MEETING DATE: _____	
		BCC MEETING DATE: _____	
		FEE: _____	

<b>PROPERTY OWNER</b>	NAME: <u>FORT APACHE BLUE DIAMOND, LLC</u> ADDRESS: <u>26 FEATHER SOUND DRIVE</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>jfstevens@drhorton.com</u>
-----------------------	--

<b>APPLICANT</b>	NAME: <u>D.R.HORTON / JEFF STEVENS</u> ADDRESS: <u>1081 WHITNEY RANCH DRIVE SUITE 141</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-635-3600</u> CELL: _____ E-MAIL: <u>jfstevens@drhorton.com</u> REF CONTACT ID #: _____
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<b>CORRESPONDENT</b>	NAME: <u>STRIVE ENGINEERING / NIC PORTUGAL</u> ADDRESS: <u>8912 SPANISH RIDGE AVE, SUITE 200</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702 718-1788 ext 103</u> CELL: _____ E-MAIL: <u>nic.portugal@strivenv.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-19-701-008

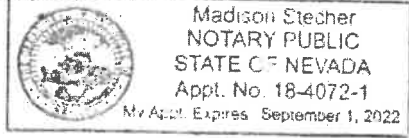
PROPERTY ADDRESS and/or CROSS STREETS: SWC of FORT APACHE & SERENE

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

[Signature]  
Property Owner (Signature)\*

[Printed Name]  
Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON MARCH 23, 2021 (DATE)  
 By \_\_\_\_\_  
 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

PLANNER  
COPY

May 17, 2021

Mr. Mark Donohue  
Principal Planner  
Clark County, Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155

Subject: **Serene Fort Apache SWC – Justification Letter for the Vacation of Existing Onsite Patent Easements within APN(s) 176-19-701-004, -007, & -008**

Dear Mr. Donohue,

On behalf of our client, D.R. Horton, we present this justification letter for the vacation of three (3) existing patent easements located within the limits of the proposed planned unit development, PUD, hereafter referred to as **Serene Fort Apache SWC**, which is a 93-lot single-family attached subdivision on 7.54 acres. The patent easements to be vacated are as follows:

- **33-foot wide patent easement per U.S. Patent No. 1186805 per OR: 217:176182 along south and west boundaries of APN 176-19-701-004**
- **33-foot wide patent easement per U.S. Patent No. 1187877 per OR: 206:167851 along north and west boundaries of APN 176-19-701-008**
- **3-feet of patent easement per Patent No. 1187877 along south boundary of APN 176-19-701-008**
- **33-foot wide patent easement per U.S. Patent No. 1209131 per OR: 20140919:00928 along north and east boundaries of APN 176-19-701-007**
- **3-feet of patent easement per Patent No. 1209131 along south and west boundaries of APN 176-19-701-007**

Vacation of the aforementioned patent easements is necessary for the proposition of onsite development and for right-of-way designation in Meranto Avenue and Chieftain Street; therefore, the applicant is respectfully requesting Clark County's approval on these vacation requests. We appreciate your consideration in reviewing and approving this application. Should you have any additional questions regarding this application, please do not hesitate to contact us via phone at (702)-718-1788 ext. 103 or [nic.portugal@strivenv.com](mailto:nic.portugal@strivenv.com).

Respectfully submitted,



Nicholas Portugal, E.I.T.  
Engineer I

CC: Jeff Stevens (D.R. Horton)  
Joanna Opeña (Strive Engineering)

08/03/21 PC AGENDA SHEET

SERENE FORT APACHE SWC  
(TITLE 30)

SERENE AVE/FORT APACHE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500096-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:**

**TENTATIVE MAP** consisting of 93 lots and common lots on 7.6 acres in an RUD (Residential Urban Density) Zone.

Generally located on the south side of Serene Avenue (alignment) and the west side of Fort Apache Road within Enterprise. JJ/md/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

176-19-701-004; 176-19-701-007; 176-19-701-008

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 7.6
- Number of Lots: 93
- Density (du/ac): 12.4
- Minimum/Maximum Lot Size (square feet): 1,159 (gross and net)/1,290 (gross and net)
- Project Type: Attached (townhouse) planned unit development

The plans depict an attached single family residential development situated on a 7.6 acre project site consisting of 93 residential lots with a density of 12.4 dwelling units per acre. The proposed development features a total of 26 buildings, each containing 3 to 4 units that are adjacent to 30 foot wide private streets. The proposed development requires 15,597 square feet of open space where 52,636 square feet of open space is provided. Open space areas, with a minimum width of 10 feet, are dispersed throughout the interior of the site measuring between 1,732 square feet to 23,092 square feet in area. The open space areas are interconnected with a series of 4 foot wide pedestrian sidewalks, providing connectivity between the townhouses. Parking will consist of garage parking for residents and surface parking for visitors. The primary entrance to the development is granted from Serene Avenue via private street "A", while a secondary entrance to the development is provided from Chieftain Street via private street "F". Five foot wide detached sidewalks are provided along Serene Avenue and Fort Apache Road while 5 foot wide attached sidewalks are provided adjacent to Meranto Avenue and Chieftain Street. A pedestrian

access gate is provided at the southeast corner of the site, between lots 26 and 27, connecting to Fort Apache Road.

Landscaping

The plans depict a 15 foot wide landscape area, with a 5 foot wide detached sidewalk located adjacent to Serene Avenue and Fort Apache Road. Twenty-four inch box trees planted 30 feet on center, including shrubs and groundcover, are located within the aforementioned landscape areas. A 6 foot wide landscape area, with a 5 foot wide attached sidewalk located adjacent to Meranto Avenue and Chieftain Street is also depicted on the plans. Twenty-four inch box trees planted 30 feet on center, including shrubs and groundcover, are located within the aforementioned landscape areas. A landscape area measuring a minimum of 6 feet in width, with 24 inch box trees planted 20 feet on center, is located along the northwest and west property lines, adjacent to an existing single family residential development. Twenty-four inch box trees are equitably distributed throughout the interior of the project site, adjacent to sidewalks and private streets.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Undeveloped
South	Residential High (8 du/ac to 18 du/ac)	RUD	Undeveloped
East	Residential Medium (3 du/ac to 14 du/ac)	RUD	Single family residential
West	Commercial General & Residential Suburban (up to 8 du/ac)	R-E & R-2	Single family residential

**Related Applications**

Application Number	Request
NZC-21-0303	A nonconforming zone change to reclassify 7.6 acres from R-E and H-2 to RUD zoning for an attached (townhouse) planned unit development is a companion item on this agenda.
VS-21-0304	A request to vacate and abandon patent easements is a companion item on this application.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 18, 2021 at 9:00 a.m., unless otherwise announced.

