



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 GilesPie Street

Las Vegas, NV 89183

September 11, 2024

6:00pm

AGENDA

Note:

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

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

Barris Kaiser, Vice Chair
 Chris Caluya

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

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

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

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

- III. Approval of Minutes for August 28, 2024. (For possible action)
- IV. Approval of the Agenda for September 11, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Silverado Ranch Community Center and Commissioner Michael Naft Present Movie Night at Silverado Ranch, 9855 Gilespe St.
 - Friday September 13, “The Garfield Movie” at 6:30 pm.
 - Friday September 20, “Kung Fu Panda 4” at 6:30 pm.
 - Friday September 27, “Trolls Band Together” at 6:30 pm.
 - Commissioner Michael Naft hosts Nevada SPCA Free Pet Vaccine & Microchip Clinic, Saturday, September 14th from 8:00 am to 12:00 pm
 - Yappy Hour at Silverado Ranch Day Park hosted by Commissioner Michael Naft and Jim Andersen, Chief of Code Enforcement. Saturday, September 21 from 9 am to 10 am at the Silverado Ranch Community Center, 9855 Gilespe St

VI. Planning and Zoning

- 1. **UC-24-0268-LEXILAND, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** residential adjacency standards; **2)** street landscaping; **3)** buffering and screening; **4)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); **5)** driveway geometrics; and **6)** access gate.
DESIGN REVIEW for outdoor storage on a portion of 37.14 acres in a CG (Commercial General) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Pebble Road within Enterprise. MN/lm/syp (For possible action) **09/04/24 BC**
- 2. **VS-24-0390-DBAC, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/jor/syp (For possible action) **10/02/24 BCC**
- 3. **WS-24-0391-DBAC, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** reduce front setback; **3)** reduce net lot size; and **4)** off-site improvements (streetlights).
DESIGN REVIEW for a proposed single family residential subdivision on 10.06 acres in an RS20 (Residential Single Family) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the east side of Valley View Boulevard and the south side of Eldorado Lane within Enterprise. MN/jor/syp (For possible action) **10/02/24 BCC**

4. **TM-24-500078-DBAC, LLC:**
TENTATIVE MAP consisting of 18 single-family residential lots on 10.06 acres in an RS20 (Residential Single Family) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the east side of Valley View Boulevard and the south side of Eldorado Lane within Enterprise. MN/jor/syp (For possible action) **10/02/24 BCC**

5. **WS-24-0362-WIGWAM-PARVIN LIMITED PARTNERSHIP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; 2) reduce street landscaping; and 3) reduce parking lot landscaping.
DESIGN REVIEW for modifications to a previously approved senior housing project on 5.0 acres in an RM32 (Residential Multi-family 32) Zone. Generally located on the north side of Arby Avenue and the west side of Torrey Pines Drive within Enterprise. MN/bb/syp (For possible action) **10/02/24 BCC**

6. **WS-24-0437-MFE, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) alternative parking lot landscaping; 3) reduce buffering landscaping; 4) residential adjacency standards; and 5) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) lighting; and 2) modifications and additions to a previously approved shopping center on a 2.75 acre portion of 3.79 acres in a CG (Commercial General) Zone. Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. JJ/hw/syp (For possible action) **10/02/24 BCC**

VII. General Business

1. Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget (for discussion only)

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

IX. Next Meeting Date: September 25, 2024.

X. Adjournment.

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

Windmill Library – 9855 Gilespe Street

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

August 28, 2024

MINUTES

| | | |
|-----------------|---|---|
| Board Members | Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah PRESENT | Barris Kaiser, Vice Chair PRESENT Chris Caluya EXCUSED |
| Secretary: | Carmen Hayes 702-371-7991 chaves70@yahoo.com PRESENT | |
| County Liaison: | Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com PRESENT | |

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

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

Steve DeMerritt, Current Planning

II. Public Comment

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

- None

III. Approval of Minutes for August 14, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for August 14, 2024.

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

IV. Approval of Agenda for August 28, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Applicant requested **HOLD**:

1. UC-24-0268-LEXILAND, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:
Applicant requested a hold to the Enterprise TAB meeting on September 11, 2024.

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Silverado Ranch Community Center and Commissioner Michael Naft Present September Movie Night Series:
 - Friday, September 6 - 5pm-6:30pm Foster Family Celebration Event with LVMPD 6:30pm showtime of "Wish"
 - Friday, September 13 -6:30pm showtime of "The Garfield Movie"
 - Friday, September 20-6:30pm showtime of "Kung Fu Panda"
 - Friday, September 27 -6:30pm showtime of "Trolls Band Together"

VI. Planning & Zoning

1. **UC-24-0268-LEXILAND, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:**
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; 2) street landscaping; 3) buffering and screening; 4) off-site improvements (curb, gutter, sidewalk, streetlights and partial paving); 5) driveway geometrics; and 6) access gate.
DESIGN REVIEW for outdoor storage and display facilities on a portion of 37.14 acres in a CG (Commercial General) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Pebble Road within Enterprise. MN/lm/syp (For possible action) **09/04/24 BCC**

Applicant requested a **HOLD** to the Enterprise TAB meeting on September 11, 2024.

2. **VS-24-0385-ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Agate Avenue, and between Durango Drive and Gagnier Boulevard (alignment) within Enterprise (description on file). JJ/dd/syp (For possible action) **09/17/24 PC**

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

3. **VS-24-0389-BORISA ZEN CENTER INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Ullom Drive and Cameron Street, and between Arby Avenue and Warm Springs Road within Enterprise (description on file). MN/rp/syp (For possible action) **09/17/24 PC**

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

4. **WS-23-0881-STOLTMAN, THERESA LYNN:**
WAIVER OF DEVELOPMENT STANDARDS for fences and walls in conjunction with a single-family residence on 1.03 acres in an R-E (Rural Estates Residential) Zone and within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Chartan Avenue and approximately 330 feet west of Rancho Destino Road within Enterprise. MN/tpd/ng (For possible action) **09/17/24 PC**

Motion by Barris Kaiser

Action: **APPROVE**

ADD Comprehensive Planning Condition:

- Front Property Line wall not less than 50 % open.