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

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

##### **Current Planning**

- Eliminate lot 49 and replace with open space.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road, 35 feet to the back of curb for Serene Avenue, 30 feet for Meranto Avenue, 30 feet for Chieftain Street, 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;
- All other right-of-way and easement dedications to record with the final map;
- Applicant shall apply for a Bureau of Land Management (BLM) grant for Chieftain Street.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

##### **Current Planning Division - Addressing**

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

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

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0128-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DR HORTON

**CONTACT:** STRIVE ENGINEERING, 8912 SPANISH RIDGE AVENUE, SUITE 200, LAS VEGAS, NV 89148

DRAFT



# TENTATIVE MAP APPLICATION 9A

DEPARTMENT OF COMPREHENSIVE PLANNING  
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-50096</u>	DATE FILED: <u>6/16/21</u>
		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>7/14/21 @ 6:00 P.M.</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: <u>8/3/21 @ 7:00 P.M.</u>	
		BCC MEETING DATE: <u>8/18/21 @ 9:00 P.M.</u>	
		FEE: <u>\$750.</u>	

PROPERTY OWNER	NAME: <u>CRUZ LEONDINO G &amp; NARCISA T TRS</u>
	ADDRESS: <u>310 QUIET HARBOR DRIVE</u>
	CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: <u>jfstevens@drhorton.com</u>

APPLICANT	NAME: <u>D.R.HORTON / JEFF STEVENS</u>
	ADDRESS: <u>1081 WHITNEY RANCH DRIVE SUITE 141</u>
	CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u>
	TELEPHONE: <u>702-635-3600</u> CELL: _____
	E-MAIL: <u>jfstevens@drhorton.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>STRIVE ENGINEERING / MIC PORTUGAL</u>
	ADDRESS: <u>8912 SPANISH RIDGE AVE, SUITE 200</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702 718-1788 ext 105</u> CELL: <u>702-468-2120</u>
	E-MAIL: <u>mic.portugal@strivenv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-19-701-004

PROPERTY ADDRESS and/or CROSS STREETS: SWC of FORT APACHE & SERENE  
TENTATIVE MAP NAME: SERENE FORT APACHE

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.

Narcisa Cruz Property Owner (Signature)      NARCISA T. CRUZ Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark  
SUBSCRIBED AND SWORN BEFORE ME ON March 23, 2021 (DATE)  
By \_\_\_\_\_  
NOTARY PUBLIC: \_\_\_\_\_



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





08/03/21 PC AGENDA SHEET

**STREET NAME CHANGE  
(TITLE 30)**

**CACTUS AVE/APHRODITE ST**

**PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
SC-21-0279-CAPSTONE CHRISTIAN SCHOOL:**

**STREET NAME CHANGE** to change the name of Aphrodite Street to Capstone Academy Way north of Cactus Avenue.

Generally located on the north side of Cactus Avenue, 800 feet east of Amigo Street within Enterprise. MN/dm/jo (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-27-418-118; 177-27-418-119; 177-27-801-821

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Addresses: 840 Cactus Avenue and 10420 Aphrodite Street
- Project Type: Street name change

**Applicant's Justification**

The applicant is requesting to change the name of Aphrodite Street north of Cactus Avenue because this street will provide access to a private school and they believe the meaning of the name Aphrodite is unsuitable.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Residential Suburban (up to 8 du/ac) & Residential High (from 8 du/ac to 18 du/ac)	R-2 & R-3	Single family & multiple family residential
East	Residential Medium (from 3 du/ac to 14 du/ac) & Residential High (from 8 du/ac to 18 du/ac)	R-3 & RUD	Single family & multiple family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Residential High (from 8 du/ac to 18 du/ac)	R-2 & RUD	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0301	A request to vacate and abandon a drainage easement is a related item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

The alignment of Aphrodite Street was first recorded on the final map, Silverado Court IV, PB 137-5, in 2007 south of Cactus Avenue. The developer of this subdivision named the streets with a Greek Mythology theme. There are currently 66 residences addressed on that segment of Aphrodite Street and there have not been any complaints regarding the name.

The developer of the Silverado North subdivision, PB 163-99, extended the alignment of Aphrodite Street north of Cactus Avenue as the entrance into a residential subdivision. It will also provide access to a future private school on parcel 177-27-801-021 where an existing batch plant is located. The only address affected by this street name change is the address assigned for temporary fencing on the site of the future school.

Although we have received a recommendation of approval from the Combined Fire Communication Center, to change the name of Aphrodite Street north of Cactus Avenue, it is not consistent with the Las Vegas Valley Street Naming and Address Assignment Policy, found in Appendix A of Title 30. The policy states, "A newly developed street shall assume the name of the street on which it aligns, unless the street does not and cannot in the future connect to an existing street segment along the alignment". The new segment of Aphrodite Street north of Cactus Avenue is connected to the existing segment of Aphrodite Street at the intersection of Cactus Avenue; therefore, staff recommends denial of this application.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Subject to the name Capstone Academy Way.
- Applicant is advised they are responsible for the installation of street signs per Public Works requirements; and 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.

**Public Works - Development Review**

- No comment.

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

- No comment.

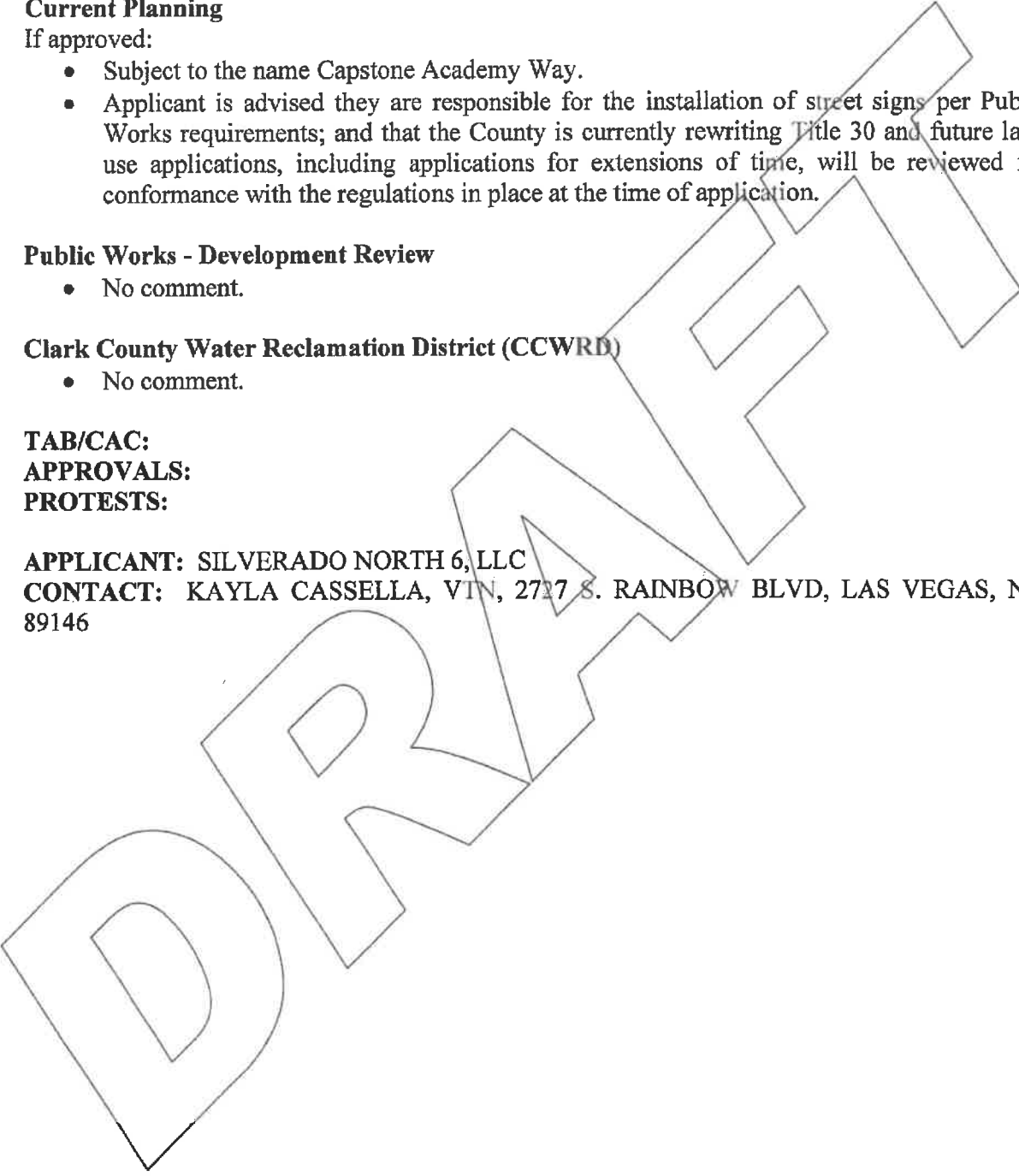
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: SILVERADO NORTH 6, LLC**

**CONTACT: KAYLA CASSELLA, VIN, 2717 S. RAINBOW BLVD, LAS VEGAS, NV 89146**







# LAND USE APPLICATION 10A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (VWS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input checked="" type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>SC-21-0279</u>      DATE FILED: <u>6/2/21</u></p> <p>PLANNER ASSIGNED: <u>JMM</u></p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DATE: <u>7/14/21</u> <span style="padding-left: 150px;">6pm</span></p> <p>PC MEETING DATE: <u>8/3/21</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$400</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>SILVERADO NORTH 6, LLC</u></p> <p>ADDRESS: <u>1045 PALMS AIRPORT DRIVE, SUITE 110</u></p> <p>CITY: <u>LAS VEGAS</u>      STATE: <u>NV</u>      ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702-597-1010</u>      CELL: <u>702-280-2742</u></p> <p>E-MAIL: <u>kellis@impactcompanies.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>SILVERADO NORTH 6, LLC - KIM RAJK</u></p> <p>ADDRESS: <u>1045 PALMS AIRPORT DRIVE, SUITE 110</u></p> <p>CITY: <u>LAS VEGAS</u>      STATE: <u>NV</u>      ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702-597-1010</u>      CELL: <u>702-280-8742</u></p> <p>E-MAIL: <u>kellis@impactcompanies.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>VTN NEVADA - KAYLA CASSELLA</u></p> <p>ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u></p> <p>CITY: <u>LAS VEGAS</u>      STATE: <u>NV</u>      ZIP: <u>89146</u></p> <p>TELEPHONE: <u>702-873-7550</u>      CELL: <u>702-253-2411</u></p> <p>E-MAIL: <u>kaylac@vtrnv.com</u>      REF CONTACT ID #: _____</p>

**ASSESSOR'S PARCEL NUMBER(S):** 177-27-495-004 (private right-of-way)

**PROPERTY ADDRESS and/or CROSS STREETS:** CACTUS AVENUE & AMIGO STREET

**PROJECT DESCRIPTION:** RESIDENTIAL SUBDIVISION

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

Property Owner (Signature) [Signature]      Property Owner (Print) William J Wadley

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5/12/2021 (DATE)

By William J Wadley

NOTARY PUBLIC: [Signature]

AMY G. SONDEJ  
Notary Public, State of Nevada  
Appointment No. 00-64634-1  
My Appt. Expires Jun 21, 2023

\*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.



PROVIDING QUALITY PROFESSIONAL  
SERVICES SINCE 1960

SC-21-0279

May 17, 2021  
W.O.# 7857

Clark County Department of Building & Fire Prevention  
Comprehensive Planning  
4701 West Russell Road  
Las Vegas, NV 89118

Attention: Staff

**Subject: SILVERADO NORTH STREET NAME CHANGE APPLICATION**

This letter serves to address the SILVERADO NORTH (BOOK: 163 PAGE: 99) street name change application. Capstone Christian Academy and Silverado North 6 LLC are requesting the portion of street continuing north of Cactus Avenue be changed from Aphrodite Street to Capstone Academy Way. The private Christian School would like to have its name on the street entering the school property and deems "Aphrodite" as unsuitable for the school as it represents the "Goddess of sexual love".

I hope this addresses your concerns regarding this project. If there are any questions or any additional information is required, please contact this office at 702-873-7550.

Respectfully Submitted,

Kenneth F. Nicholson, P.E.  
VTN Nevada

08/03/21 PC AGENDA SHEET

EASEMENT  
(TITLE 30)

AMIGO ST/CACTUS AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0301-CAPSTONE CHRISTIAN SCHOOL:**

**VACATE AND ABANDON** an easement (drainage) of interest to Clark County located between Amigo Street and Radcliff Street (alignment), and between Cactus Avenue and Quaint Acres Avenue (alignment) within Enterprise (description on file). JJ/sd/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

177-27-801-021

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

The applicant proposes to develop a 17.7 acre portion of the site as a school with classrooms and support buildings for K through 12<sup>th</sup> grade. The proposed development will be done in phases to eventually have up to 450 students on campus. This application is to vacate the existing drainage easement that covers the entire parcel. The easement has been effectively removed by upstream facilities. The vacated drainage easement will allow for full development of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-20-0171	Waived approach distance with design review for private school	Approved by BCC	July 2020
ET-18-400274 (UC-2093-96)	Sixth extension of time for use permits allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	March 2019
UC-2093-96 (ET-019116)	Fifth extension of time for use permits allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	February 2017

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-2093-96 (ET-0138-12)	Fourth extension of time for use permits allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	December 2012
UC-2093-96 (ET-0144-10)	Third extension of time for use permits allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	October 2010
UC-0074-10	Place of worship	Approved by PC	March 2010
UC-1299-07 (ET-0020-10)	First extension of time for a private school	Approved by PC	March 2010
UC-1299-07	Private school	Approved by PC	February 2008
AG-0113-06	A report submitted to the BCC on FEMA status for the site	Received by BCC	February 2006
UC-2093-96 (ET-0167-04)	Second extension of time for use permits allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	July 2004
UC-2093-96 (ET-0042-03)	First extension of time for use permits allowing a temporary concrete batch plant, additions to an existing temporary sand and gravel mining operation, and related uses	Approved by BCC	June 2003
ZC-1735-00	Reclassified from P-F to M-2 zoning - expired	Held at PC	April 2001
ZC-1320-98	Established P-F zoning on the site	Approved by BCC	November 1998
UC-2093-96	Allowed a temporary concrete batch plant, allowing additions to an existing temporary sand and gravel mining operation including temporary equipment storage and stockpiling areas and incidental equipment with variances to permit a previously approved privately funded below grade storm water detention basin, and permit a batch plant, a sand and gravel operation and incidental uses for a period of 10 years where only permitted for a maximum of 2 years	Approved by BCC	February 1997
VC-1855-95 (ET-0357-98)	First extension of time to review the construction of a privately funded below grade storm water detention basin - expired	Approved by PC	October 1998