Per staff if approved conditions

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

5. **WS-24-0380-LIONETTI DENISE:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setback for an accessory structure in conjunction with an existing single-family residence on 0.62 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Agate Avenue, 290 feet west of Cimarron Road within Enterprise. JJ/mh/syp (For possible action) **09/17/24 PC**

Motion by David Chestnut

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

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

6. **ET-24-400086 (WS-20-0171)-CHURCH HOPE BAPTIST LAS VEGAS, INC.:**
DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: **1)** a private school with parking area; and **2)** increased finished grade on a portion of 45.3 acres in a PF (Public Facility) Zone. Generally located on the north side of Cactus Avenue, 1,200 feet east of Amigo Street within Enterprise. MN/my/syp (For possible action) **09/18/24 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

VII. General Business:

1. None.

VIII. Public Comment:

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

- One citizen the Enterprise Town Board help for clean up and a way to secure an easement that was used for drainage. The area is now causing problems with the HOA.

IX. Next Meeting Date

The next regular meeting will be September 11, 2024 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 6:55 p.m.

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

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0268-LEXILAND, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; 2) street landscaping; 3) buffering and screening; 4) off-site improvements (curb, gutter, sidewalk, streetlights and partial paving); 5) driveway geometrics; and 6) access gate.

DESIGN REVIEW for outdoor storage on a portion of 37.14 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

177-17-801-012; 177-17-802-001; 177-17-802-002 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow outdoor storage where not permissible per Residential Adjacency standards per Section 30.04.06E.
2. Eliminate street landscaping along a portion of Pebble Road where 15 feet of landscaping consisting of 1 large tree every 30 feet is required per Section 30.04.01 (a 100% reduction).
3. Waive buffering and screening requirement where buffering and screening consisting of a 15 foot landscape buffer and an 8 foot decorative screen wall are required adjacent to the existing multi-family residential development to the west per Section 30.04.02C (a 100% reduction).
4. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Pebble Road where off-site improvements are required per Section 30.04.08.
5.
 - a. Increase driveway width to 48 feet (Pebble Road) where 40 feet is allowed per Uniform Standard Drawing 222.1 (a 20% increase).
 - b. Increase driveway width to 60 feet (Pebble Road) where 40 feet is allowed per Uniform Standard Drawing 222.1 (a 33.3% increase).
 - c. Reduce the proposed driveway throat depth to zero feet (Pebble Road) where 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
6. Eliminate the setback for an access gate along Pebble Road where an 18 foot setback is required if the access gate is open during business hours (a 100% reduction) per Section 30.04.03E.

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8801 Las Vegas Boulevard South
- Site Acreage: 37.14 (portion)
- Project Type: Outdoor storage yards in conjunction with an existing commercial development
- Square Feet: 34,500 (vehicle rental buildings)/522,720 (vehicle rental yard)/37,000 (outdoor storage & display)/479,160 (outdoor storage & display)/174,240 (storage yard 1)/217,800 (storage yard 2)/87,120 (storage yard 3)
- Parking Required/Provided: 160/171
- Sustainability Required/Provided: 0/7

History and Request

The subject parcels were previously approved and developed via several applications:

APN 177-17-802-001 was approved as an auto storage lot in conjunction with an auto auction via ZC-1390-94. Subsequently, VC-2014-94 was approved to allow an auto body repair and paint shop and waive parking striping; however, this application has since expired.

APN 177-17-802-002 was approved as an auto auction facility and parking for the auto auction facility via ZC-98-86, AC-188-86, AC-120-90, ZC-035-91, and DR-0322-99.

The northern two-thirds of APN 177-17-801-012 was approved for overflow parking for the auto auction facility to the east via ZC-118-91. In 1994, the entire parcel was approved for outside storage for vehicles with waivers for paving and landscaping along Pebble Road (VC-0898-94). A condition of approval required a review, which did not occur; therefore, VC-0898-94 expired.

Currently a portion of the site is operating as a vehicle rental facility (southeast portion). The remaining area is being used for outdoor storage of truck trailers (north half), and for outdoor storage related to a construction company (contractor's yard).

This request is to allow the following: outdoor storage (truck trailer) in Storage Yards 1, 2, and 3 within APN 177-17-802-001, and outdoor storage (contractor's yard) on APN 177-17-801-012 and the western half of APN 177-17-802-002. The outdoor storage areas are not accessory (subordinate in area, extent, and purpose) to an indoor primary use. A design review is also a part of this application for the overall site condition, as well as waivers to deviate from applicable Code requirements. The existing vehicle rental facility is not a part of this application.

Site Plans

The plans depict a site consisting of 3 parcels: 177-17-802-001 on the north, 177-17-802-002 on the southeast, and 177-17-801-012 on the west. The proposed outdoor storage areas are located in the north portion of the site (entire parcel 177-17-802-001) and the central portion of the southern half of the site (western half of parcel 177-17-802-002 and entire parcel 177-17-801-012). There are no proposed changes to the existing vehicle rental buildings with parking lots located along Pebble Road, on the southeast of the site (Easirent and Fox Rent A Car). Access to

the site is granted from Pebble Road via 4 existing driveways that range in size from 34 feet wide to 60 feet wide. Although a detailed parking plan was not provided, plans indicate parking is provided throughout the site for a total of 171 parking spaces, where 160 parking spaces are required. A gate is shown along the right-of-way line of Pebble Road.

Landscaping

The plans depict an existing attached sidewalk, a 15 foot wide landscape strip, and a 6 foot high unscreened chain-link fence behind the landscape area along Ford Avenue which were installed in compliance with conditions of approval for ZC-1390-94.

Also, an existing attached sidewalk, a 10 foot wide landscape strip, and a 6 foot high block wall behind the landscape area along Las Vegas Boulevard South exist which are in compliance with condition of approval for ZC-1390-94 and the approved plans under ZC-055-91.

Along the eastern portion of Pebble Road and adjacent to the existing vehicle rental facility (less than 1/2 the street frontage), there is an existing attached sidewalk and a 10 foot wide landscape strip with a 6 foot high unscreened chain-link fence behind the landscape area, as shown on the approved plans under ZC-055-91. No existing or proposed landscaping or sidewalk is shown on the remaining portion of the site along Pebble Road, which necessitates waivers of development standards.

The aforementioned existing landscaping consists of palm trees along with some sage bush shrubbery. Also, no landscaping is proposed adjacent to the existing multi-family residential development to the west of the site, which is subject to another waiver of development standards.

Elevations & Floor Plans

There are no proposed changes to the previously approved buildings on the site.

Applicant's Justification

The applicant indicates that the proposed use will continue as previously approved and expand the use for other outdoor materials in addition to vehicles. The applicant indicates that improvements to the site should be waived and revisited with future redevelopment of the entire site.

Sustainability provisions are not provided for the site to allow the continuation of the existing site conditions.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|----------------|-------------|
| DR-0322-99 | Building additions to existing auto auction facility buildings | Approved by PC | March 1999 |
| VC-0050-99 | Temporary tent until additions completed per | Approved by PC | March 1999 |
| VC-906-98 | Auto auction yard for a 6 foot high security (barbed) wire fence and allow modular commercial trailer | Approved by PC | July 1998 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| VC-2014-94 | Automobile reconditioning, detailing paint & body - expired | Approved by PC | January 1995 |
| VS-2006-94 | Vacated and abandoned a portion of Windy Street | Approved by BCC | July 1995 |
| ZC-1390-94 | Reclassified property to C-2 zoning | Approved by BCC | October 1994 |
| VC-898-94 | Overflow parking on 2.5 acres; outside storage of vehicles, waived landscaping along the street and allowed 6 foot high temporary fencing in the front setback - expired | Approved by PC | July 1994 |
| ZC-0066-92 & VC-378-92 | Reclassified to C-2 zoning for overflow parking lot for automotive auction; variance for outside storage of vehicles, waived trash enclosure, and allowed temporary waiver of the 6 feet of live landscaping adjacent to the street and allow 6 foot fence in the front yard where a 10 foot setback is required | Approved by BCC | June 1992 |
| ZC-118-91 | Reclassified to C-2 zoning for overflow parking lot for automotive auction | Approved by BCC | June 1992 |
| VS-0078-91 | Vacated and abandoned patent easements | Approved by BCC | October 1991 |
| ZC-55-91 | Reclassified 4.5 acres to C-2 zoning for additional parking for automobile auction facility and addition to auto detailing facility; 2 year review of landscape boundary wall | Approved by BCC | April 1991 |
| AC-0120-90 | Auto detail and car wash building in conjunction with an existing auction facility | Approved by PC | July 1990 |
| VC-7-87 | Waived a portion of on-site paving | Approved by PC | February 1987 |
| ZC-98-86 | Reclassified the property to C-2 zoning for an automobile auction and related detailing facility with future development and waive the block zone boundary wall and off-site improvement requirements | Approved by BCC | May 1986 |
| AC-188-86 | Automobile auction facility | Approved by PC | December 1986 |

Additional applications for the site have been approved and are available for review through the department records.

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|--------------------------------------|----------------------------------|--|
| North | Entertainment Mixed-use | CR, RS5.2 & RM18 | Timeshare hotel (Worldmark), manufactured house park (Paradise Trails Mobile Home Park), Multi-family (Villanova) |
| South | Entertainment Mixed-use | CG | Convenience store, gas station with restaurant & undeveloped (approved multi-family & commercial/industrial complex) |
| East | Entertainment Mixed-use & Public Use | CR | Undeveloped, NV Energy substation |
| West | Entertainment Mixed-use | RM18 & RS20 | Multi-family (Villanova) & undeveloped |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Waivers of Development Standards

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

Use Permit & Waivers of Development Standards #1 & 3

The intended use for the site has transitioned from the original auto auction, vehicle rental, and offices to outdoor storage of commercial truck and trailers, construction equipment, miscellaneous materials, and shipping containers. Staff finds that the use of the site for storage visible from surrounding uses and streets to be incompatible with the existing and approved uses within the area. The location of the outdoor storage is immediately adjacent to the multi-family property to the west, without the required buffer, and is visible from Pebble Road (an arterial)

and is partially screened from Las Vegas Boulevard. Additionally, Pebble Road and Ford Avenue are access streets for residential to the south and west of the site, and the site is located along the Las Vegas Boulevard gateway corridor which has transformed over the last 30 years. Policy 6.1.2 of the Master Plan encourages a balanced mix of uses, which the site would meet, however, the policy continues with the need that the proposed uses be implemented without creating unintended conflicts. The original approvals for the site were for automobiles and vehicles for the now defunct auto auction and the existing vehicle rental uses. The site currently includes miscellaneous materials stored adjacent to the residential property to the west and is visible from Pebble Road. The residences were constructed in 2003 and it appears from aerial evidence that the outdoor storage items moved away from vehicles to miscellaneous items in 2006, and adjacent to the multi-family development in 2018. Typically, staff does not support the proliferation of outdoor storage along Las Vegas Boulevard South that does not enhance the mix of uses along the boulevard. For these reasons, staff cannot support the use permit.

Waivers of Development Standards #2

Street landscaping is required to provide an aesthetically pleasing street frontage, but to also reduce heat island effect. The existing street landscaping was previously approved and consists of palm trees along Pebble Road. To the south, across Pebble Road, a multi-family and commercial/industrial complex was approved recently with permits in-process, that includes landscaping as required by Code. The area on-site that is currently void of landscaping could be planted with the required street landscaping at this time, so that mature landscaping is provided if and when the site is redeveloped in the future. Therefore, staff recommends denial.