**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-1377-95 (ET-0356-98)	First extension of time for a privately funded below grade storm water detention basin and a temporary gravel operation - expired	Approved by PC	October 1998
VC-1855-95	Variance for the construction of a privately funded below grade storm water detention basin - expired	Approved by PC	December 1995
VC-1377-95	Variance for a privately funded below grade storm water detention basin and a temporary sand and gravel operation with incidental equipment storage and stockpiling - expired	Approved by PC	September 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Residential Suburban (up to 8 du/ac) & Residential High (from 8 du/ac to 18 du/ac)	R-2 & R-3	Single family & multiple family residential
East	Residential Medium (from 3 du/ac to 14 du/ac) & Residential High (from 8 du/ac to 18 du/ac)	R-3 & RUD	Single family & multiple family residential
West	Residential High (from 8 du/ac to 18 du/ac)	R-2 & RUD	Single family residential

**Related Applications**

Application Number	Request
SC-21-0279	A request to change the name of Aphrodite Street is a related 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

**Public Works - Development Review**

Staff does not object to the vacation of the drainage easement since the applicant will perform a new drainage study and dedicate new easements based on the results of that study.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

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

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ROSALINDA MEADOR-APARICIO

**CONTACT:** ROSALINDA MEADOR-APARICIO, TANEY ENGINEERING INC., 6030 SOUTH JONES BOULEVARD, LAS VEGAS, NV 89118



# VACATION APPLICATION 11A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b> <input type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>6/16/21</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>875</u> CHECK #: <u>—</u> COMMISSIONER: <u>M-N</u> OVERLAY(S)? <u>—</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	APP. NUMBER: <u>VS-21-0301</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>7/14</u> TIME: <u>6pm</u> PC MEETING DATE: <u>8/3/21</u> BCC MTG DATE: <u>—</u> ZONE / AE / RNP: <u>P-F</u> PLANNED LAND USE: <u>P-S</u>
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PROPERTY OWNER	NAME: <u>Capstone Christain School</u> ADDRESS: <u>1045 Palms Airport Drive, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-597-3304</u> CELL: _____ E-MAIL: <u>Bill@capstonechristian.com</u>
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APPLICANT	NAME: <u>Bill Wadley</u> ADDRESS: <u>1045 Palms Airport Drive, Suite 110</u> CITY: <u>1045 Palms Airport Drive, Suite 110</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-597-3304</u> CELL: _____ E-MAIL: <u>Bill@capstonechristian.com</u> ACA CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering</u> ADDRESS: <u>6030 South Jones Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>EdT@taneycorp.com / ShannonC@taneycorp.com</u> ACA CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): East Cactus Avenue & Aphrodite Street - 177-27-801-021

PROPERTY ADDRESS and/or CROSS STREETS: East Cactus Avenue & Aphrodite Street - 177-27-801-021

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

 Property Owner (Signature) STATE OF NEVADA COUNTY OF <u>CLARK</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>3/12/21</u> (DATE) By <u>William J Wadley</u> NOTARY PUBLIC:	<u>William J Wadley</u> Property Owner (Print) <div style="border: 1px solid black; padding: 5px; text-align: center; margin-top: 10px;">               KIM A. RAJK              Notary Public, State of Nevada              Appointment No. 09-10714-1              My Appt. Expires Aug 13, 2021           </div>
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\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



## TANEY ENGINEERING

6030 SOUTH JONES BLVD.  
LAS VEGAS, NV 89118  
TELEPHONE: 702-362-8844  
FAX: 702-362-5233

April 13, 2021  
QRR-19-005

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

**RE: Capstone School - Justification Letter for a Vacation of Public Drainage Easement (APN 177-27-01-021)**

To Whom It May Concern:

Taney Engineering, on behalf of our client Capstone Christian Academy, is respectfully submitting the enclosed application for a Public Drainage Easement Vacation application on our proposed residential project located at Cactus Avenue and Aphrodite Street.

**Project Description:**

The project consists of a multi-phase private school development on approximately 45 acres of the overall acreage. The proposed private school will be for Pre-K students through 12th grade. The proposed school will be completed in phases. Phase one will consist of temporary modular buildings. Phase 1A will include an administrative building (bldg. A), phase 1B will include additional modular buildings (bldg. A, B, & C) to support 200 students and phase 1C will include additional buildings (bldg. D, E, F, & G) to support a total of 450 students.

The enclosed application is to vacate a portion of the 'blanket' public drainage easement dedicated per book 960814, instrument number 01068 as requested in our drainage review with Public Works under application number PW20-19461. The blanket easement has been effectively removed by upstream facilities that are now fully constructed. A LOMR is being processed by VTN to re establish a zone A flood hazard area to within the basin located north of the Capstone site. The blanket easement that crosses the Capstone site is no longer valid and is, therefore, being vacated.

If you need any further information, please let us know.

Sincerely,

Edward F. Taney, P.E.  
President  
Taney Engineering

08/03/21 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

WINDMILL LN/DECATUR BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0287-REMINGTON UTE LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Windmill Lane and Mistral Avenue (alignment), and between Edmond Street and Decatur Boulevard within Enterprise (description on file). JJ/al/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-13-501-008

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

**BACKGROUND:**

**Project Description**

The site has been approved for development as a commercial center with convenience store, gasoline station, vehicle wash, restaurant with drive-thru service, and retail building. The applicant is requesting to vacate 33 foot wide government patent easements along the western and southern property lines of the parcel. The applicant indicates that these easements are not necessary for the development of this site and that any required utility or drainage easements, or right-of-way dedications will be provided with the recording of a future commercial subdivision map.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NC-21-0188	Commercial center with convenience store, gasoline station, vehicle wash, restaurant with drive-thru service, and retail building	Approved by BCC	June 2021
ZC-0135-07	Reclassified from R-E to C-1 zoning	Approved by BCC	March 2007

**Surrounding Land Use**

	Planned land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Tavern
South	Residential Low (up to 3.5 du/ac)	R-E	Undeveloped

**Surrounding Land Use**

	<b>Planned land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Residential High (from 8 to 18 du/ac)	R-2	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-21-500090	Tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 50 feet to the back of curb for Windmill Lane, 60 feet for Decatur Boulevard, and a 54 foot property line radius spandrel at the northeast corner of the site;
- 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;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a combination bus turnout/right turn lane, including passenger loading/shelter areas in accordance with RTC standards;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Decatur Boulevard improvement project;
- All other right-of-way and easement dedications to record with the final map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** REMINGTON UTE LLC

**CONTACT:** JULIA IZZOLO, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE,  
SUITE 450, LAS VEGAS, NV 89135







# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING 12A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0287</u> DATE FILED: <u>6-8-21</u> PLANNER ASSIGNED: <u>RL</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>7-14-21</u> PC MEETING DATE: <u>8-3-21</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$ 875<del>0</del></u>
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PROPERTY OWNER	NAME: <u>Remington Ute LLC</u> ADDRESS: <u>5920 S. Rainbow Blvd., Suite 11</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 222-1420</u> CELL: <u>(702) 239-8066</u> E-MAIL: <u>tom@remingtonnevada.com</u>
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APPLICANT	NAME: <u>Remington Ute LLC</u> ADDRESS: <u>5920 S. Rainbow Blvd., Suite 11</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 222-1420</u> CELL: <u>(702) 239-8066</u> E-MAIL: <u>tom@remingtonnevada.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Zenith Engineering - Julia Izzolo</u> ADDRESS: <u>1980 Festival Plaza Drive Suite 450</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-835-3496</u> CELL: <u>702-835-3496</u> E-MAIL: <u>julia@zenith-lv.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-13-501-008