Waivers of Development Standards #6

Setbacks for gates are required to avoid vehicle stacking in the right of way. Staff does not support a gate which is install at the property line, especially since this site will have commercial vehicles coming to the site on a consistent basis.

Design Reviews

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

Staff is unable to support the site as proposed which includes waiving required street landscaping and landscape buffer. Since staff is not supporting the proposed use and waivers, staff recommends denial of the design review of the site.

Public Works - Development Review

Waiver of Development Standards #4

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, this site already has existing off-sites on a portion of Pebble Road. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Waiver of Development Standards #5

Staff cannot support the reduction in throat depth and increase driveway width for the commercial driveways on Pebble Road. In combination with waiver of development standards #4, the driveways are not defined, confusing trucks and other vehicles trying to access the site, increasing the potential for collisions and stacking in the right-of-way.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 6 months to apply for a Zoning Compliance application to demonstrate the proposed storage yards are in compliance with parking striping, parking area landscaping, drive aisle and parking space dimensions, trash enclosure, parking and other applicable requirements.
- Applicant is advised that a separate land use application may be required if the proposed storage yards are not in compliance with parking striping, parking area landscaping, drive aisle and parking space dimensions, trash enclosure, parking, and other applicable requirements; a tree fee in lieu shall be paid to the County for each waived tree; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 50 feet for Pebble Road and 30 feet for Ford Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BROWN, BROWN & PREMSRIRUT

CONTACT: BROWN, BROWN & PREMSRIRUT, 520 S. 4TH ST., 2ND FLOOR, LAS VEGAS, NV 89101

DRAFT



Department of Comprehensive Planning Application Form

1A

ASSESSOR PARCEL #(s): 177-17-802-001; 177-17-802-002; 177-17-801-010; 177-17-801-012

PROPERTY ADDRESS/ CROSS STREETS: 8755 and 8801 S. Las Vegas Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Allow outside storage on parcels with existing automobile storage and commercial use approval.

PROPERTY OWNER INFORMATION

NAME: Lexiland LLC ETAL and Roohani Khusrow Family Trust
ADDRESS: 9500 Hillwood Drive #201
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Lexiland LLC ETAL and Roohani Khusrow Family Trust
ADDRESS: 9500 Hillwood Drive #201
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: kroohani@gmail.com

CORRESPONDENT INFORMATION

NAME: David Brown
ADDRESS: 520 S. Fourth Street, 2nd Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # _____
TELEPHONE: 702-384-5563 CELL _____ EMAIL: dbrown@brownlawlv.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

KHUSROW RODHANI
Property Owner (Print)

12/20/23
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-24-0268

ACCEPTED BY RR

PC MEETING DATE _____

DATE 5-30-24

BCC MEETING DATE 8-7-24

TAB/CAC LOCATION ENTERPRISE DATE 7-10-24

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
 DAVID T. BROWN
 PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
 520 SOUTH FOURTH STREET
 LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
 FACSIMILE (702) 385-1023
 EMAIL: dbrown@brownlawlv.com

May 15, 2024

Clark County Department of Comprehensive Planning
 500 S. Grand Central Parkway, First Floor
 Las Vegas, NV 89106

RE: Justification Letter – Special Use Permit, Waivers of Development Standards, and Design Review 8755 and 8801 Las Vegas Boulevard. APN's 177-17-802-001 and 002; 177-17-801-012

To Whom it May Concern:

This office represents the Applicant (Applicant) in the above referenced matter. The project consists of three parcels containing approximately 37.14 acres located on the northwest corner of the intersection of South Las Vegas Boulevard and West Pebble Road (the site). Applicant is proposing to add outdoor storage (as a use) to an existing commercial development in the Commercial General (CG) zoning district. Outdoor storage is Permitted with Conditions within the CG zoning district however Chapter 30.03.01B(2) requires a Special Use Permit if a condition cannot be met and a waiver is requested. Therefore, Applicant is requesting a Special Use Permit, Waivers of Development Standards, and a Design Review.

The proposed storage will consist of four outdoor storage areas.

- Area #1 is located on the western portion of the northern parcel and consists of 3.83 acres.
- Area #2 is located on the eastern portion of the northern parcel and consists of 5.39 acres.
- Area #3 is located on the western portion of the southern parcel and the southern portion of the western parcel and consists of 5.05 acres. The western parcel previously obtained approval for outdoor storage. There is an existing 48-foot gated entrance with a 0' setback on the western parcel adjacent to Pebble Road.
- Area #4 includes the development on the eastern portion of the southern parcel. That development includes existing structures with a guard shack, parking spots and accessory structures. In addition, there is an existing non-gated commercial driveway off Pebble Road.

Existing Conditions

The subject property consists of three parcels that had a number of approvals dating back to the early 1980's. The various applications are noted in the next section of this justification.

Of interest, the property was approved for vehicle storage and additional parking on all parcels.

PLANNER COPY

The west portion of the project contains an existing approximately 43,750 square foot structure (shown on site plan 2). The tenants are Ace Rent-A-Car, New-Com, & Las Vegas Stone Brokers. (site plan 5).

The southwest portion of the project contains existing storage and accessory structures used by New-Com (site plan 5).

The southeast portion of the project contains an existing approximately 34,335 square foot structure that contains Fox Rent-A-Car Las Vegas. That structure contains 4,200 square feet that includes detailing and a car wash that was approved in 1990.

A parking analysis for the uses within the buildings mentioned above as well as the outdoor storage can be found on the Master Site Plan.

Approvals (noted below) since the 1980's have allowed the site to be completely paved and utilized for parking, both striped and unstriped.

Previous Applications

These parcels have a multitude of previous applications. Although some have either expired or never moved forward, those that were found in the system are listed below.

177-17-802-001 (NORTH)

ZC-1390-94 – Zone change to C-2; variance for an auto storage lot in C-2; variance for a parking lot to be un-striped; variance for chain link fence with barb wire; waive requirement to enclose trash enclosure.

VC-2014-94 – Variance to allow automobile reconditioning, detailing, body repair, and paint shop. Approved and verification was submitted that it had commenced.

ZC-0010-88 – Zone change to MD for industrial development. Approved subject to ROI with protests. Never moved forward. No record of the ROI being executed.

ZC-338-89 – Zone change to H2 for an apartment complex. Application did not move forward.

177-17-802-002 (SOUTH)

ZC-0055-91 – Zone change to C-2; waiver for zone boundary wall and a portion of the off-site improvements along Pebble Road

AC-0120-90 – 4,200 sf addition to an existing building that includes auto detailing and a car wash.

ZC-98-86 – Zone change to C-2 for a portion of the property adjacent to LVB.

ZC-089-90 – Request to rezone for apartments – denied.

ZC-0036-82 and *UC-0052-82* – Zone change to RVP on a portion and a use permit for a water park. Approved subject to ROI. Never moved forward.

VC-0050-99 – Variance to allow a temporary tent structure in conjunction with an existing automobile storage facility. Expired.

DR-0322-99 – DR for additions to existing buildings. Approved and constructed.

VC-0007-87 – Waive paving. No longer needed as the site has been paved.

ZC-0010-88 – Zone change to MD for industrial development. Approved subject to ROI with protests. Never moved forward. No record of the ROI being executed.

177-17-801-012 (WEST)

ZC-0118-91 – Zone change to C-2 on a portion. Waive block wall requirement and off-site improvements on Pebble. Approved with conditions.

ZC-0066-92 and VC-0378-92 – Remainder zone change to C-2 with a variance to allow outside storage adjacent to Pebble on 1.25 acres.

VC-0898-94 – 177-17-801-005, 007, & 011 (Now combined to be 177-17-801-012) – Overflow parking on 2.5 acres. Outside storage of vehicles. Waive landscaping along street. Permit temporary fencing in the front setback

All parcels

VS-2006-94 – Vacation of Windy Street – completed through VAC-950512:1721

Special Use Permit for Outdoor Storage

The site is currently being used for a multitude of commercial uses including vehicle storage (approved in 1986 and 1994), automobile rental agencies offices, and a commercial construction contractor. Applicant would like to provide areas for tractor-trailer parking and other storage. With the increase in the number of on-line retailers as well as the influx of residents, the availability of sites for this type of outdoor storage is limited.

Special Use Permit requests for:

1. Screening to an arterial street (Pebble Road) (30.03.07D(4)(l)(b)). Originally approved with conditions through ZC-0055-91 and ZC-0118-91.
2. Not accessory to a primary use and not located behind the front face of the primary building. (30.03.07D(4)(l)(d))
3. Not for outdoor display or in conjunction with an outdoor motor vehicle racetrack having 50,000 or more seats for those items used in connection with the activation of events held thereon. (30.03.07D(4)(l)(e))

Waiver of Development Standards Request for:

1. Allow outdoor storage as a primary use where residential adjacency standards apply, and outdoor storage is not permissible per section 30.04.06(E)(1)(ii).
2. Alternative street landscaping (existing) along Ford Avenue, Las Vegas Boulevard South, and a portion of Pebble Road (southeast corner).
3. Street landscaping including a detached sidewalk along a portion of Pebble Road where required per section 30.04.01(D)(7).
4. Eliminate 15-foot landscape buffer and 8-foot-high decorative screen wall, including double row of evergreen trees, where required per section 30.04.02(C).
5. Requirement for a fee-in-lieu of required trees to be deferred until the redevelopment of the site.
6. Off-site improvements along Pebble Road. (30.04.08C) Currently, off-site improvements on the north side of Pebble Road exist for approximately 500-feet on the subject parcel frontage from the right-of-way of Las Vegas Boulevard. The remaining approximately 900-feet of property frontage along Pebble Road is unimproved. Originally approved with conditions through ZC-0055-91 and ZC-0118-91.
7. Allow existing commercial driveways on Pebble Road to exceed a maximum of 40 feet. (48 and 60 feet existing)

8. Allow existing throat depth to not meet minimum requirement of 25 feet (8.36 feet existing on the easternmost Pebble entrance and 0 feet on the remaining entrances on Pebble)
9. Allow an existing access gate that is open during normal business hours to be set back 0-feet from the property line where 18-feet is required.

Design Review

Pursuant to Chapter 30.03.05D(2)(ii)(3), a design review is required for changes in previously approved uses. Applicant is requesting a new use be added to the site.

Waivers of Development Standards that would be necessary (if required) to update the existing, constructed, and approved conditions to the current Title 30 requested for:

1. EV charging stations.
2. Bicycle parking.
3. Additional loading spaces.
4. Parking lot landscaping.

Design Reviews that would be necessary (if required) to update the existing, constructed, and approved conditions to the current Title 30 requested for:

1. Alternative sustainability plan to allow existing conditions.
2. Eliminate requirement to add pedestrian connections between the street and existing structures and uses.

Justification

These parcels have had several approvals starting in the late 1980's on the southernmost parcel with expansions throughout the 1990's and into the 2000's onto the other parcels. In addition, there were approvals for outdoor storage of vehicles on all three parcels with VC-0898-94 specifically approving vehicle storage adjacent to the residentially zoned property to the west. Although Title 29 did not specifically define "vehicles", under the outside storage definition, it listed various types of vehicles not limited to automobiles. In fact, automobiles were strictly defined in Title 29 (and in Title 30 today) which was the Code in place for the above referenced applications.