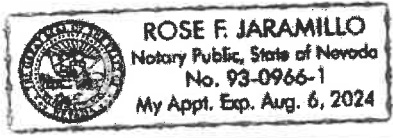
PROPERTY ADDRESS and/or CROSS STREETS: Decatur and Windmill

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

[Signature]  
 Property Owner (Signature)\*

David DelZotto  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON May 25, 2021 (DATE)  
 By David DelZotto  
 NOTARY PUBLIC: Rose F. Jaramillo



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



February 9, 2021

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

VS-21-0287

Re: Decatur and Windmill, Zenith Project No. 201022  
Patent Easement Vacation Justification Letter

Dear Sir or Madam:

Zenith Engineering has been retained by Remington Nevada to file a vacation application to vacate an existing Patent Easement associated with property located on the southwest corner of Decatur Boulevard and Windmill Lane (Assessor's Parcel Number 176-13-501-008).


With this project, right-of-way dedication is proposed on Windmill Lane and Decatur Boulevard.

We respectfully request to vacate the existing patent easement that is no longer needed in order to further develop the property.

Please feel free to contact me with any questions or comments at (702) 866-9535. Thank you.

Sincerely,

ZENITH ENGINEERING



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Julia Izzolo, PE  
Principal

08/03/21 PC AGENDA SHEET

DECATUR & WINDMILL COMMERCIAL  
(TITLE 30)

WINDMILL LN/DECATUR BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500090-REMINGTON UTE LLC:**

**TENTATIVE MAP** for a 1 lot commercial subdivision on 2.5 acres in a C-1 (Local Business) Zone.

Generally located on the southwest corner of Decatur Boulevard and Windmill Lane within Enterprise. JJ/al/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-13-501-008

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots: 1
- Lot Size (square feet): 2.5
- Project Type: 1 lot commercial subdivision for an approved commercial center

Site Plan

The site has been approved for a commercial center consisting of a convenience store, gasoline station, vehicle wash, restaurant with drive-thru service, and retail building. The plan depicts a 1 lot commercial subdivision with access from Windmill Lane and Decatur Boulevard.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-21-0188	Commercial center with convenience store, gasoline station, vehicle wash, restaurant with drive-thru service, and retail building	Approved by BCC	June 2021
ZC-0135-07	Reclassified from R-E to C-1 zoning	Approved by BCC	March 2007

**Surrounding Land Use**

	<b>Planned land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	C-2	Tavern
South	Residential Low (up to 3.5 du/ac)	R-E	Undeveloped
East	Residential High (from 8 to 18 du/ac)	R-2	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0287	A request to vacate and abandon easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;

- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 50 feet to the back of curb for Windmill Lane, 60 feet for Decatur Boulevard, and a 54 foot property line radius spandrel at the northeast corner of the site;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a combination bus turnout/right turn lane, including passenger loading/shelter areas in accordance with RTC standards;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Decatur Boulevard improvement project.
- 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 that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

- 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 #0049-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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

**APPLICANT:** REMINGTON UTE LLC

**CONTACT:** JULIA IZZOLO, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE, SUITE 450, LAS VEGAS, NV 89135





# TENTATIVE MAP APPLICATION 13A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500690</u>	DATE FILED: <u>6-8-21</u>
		PLANNER ASSIGNED: <u>AI</u>	TAB/CAC DATE: <u>7-14-21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Enteprno</u>	
		PC MEETING DATE: <u>8-3-21</u>	
		BCC MEETING DATE: <u>—</u>	
		FEE: <u>\$750<sup>00</sup></u>	

PROPERTY OWNER	NAME: <u>Remington Ute LLC</u>
	ADDRESS: <u>5920 S. Rainbow Blvd., Suite 11</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 222-1420</u> CELL: <u>(702) 239-8066</u>
	E-MAIL: <u>tom@remingtonnevada.com</u>

APPLICANT	NAME: <u>Remington Ute LLC</u>
	ADDRESS: <u>5920 S. Rainbow Blvd., Suite 11</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 222-1420</u> CELL: <u>(702) 239-8066</u>
	E-MAIL: <u>tom@remingtonnevada.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Zenith Engineering - Julia Izzolo</u>
	ADDRESS: <u>1980 Festival Plaza Drive Suite 450</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-835-3496</u> CELL: <u>702-835-3496</u>
	E-MAIL: <u>julia@zenith-lv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-13 501-008

PROPERTY ADDRESS and/or CROSS STREETS: Decatur and Windmill

TENTATIVE MAP NAME: \_\_\_\_\_

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.

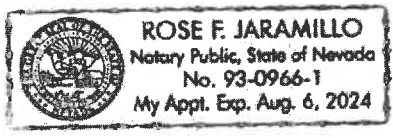
David DelZotto  
Property Owner (Signature)\*

David DelZotto  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 22, 2021 (DATE)  
By David Del Zotto

NOTARY PUBLIC: Rose F. Jaramillo



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

APR-21-160 307





08/03/21 PC AGENDA SHEET

ACCESSORY STRUCTURE  
(TITLE 30)

PEBBLE RD/PLACID ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0306-HARTMAN WERNER W & SUZANNE:**

**USE PERMIT** to increase the area of a proposed accessory building on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Placid Street and the north side of Torino Avenue (alignment) within Enterprise. MN/jgh/jo (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-16-802-038

**USE PERMIT:**

1. a. Increase the area of a proposed accessory building to 4,875 square feet where 2,555 square feet (50% of the footprint of the primary residence) is permitted per Table 30.44-1 (a 91% increase).
- b. Increase the cumulative area of all accessory buildings to 6,126 square feet where 5,110 square feet (100% of the footprint of the primary residence) is permitted per Table 30.44-1 (a 20% increase).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8795 Placid Street
- Site Acreage: 1.1
- Project Type: Accessory structure (garage/storage building)
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 4,875 (proposed accessory structure); 1,080 (existing accessory structure); 171 (existing storage building); 5,110 (existing residence)

**Site Plan**

The proposed detached garage is located near the northwest corner of the subject site. The accessory structure will be set back 5 feet from the rear property line and 5 feet from the side

property line. The existing single family residence is located near the eastern portion of the property, the proposed accessory building will be located approximately 70 feet to the rear of the residence. Access to the building will be from a driveway located on the east side of the residence.

Landscaping

The property is surrounded by mature landscaping. No changes are proposed with this application.

Elevations

The plans depict a 1 story, 23 foot high detached garage/storage building. The accessory building will have a decorative metal sheet roof and overall will be constructed of decorative metal. Each elevation will have a stone veneer feature with stucco trim. All materials used will be painted and the building will be architecturally compatible with the existing single family residence.

Floor Plans

The plans show a 4,875 square foot detached garage which will be used for vehicle storage by the owner. The following buildings exist on the site: 1) 1,080 square foot accessory building; 2) 171 square foot storage building; and 3) 5,110 square foot residence.

Applicant's Justification

The applicant states that the accessory building is needed to store personal RV and collection vehicles. The proposed materials and colors will match the existing residence.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified approximately 3,800 parcels of land from R-E to R-E (RNP-1) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

The proposed building will be compatible and consistent with the existing principal structure. The location of the detached garage incorporates proper building placement on the site with required setbacks. The detached garage is also located in the rear of the property and buffered from the street by the existing residence. The position of the proposed structure complies in part with Urban Specific Policy 44 of the Comprehensive Master Plan, which encourages garages to be positioned to reduce their visual impact on the street. In addition, mature landscaping buffers the proposed building from the surrounding neighbors; therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- 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:** WERNER HARTMAN

**CONTACT:** EDGAR MONTALVO, 2209 TOSCA STREET #8-101, LAS VEGAS, NV 89128





# LAND USE APPLICATION

# 14A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

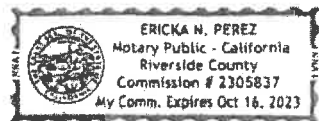
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-21-0306</u> DATE FILED: <u>6/16/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>7/14/21</u> PC MEETING DATE: <u>8/3/21</u> <u>6:00pm</u> BCC MEETING DATE: _____ FEE: <u>\$ 675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>HARTMAN WERNER W &amp; SUZANNE</u> ADDRESS: <u>8795 PLACID ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____      CELL: <u>(714) 606-9516</u> E-MAIL: <u>dino2dusty@aol.com</u>
	<b>APPLICANT</b>  NAME: <u>HARTMAN WERNER W</u> ADDRESS: <u>8795 PLACID ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: _____      CELL: <u>(714) 606-9516</u> E-MAIL: <u>dino2dusty@aol.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>EDGAR D MONTALVO</u> ADDRESS: <u>2209 TOSCA ST. 8-109</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: _____      CELL: <u>(702) 479-8664</u> E-MAIL: <u>comments@xpconsult.net</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-16-802-038  
 PROPERTY ADDRESS and/or CROSS STREETS: 8795 PLACID ST. LAS VEGAS, NV. 89123  
 PROJECT DESCRIPTION: Use permit for a new detached 4,875 s.f. RV garage.

(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]      WERNER HARTMAN  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF California  
 COUNTY OF Riverside  
 SUBSCRIBED AND SWORN BEFORE ME ON MAY 12, 2021 (DATE)  
 By ERICKA N. PEREZ, Notary Public  
 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.

PLANNER  
COPY

June 4, 2021

TO: Clark County  
Comprehensive Planning Department

UC-21-0306

## PROJECT JUSTIFICATION LETTER

RE: Hartman Residence detached garage

To whom it may concern.

The reason of this letter is to request the approval of a Use Permit for new detached garage at the 8795 Placid St. With an APN # 177-16-802-038.

The request needs to be placed as the maximum allowable area for an accessory structure has been exceeded by aprox. 3,570.57 S.F.

This new structure will be used to store personal RV vehicles and collections vehicles by the owner.

The structure will be built as a metal building with some stone veneer attachments to match the existing residence architecture.

The colors also will be the same used at the existing residence.

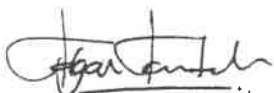
No waivers for setbacks or heights are required on this request.

We know that this building is in compliance with the structures and architecture used in the neighborhood.

We strongly believe that this project will contribute to improve the zone image and will be a great contribution to the neighborhood.

We have the certainty than you will help us to achieve our goal on making this project reality.

Sincerely



Edgar D. Montalvo

08/03/21 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

MARTIN AVE/VALLEY VIEW BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-21-0271-LASFUEL:

**VACATE AND ABANDON** easements of interest to Clark County located between Schuster Street and Valley View Boulevard, and between CC 215 and Martin Avenue within Enterprise (description on file). MN/bb/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-06-602-007; 177-06-602-009; 177-06-602-010; 177-06-602-015; 177-06-602-016

**LAND USE PLAN:**  
ENTERPRISE - INDUSTRIAL

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

The property is scheduled to be developed as a pipeline metering station and Martin Avenue currently has the required 60 feet of dedicated right-of-way. The remaining 3 feet of patent easement area is no longer needed on the north side of this property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0635-17	Reclassified from R-E to M-1 zoning	Approved by BCC	September 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Office warehouse complex
South	Rural Neighborhood Preservation	R-E (RNP-I)	CC 215, single family residential & undeveloped
East	Business and Design/Research Park	M-D	Office warehouse complex
West	Industrial	M-1	Tavern & office building

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

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

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

- No objection.

**TAR/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** WALLACE MORRIS KLINE SURVEYING, LLC

**CONTACT:** ALISSA MORRIS, 5740 SOUTH ARVILLE STREET, SUITE 206, LAS VEGAS, NV 89118





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 15A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>US-21-0271</u>	DATE FILED: <u>6-16-2021</u>
		PLANNER ASSIGNED: <u>BBB</u>	TAB/CAC DATE: <u>7-14-2021</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)		TAB/CAC: <u>Enterprise</u>	
<input checked="" type="checkbox"/> EASEMENT(S)		PC MEETING DATE: <u>8-3-2021</u>	
<input type="checkbox"/> RIGHT(S)-OF-WAY		BCC MEETING DATE: _____	
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		FEE: <u>875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>LASFUEL CONSORTIUM/SOUTHWEST AIRLINES C/O QUARLES &amp; BRADY, LLP</u>
	ADDRESS: <u>ONE RENAISSANCE SQUARE, 2 NORTH CENTRAL AVENUE</u>
	CITY: <u>PHOENIX</u> STATE: <u>AZ</u> ZIP: <u>85004</u>
	TELEPHONE: <u>214-792-7504</u> CELL: _____
	E-MAIL: <u>nolan.getty@wnco.com</u>

<b>APPLICANT</b>	NAME: <u>CRAIG MATSUEDA</u>
	ADDRESS: <u>5740 SOUTH ARVILLE STREET, SUITE 206</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-912-1126</u> CELL: <u>702-466-4083</u>
	E-MAIL: <u>cmatsueda@wmksurveying.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>DEBI GUMA</u>
	ADDRESS: <u>5740 SOUTH ARVILLE STREET, SUITE 206</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-212-3967</u> <u>Olympic Construction</u> CELL: <u>702-867-6610-</u>
	E-MAIL: <u>magmyson@hotmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-06-602-007, 009, 010, 015, 016

PROPERTY ADDRESS and/or CROSS STREETS: 3775 West Martin Avenue, Las Vegas, NV 89118

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

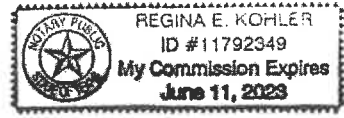
Nolan Getty  
Property Owner (Signature)\*

STATE OF NEVADA  
COUNTY OF DALLAS

SUBSCRIBED AND SWORN BEFORE ME ON 7th OF APRIL 2021 (DATE)

By Nolan Getty  
NOTARY PUBLIC: Regina E. Kohler

Nolan Getty  
Property Owner (Print)



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

**WALLACE MORRIS KLINE SURVEYING, LLC.**  
Land Survey Consulting

April 12, 2021

VS-21-0271

Clark County Planning Department  
500 S. Grand Central Parkway  
Box 554000  
Las Vegas, NV. 89155

**Subject:** Lasfuel – Vacation of Patent Easement

To Whom it May Concern:

On behalf of our client, the owner of APN: 177-06-602-007, we would like to petition the County to vacate those portions of the Patent Easements currently affecting the hereinabove stated Assessor's Parcel Number.