With the previous approvals, the site met the landscaping requirements or had the requirements modified. However, with this additional use, and with future redevelopment of the entire site the requirement to have the entire site meet the current Title 30 landscaping requirements, Applicant would request the waivers to the various landscaping requirements. There currently exists 49 established and previously approved fan palms along the frontage of Ford, Las Vegas Boulevard, and Pebble. Based on the overall frontage of the site, with a separation of 30-feet on center, the requirement would be approximately 126 street trees today. In addition to the existing palms on the perimeter, there are several Texas Sage plants. The plans depict 171 parking spaces (of which only 18 would be required for the proposed additional use). For the 171 parking spaces, 29 medium or large trees would be required. Currently, there are 9 fan palms adjacent to the existing building on the southeast portion of the site.

Although a new use and associated waivers are being requested on the site, of note is that the site has been approved for a multitude of uses over the last 36 years and this additional use will not increase traffic, nor will it affect existing approved uses on the site. All the storage areas meet district setbacks, or the setbacks established through previous approvals. In addition, previous approvals allowed the overall site to be used for vehicle storage and an excessive amount of paving/parking.

The request to waive offsites and provide additional screening along Pebble Road is consistent with previous approvals for the site. The request is for one additional use with no additional construction. When the site is redeveloped in the future, the need for offsites along Pebble will be incorporated into the design of any new project. Pebble Road ends at the I-15 and has a limited amount of traffic.

Thank you for your time and consideration of these requests. Please feel free to contact me should you have any questions.

Sincerely,

BROWN, BROWN & PREMSRIRUT

A handwritten signature in black ink, appearing to read "David", followed by a long, sweeping horizontal line that extends to the right.

David Brown

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0390-DBAC, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:
 177-08-201-001; 177-08-201-002

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

BACKGROUND:

Project Description

The applicant is requesting to vacate patent easements that are no longer necessary for development of the site. Eight foot wide patent easements will be vacated along the north, east, and south property lines. In addition, 33 foot wide patent easements centrally located on the site will also be vacated.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|--------------|
| ZC-1026-05 | Reclassified 3,800 acres from R-E (now RS20) to R-E (RNP-N) zoning | Approved by BCC | October 2005 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|---------------------------|---|
| North | Business Employment | RS20 (AE-60 & NPO-RNP) | Recently approved single-family residential subdivision |
| South & East | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (AE-60 & NPO-RNP) | Single-family residential |
| West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Single-family residential |

Related Applications

| Application Number | Request |
|--------------------|---|
| WS-24-0391 | A waiver of development standards for the retaining wall height, streetlights, front setback reduction, reduce net lot size, and a design review for single family residences is a companion item on this agenda. |
| TM-24-500078 | A tentative map for 18 single family residential lots is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Maulding Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Eldorado Lane 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 subdivision 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.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.

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



Department of Comprehensive Planning Application Form

2A

ASSESSOR PARCEL #(s): 177-08-201-001 & 002

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & Eldorado Lane

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 18 lot Single Family Subdivision
- Vacation of Patent Easements.

VS-24-0390

PROPERTY OWNER INFORMATION

NAME: A & A Revocable Living Trust ETAL

ADDRESS: 736 Topocaba St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89178

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702.240.5603

CELL _____

EMAIL: Amanda.Williams@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702.458.2551

CELL _____

EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

Hamid Moradi

Property Owner (Signature)*

Hamid Moradi

Property Owner (Print)

4.26.24

Date

DEPARTMENT USE ONLY:

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OTHER _____

APPLICATION # (s) VS-24-0390

VS-24-0390

PC MEETING DATE 9/17/24

9/17/24

ACCEPTED BY Romeo

Romeo

DATE 7/23/24

7/23/24

BCC MEETING DATE _____

TAB/CAC LOCATION Enterprise

Enterprise

DATE 8/28/24

8/28/24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-08-201-001 & 002

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & Eldorado Lane

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 18 lot Single Family Subdivision
- Vacation of Patent Easements.

PROPERTY OWNER INFORMATION

NAME: Moradi Henri TRS
ADDRESS: 736 Topocaba St
CITY: Las Vegas STATE: NV ZIP CODE: 89178
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5603 CELL _____ EMAIL: Amanda.Williams@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

Henry Moradi
Property Owner (Signature)*

Henri Moradi
Property Owner (Print)

4.26.24
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
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APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____

June 18, 2024

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

**PLANNER
COPY**
VS-24-0390

**RE: Vacation - Justification Letter for Eldorado Valley View South
(APN: 177-08-201-001 & 002)**

Clark County Planning Staff,

On behalf of Richmond American Homes, The WLB Group is submitting the attached Vacation application for the above referenced parcel numbers which are located on the southeast corner of Valley View Blvd and Eldorado Lane.

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

Vacation of Patent Easements

We are requesting to vacate all the patent easements located on APN 177-08-201-001 (BLM#1157067, OR:87:72346 dated on 03/12/1956) & APN 177-08-201-002 (BLM#1157555, OR:126:104063 dated on 04/19/1957).

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

Sincerely,



Mark Bangan
Director of Nevada Operations

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0391-DBAC, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** reduce front setback; **3)** reduce net lot size; and **4)** off-site improvements (streetlights). **DESIGN REVIEW** for a proposed single family residential subdivision on 10.06 acres in an RS20 (Residential Single Family) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays.

Generally located on the east side of Valley View Boulevard and the south side of Eldorado Lane within Enterprise. MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:
177-08-201-001; 177-08-201-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the retaining wall height between Lot 6 and Lot 11 to 7 feet, 7 inches where a 6 foot retaining wall is the maximum allowed per Section 30.04.03 (a 26% increase).
2. Reduce the front setback for proposed single family residences (within Lots 1 through 8) to 20 feet where 40 feet is required per Section 30.02.04 (a 50% reduction).
3.
 - a. Reduce the net lot size for Lot 1 to 14,259 square feet where 16,200 square feet is the minimum net lot size allowed adjacent to a collector or arterial street per Section 30.02.25 (a 12% reduction).
 - b. Reduce the net lot size for Lot 8 to 15,827 square feet where 18,000 square feet is the minimum net lot size allowed per Section 30.02.04 (a 12% reduction).
4. Eliminate off-site improvements (streetlights) along Procyon Street and Maulding Avenue where required per Section 30.04.08.