Currently the subject parcel is zoned M-1 (Light Manufacturing) and is planned for the construction of a pipeline metering station. As there are already dedicated Public Rights of Ways along Martin Avenue to serve adjacent parcels, there is no longer a need to burden APN: 177-06-602-007 with those portions of extraneous Patent Easements outside of the dedicated Rights of Ways.

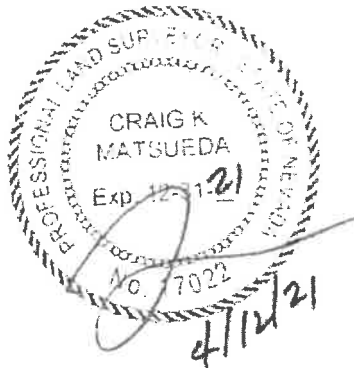
Thank you for the opportunity to submit this application. Submitted herewith for your review are the required Vacation Application, supporting documentation and fees to process the vacation of the desired areas of the Patent Easements.

Please contact me at (702) 912-1126 if you have any questions concerning this application.

Sincerely,

Wallace Morris Kline Surveying, LLC.

Craig K. Matsueda, PLS  
Nevada License No. 17022



08/03/21 PC AGENDA SHEET

ACCESSORY STRUCTURE  
(TITLE 30)

IRVIN AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-21-0293-MONROE JAMES A JR & YOLANDA K:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce building separation for an existing accessory structure (storage building) in conjunction with a single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Irvin Avenue, 415 feet west of Jones Boulevard within Enterprise. JJ/al/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

176-35-610-098

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the rear yard setback for an existing accessory structure (storage building) to zero feet where a minimum of 5 feet is required per Table 30.40-2 (a 100% reduction).
- b. Reduce the side yard setback for an existing accessory structure (storage building) to zero feet where a minimum of 5 feet is required per Table 30.40-2 (a 100% reduction).
2. Reduce the building separation between an accessory structure (storage building) and a single family residence to 3 feet where a minimum of 6 feet is required per Table 30.40-2 (a 50% reduction).

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6170 Irvin Avenue
- Site Acreage: 0.1
- Project Type: Storage building in conjunction with a single family residence
- Number of Stories: 1
- Building Height (feet): 10
- Square Feet: 80

Site Plans

The plans depict an existing single family residence located in the central portion of the parcel. Access to the site is provided from Irvin Avenue, which is located along the southern boundary of the parcel. The existing storage building is located on the northwest corner of the parcel. The building is set back approximately 8 inches from the rear (northern) property line and 1 foot from the side (western) property line. The plans indicate that the roof overhang for the building will extend to the north and west property lines. The plan depicts an approximate 3 foot 9 inch separation between the building and the residence.

Landscaping

No changes are proposed or required for landscaping in conjunction with this request.

Elevations

The building is a maximum of 10 feet in height. The roofline slopes down from the east side to the west side with the height being approximately 8 feet in height on the west side of the structure. The roofing material for the building consists of asphalt shingle in a color similar to the roofing material to the house. The exterior of the building consists of a wood siding painted in earth tone colors to match the residence. Access to the building is from a single door on the east side of the structure with 3 windows above the door. There are no windows on the north, south, and west sides of the building.

Floor Plans

The storage building has an area of 80 square feet.

Applicant's Justification

The applicant indicates that they were not aware that approval was needed for the construction of the building. It was installed by a contractor who did not inform them of any requirements for the building. The applicant states that due to the pandemic they have been working from home and additional space was needed to store items for their work. The installation of the building helped to solve their storage needs. The applicants are requesting that they be allowed to keep the building due to a continuing need for the additional storage

Surrounding Land Use

	<b>Planned land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, East & West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

**Clark County Public Response Office (CCPRO)**

CE21-06387 is a compliant on file for a storage building that does not comply with required setbacks.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

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

As people were required to work from home during the pandemic it created several changes to everyday life. Staff understands how being required to work from home can require additional need for space to store work material and alternatives for additional storage can be necessary at a residence. However, the applicant did not complete their due diligence to determine if the storage building could be allowed at the residence. If the building did not exceed 8 feet in height, it would meet the definition of a shed, which may be less of an impact to surrounding neighbors. However, the impact is greater for a building 10 feet tall, right at the rear property line. Additionally, the applicant has not provided a sufficient justification to warrant approval of the setback and building separation reductions to allow the building to remain. This is a self imposed hardship that staff does not support.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

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

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

- No comment.

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

- No comment.

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

**APPLICANT: JAMES MONROE**

**CONTACT: JAMES MONROE, 6170 W. IRVIN AVENUE, LAS VEGAS, NV 89141**

**DRAFT**



June 3, 2021

James and Yolanda Monroe  
6170 W. Irvin Ave  
Las Vegas, NV 89141

Clark County Comprehensive Planning  
500 S. Grand Central Pkwy #1  
Las Vegas, NV 89155

To Whom It May Concern:

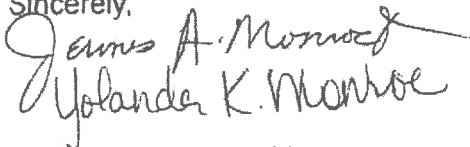
We are writing this letter to request waivers of development standards to reduce the setbacks and building separations for the backyard Tuff Shed Premier Pro Studio Modern Shed, which has a sloped roof and maximum height of 10 feet.

Firstly, we'd like to apologize for the oversight. We were not aware that we needed approval for the construction of the shed, nor was it made known to us by the builder, Tuff Shed. We have been working from home since the start of the Coronavirus Pandemic last year. My husband is an engineer and I'm a teacher providing distance education for a private school. My husband has to store everything from his office (office furniture, equipment, computers, engineering plans, and manuals) at home. Due to limited space in my work building, I am not able to store my classroom furniture, children's books, teacher manuals, classroom materials and supplies at the school where I'm employed.

We also have three children and another family member that are in the home completing a distance learning program. Our floor plan does not include an office and each bedroom in the house is occupied. We were completely out of workspace and storage, so we purchased the shed to accommodate our office/classroom property and to provide a classroom work space for myself.

Due to this unprecedented work and school structure, we kindly ask that you grant us permission to keep the shed for the purposes stated above.

Sincerely,

Handwritten signatures of James A. Monroe and Yolanda K. Monroe. The signature for James A. Monroe is written in black ink and is positioned above the signature for Yolanda K. Monroe, which is also in black ink.

James and Yolanda Monroe



08/04/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
(TITLE 30)

REDWOOD ST/TORINO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0299-LH VENTURES, LLC:**

**DESIGN REVIEW** for finished grade in conjunction with a previously approved single family residential development on 9.0 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east side of Redwood Street and the north side of Torino Avenue within Enterprise. JJ/md/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

176-14-401-007; 176-14-401-048

**DESIGN REVIEW:**

Increase finished grade to 85 inches where 48 inches was previously approved (a 77% increase) and a maximum of 18 inches is the standard per Section 30.32.040 (a 373% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6640 W. Torino Avenue
- Site Acreage: 9
- Number of Lots: 44
- Density (du/ac): 4.9
- Minimum/Maximum Lot Size: 6,090 (gross & net)/12,846 (gross)/11,356 (net)
- Project Type: Single family residential
- Number of Stories: 2 & 3
- Building Height (feet): Up to 35
- Square Feet: 2,215 to 4,910

**History & Request**

The applicant is requesting to increase finished grade for a previously approved 44 lot single family residential development approved via NZC-20-0487 by the Board of County Commissioners (BCC) in January 2021. A design review to increase finished grade was approved with the nonconforming zone change request; however, due to the existing topography

of the site, an additional increase to the previously approved finished grade is requested up to a maximum of 85 inches. The topography of the project site falls from the west to the east and there is a grade difference along a portion of the east boundary of almost 8 feet. The exact location of grade differences greater than 4 feet are Lots 1 through 5, Lots 12 through 18, Lots 21 through 24, Lots 25 through 29, 32, 34 and Lots 35 through 39. The maximum fill requested is 85 inches at Lot 38.

#### Site Plans

The previously approved plans depict a proposed single family residential subdivision consisting of 44 lots on 9 acres at a density of 4.9 dwelling units per acre. This project is located on the east side of Redwood Street and the north side of Torino Avenue. This general area (660 feet west of Rainbow Boulevard and north of Pebble Road) is an existing R-E (RNP-I) neighborhood. The majority of the lots have access from internal streets that connect to Redwood Street. The private streets are 38 feet wide with no sidewalks on either side of the street. The lots not served by the private street front directly onto Redwood Street to the west. All the adjacent public streets will be developed to "rural" non-urban standards. Seven lots approximately 10,000 square feet in size are located on the southern perimeter of the development which abuts developed single family homes in the R-E (RNP-I) zoning district. The remaining lots range in size from a minimum of 6,090 square feet to a maximum of 9,741 square feet. The plans also depict that the finished grade of the site will be increased up to 4 feet along a portion of the east property line. Additionally, there was an existing house with accessory structures on the subject parcel to the east which now has been demolished according to the applicant.

#### Landscaping

The previously approved landscape plans depict a 10 foot wide landscape area shown along Torino Avenue to the south. Internal to the development are additional street landscape buffers along the corner side lots.

#### Elevations

The previously approved elevation plans depict 5 different house plans with 4 separate elevations per plan are offered by the developer. Of these house plans, 1 is 3 stories in height with an option for a rooftop deck. All of the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

#### Floor Plans

The previously approved models range in size from 2,215 square feet to 4,910 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms and game rooms.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

There is an existing positive drainage slope of approximately 2 percent going from west to east on the site. The site is fairly flat from north to south. High points, minimum of 0.96 feet above

the flow line along Redwood Street, Zorya Rise Avenue and Relic Rock Avenue are required to divert the 100 year storm water flow from entering the site. Vertical curves were added to drop grade and bring down the slopes along Zorya Rise Avenue and Relic Rock Avenue as much as possible without breaking grade within proposed cross gutters at Fort Plaid Street intersections. Minimum slopes have been used along Deltonside Street and Fort Plaid Street to keep fill to a minimum. The applicant states they have worked diligently to minimize the impact of the project on the surrounding area and that the grading plan has been developed to match the existing conditions as much as possible.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-20-0487	Reclassified 9 acres from R-E (RNP-I) to R-1 zoning for a future single family residential development	Approved by BCC	January 2021
VS-20-0488	Vacated and abandoned easements	Approved by BCC	January 2021
TM-20-500168	44 single family residential lots	Approved by BCC	January 2021
WS-18-0634	Increased wall height and single family residential development with an increased finished grade (subject parcel to the west) - expired	Approved by BCC	October 2018
TM-18-500147	9 single family residential lots (subject parcel to the west)	Approved by BCC	October 2018
VS-18-0635	Vacated and abandoned easements (subject parcel to the west) - expired	Approved by BCC	October 2018
VS-0447-11	Vacated and abandoned portions of right-of-way being Sorrel Street and Ford Avenue (subject parcel to the east) - recorded	Approved by PC	November 2011

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Public Facilities	R-E & P-F	Single family residential & elementary school
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West	Residential Low (up to 3.5 du/ac)	R-1	Single family residential

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LH VENTURES, LLC

**CONTACT:** CINDIE GEE, GCW ENGINEERING, 1555 S. RAINBOW BLVD., LAS VEGAS, NV 89146



June 8, 2021



Clark County Comprehensive Planning  
Current Planning Division  
500 South Grand Central Parkway  
Las Vegas, Nevada 89155-4000

DR-21-0299  
PLANNER  
COPY

Gentlemen:

On behalf of our client, LH Ventures, LLC, GCW, Inv. is respectfully requesting a design review.

The project site is approximately 9.0+ gross acres over APN 176-14-401-007 and APN 176-14-401-048 and it is located in a portion of Township 22 South, Range 60 East, Section 14, M.D.M., Clark County, Nevada.

**Design Review for Grade Difference**

Redwood Estates is a proposed community comprised of 44 single family homes. There will be a gross density of approximately 4.9 dwelling units per acre. The applicant plans to offer 5 house plans with 4 elevations for each, and four of the floor plans will be 2 story and one will be a 3 story design. The house sizes range from 2,215 square feet to 4,910 square feet.

Section 30.32.040, Paragraph #9 states that the finished grade for the construction within 100 feet of the property line of a residential use shall not be established in excess of the standard 18 inches above the grade of any lot or parcel adjacent. This property topography falls from the west to the east and there is a grade difference along a portion of the east boundary of almost 8 feet. There was a previous waiver of 4 feet approved as part of NCZ 20-0487.

There is an existing positive drainage slope of approximately 2% going from west to east on the site. The site is fairly flat from north to south. High points, minimum of 0.96' above the flow line along Redwood Avenue, Zorya Rise Avenue and Relic Rock Avenue are required to divert the 100 year storm water flow from entering the site. Vertical curves were added to drop grade and bring down the slopes along Zorya Rise Avenue and Relic Rock Avenue as much as possible without breaking grade within proposed cross gutters at Fort Plaid Street intersections. Minimum slopes have been used along Deltonside Street and Fort Plaid Street to keep fill to a minimum.

The exact location of grade differences greater than 4 feet are lots 1 through 5, 12 through 18, 21 through 24, 25 through 29, 32, 34 and 35 through 39. The maximum fill requested is 85" at Lot 38, 67 inches more than the standard 18. Cut lines and cross sections have been added to Lot 38. Please see cross section exhibit, Sections C and D.



Clark County Comprehensive Planning

Page 2

June 8, 2021

We have worked diligently to minimize the impact of our project on the surrounding area. Our grading plan has been developed to match the existing conditions as much as possible, and we would ask for your support and approval of our grading plan included with this package.

Cordially,

GCW, Inc.



Wesley T. Petty, PE

Vice President

PLANNER  
COPY