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.06
- Project Type: Proposed single family residential subdivision
- Number of Lots: 18
- Density (du/ac): 1.79

- Minimum/Maximum Lot Size (square feet): 20,000 (gross)/20,544(gross) and 14,259(net)/20,544(net)
- Number of Stories: 1
- Building Height: 22 feet, 1 inch
- Square Feet: 3,479 to 4,019

Site Plan & Request

The proposed development includes 18 single family residential lots located south of Eldorado Lane, east of Valley View Boulevard, west of Procyon Street, and north of Maulding Avenue. This development has a proposed density of 1.79 dwelling units per acre. The subdivision layout depicts Lots 1 through 8 to face internally toward a private street, with access from Eldorado Lane to the north and terminates at a bulb on the southern portion of the private street between Lots 4 and 5. Lots 9 through 12 face east toward Procyon Street and Lots 13 through 18 face south toward Maulding Avenue. The north and west sides of the development will include detached sidewalks with street landscaping while the east and south property lines will include a 5 foot wide sidewalk with a 5 foot wide landscape area. The minimum gross lot size is 20,000 square feet with a maximum gross lot size of 20,544 square feet. The minimum net lot size is 14,259 square feet with a maximum net lot size of 20,544 square feet.

The applicant is requesting to increase the retaining wall height between Lot 6 and Lot 11 to 7 feet, 7 inches where a 6 foot retaining wall is the maximum allowed per Section 30.04.03. The retaining wall is internal to the site. The second request is to reduce the front setback to 20 feet for Lots 1 through 8, where 40 feet is required per Section 30.02.04. The third waiver of development standards request is to reduce the following net lot sizes:

- Lot 1 – 14,259 square feet where 16,200 square feet is the minimum allowed adjacent to a collector or arterial street per Section 30.02.25.
- Lot 3 – 16,195 square feet where 16,200 square feet is the minimum allowed adjacent to a collector or arterial street per Section 30.02.25.
- Lot 4 – 15,165 square feet where 16,200 square feet is the minimum allowed adjacent to a collector or arterial street per Section 30.02.25.
- Lot 8 – 15,827 square feet where 18,000 square feet is the net lot minimum required per Section 30.02.04.
- Lot 9 – 16,922 square feet where 18,000 square feet is the net lot minimum required per Section 30.02.04.
- Lot 13 – 16,617 square feet where 18,000 square feet is the net lot minimum required per Section 30.02.04.

Lastly, the applicant is requesting to eliminate the off-site improvement of streetlights along Procyon Street and Maulding Avenue where required per Section 30.04.08.

Landscaping

The plan shows the following landscaping elements: detached sidewalks with street landscaping are provided along Valley View Boulevard and Eldorado Lane. Nineteen large trees are provided along Valley View Boulevard where 18 large trees are required. Along Eldorado Lane, 18 large trees are provided where 16 trees are required. The applicant will provide a 5 foot wide

landscape strip in front of a proposed sidewalk along Maulding Avenue and Procyon Street. The proposed landscaping along Maulding Avenue and Procyon Street includes numerous amounts of shrubs. Furthermore, the applicant will plant trees within the front yards of Lots 9 through 12 (along Procyon Street) and Lots 13 through 18 (along Maulding Avenue).

Elevations

The plans depict 2 residential designs for the proposed subdivision. The maximum height of the proposed homes is 22 feet, 1 inch. The front and rear elevation features a covered entry way, with a variable roofline and architectural features such as shutters and stucco pop-outs. The side elevations also feature a variable roofline and window trim and pop-outs.

Floor Plans

The plans depict a minimum of 3,479 square feet to a maximum of 4,019 square feet. The areas within the residences include a covered entryway, kitchen, bathrooms, bedrooms, laundry room, study room, dining room, great room, mud room, powder rooms, covered patios, and a 3 car garage.

Applicant's Justification

Per the applicant's justification letter, the request to increase the allowable retaining wall height per Section 30.04.03.C from 6 feet to 7 feet, 7 inches is internal to the site. This is being requested to fill in low spots within the natural topology of the land and/or to address grading requirements internal to the site and not being requested to artificially raise the land for views. The applicant is also requesting to waive the requirement for streetlights along Procyon Street and Maulding Avenue as required by Section 30.04.08.C. This request is an effort to maintain the rural characteristics of the neighborhood. In addition, the applicant is requesting to reduce the required front setback from 40 feet to 20 feet as required by Section 30.02.04.B. This waiver is for Lots 1 through 8, to allow for a new Title 30 requirement of measuring front setbacks from the back of curb and not from the lot line when utilizing a private drive easement. The houses will still be set back 40 feet from the front property line but only 20 feet from the private drive easement. Furthermore, the applicant is requesting to reduce the net lot size for 6 lots due to the detached sidewalk requirement, if these lots were set-up without the detached sidewalks the lots would meet the Title 30 requirements for 18,000 square feet and/or 16,200 square feet when adjacent to an arterial or collector street. By adding the detached sidewalk, this increases the easement size; therefore, reducing the net lot size. The gross lot size for all of the lots is at or above the required 20,000 square feet. Public safety should be a higher priority than the square footage of the lot.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|--------------|
| ZC-1026-05 | Reclassified 3,800 acres from R-E (now RS20) to R-E (RNP-I) zoning | Approved by BCC | October 2005 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|----------------------------------|---|
| North | Business Employment | RS20 (AE-60 & NPO-RNP) | Recently approved single-family residential subdivision |
| South & East | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (AE-60 & NPO-RNP) | Single-family residential |
| West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Single-family residential |

Related Applications

| Application Number | Request |
|---------------------------|---|
| VS-24-0390 | A vacation and abandonment for patent easements is a companion item on this agenda. |
| TM-24-500078 | A tentative map for 18 single-family residential lots is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Retaining walls shall be designed to reduce visual impact and conform to the topography of the site using native materials, decorative walls, and wall colors that match the soils and rocks on the site. Also, Code allows retaining walls to be increased up to 6 feet if the retaining wall is located in between residential lots within initial development. Staff finds that the request to increase the retaining wall height to 7 feet, 7 inches is a minimal request and does not cause adverse effects between Lot 6 and Lot 11. Furthermore, this retaining wall is internal to the site and is not visible from the right-of-way. However, since staff does not support the tentative map and the remaining waivers of development standards; therefore, staff also does not support this request.

Waiver of Development Standards #2

This request only effects Lots 1 through 8 which face internally toward a private street. This portion of the subdivision does not have any unique site characteristics or topographical features that warrant a reduction to the front setback. This request is a self-imposed burden. In addition, since staff does not support the tentative map and the remaining waivers of development standards; therefore, staff does not support this request.

Waiver of Development Standards #3

The applicant is requesting to reduce the following lots:

- Lot 1 – 14,259 square feet where 16,200 square feet is the minimum allowed adjacent to a collector or arterial street per Section 30.02.25.
- Lot 3 – 16,195 square feet where 16,200 square feet is the minimum allowed adjacent to a collector or arterial street per Section 30.02.25.
- Lot 4 – 15,165 square feet where 16,200 square feet is the minimum allowed adjacent to a collector or arterial street per Section 30.02.25.
- Lot 8 – 15,827 square feet where 18,000 square feet is the net lot minimum required per Section 30.02.04.
- Lot 9 – 16,922 square feet where 18,000 square feet is the net lot minimum required per Section 30.02.04.
- Lot 13 – 16,617 where 18,000 square feet is the net lot minimum required per Section 30.02.04.

Title 30 defines the net lot size as the lot area less any area dedicated, reserved, proposed to be granted for private streets or for any private or public use. The applicant has the opportunity to meet the net lot size if the site was redesigned and the number of lots were reduced. Reducing the net lot size reduces the area of potential design and development of the lot causing self-imposed hardship. Since staff does not support the tentative map and the remaining waivers of development standards, staff also does not support this request.

Design Review

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

Staff finds that the proposed single family residential development is in character with the surrounding residences. Furthermore, the applicant provided 4 sided architecture to the proposed residential designs. However, since staff does not support the tentative map and the remaining waivers of development standards, staff does not support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support the request to not install streetlights along Procyon Steet and Maudling Avenue. Streetlights not only provide safety for motorists and pedestrians, but they assist in improving security.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Maudling Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Eldorado Lane 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 subdivision map.
- 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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- For that portion that lies within the AE-60, the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion that lies within the AE-60, the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion that lies within the AE-60, the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- For that portion that lies within the AE-60 incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be

needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0134-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.

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



Department of Comprehensive Planning Application Form

3A

ASSESSOR PARCEL #(s): 177-08-201-001 & 002

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & Eldorado Lane

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 18 lot Single Family Subdivision
- Tentative Map

PROPERTY OWNER INFORMATION

NAME: A & A Revocable Living Trust ETAL
ADDRESS: 736 Topocaba St
CITY: Las Vegas STATE: NV ZIP CODE: 89178
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5603 CELL _____ EMAIL: Amanda.Williams@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

Hamid Moradi Property Owner (Signature)*
Hamid Moradi Property Owner (Print)
4.26.24 Date

DEPARTMENT USE ONLY:

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) _____ ACCEPTED BY _____
PC MEETING DATE _____ DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____ DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-08-201-001 & 002

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & Eldorado Lane

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 18 lot Single Family Subdivision
- Tentative Map

PROPERTY OWNER INFORMATION

NAME: Moradi Henri TRS
ADDRESS: 736 Topocaba St
CITY: Las Vegas STATE: NV ZIP CODE: 89178
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5603 CELL _____ EMAIL: Amanda.Williams@mdch.com

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NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

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(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.

Henry Moradi
Property Owner (Signature)*

Henri Moradi
Property Owner (Print)

4.26.24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____

June 20, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89106

**RE: Justification Letter – Tentative Map
(APN's: 177-08-201-001 & 002)**

To Whom it May Concern,

On behalf of our client Richmond American Homes, we are respectfully requesting a Design Review to address the proposed single-family detached development located at the Southeast corner of Eldorado Lane and Valley View Boulevard. The property is more particularly described as APNs: 177-08-201-001 & 002.

Our client is proposing to develop a single-family detached community consisting of 18 – 20,000 s.f. minimum (gross) residential lots at a density of 1.79 units per acre. All the proposed homes are single-story in height and will range in size from 3,375 square feet to 4,019 square feet. The proposed houses will feature 3-car attached garages and 3-car driveways and will meet all setback requirements for an RS20 development. This development will require a total of 40 parking spaces (2.2 p.s. per lot x 18 lots), by utilizing the three garage parking spaces and the three-car driveway spaces (min of 6.0 p.s.), the site will provide 108 parking spaces which exceeds the required parking. The homes will feature tile roofs, some of the elevations will have stone accents and all exterior elevations will have window treatments with a neutral color palette to blend with the natural surroundings.

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

Sincerely,



Mark Bangan
Director of Nevada Operations
The WLB Group, Inc.

July 16, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89106

RE: *Justification Letter – Design Review*
(APN's: 177-08-201-001 & 002)

To Whom it May Concern,

On behalf of our client Richmond American Homes, we are respectfully requesting a Design Review to address the proposed single-family detached development located at the Southeast corner of Eldorado Lane and Valley View Boulevard. The property is more particularly described as APNs: 177-08-201-001 & 002.

Our client is proposing to develop a single-family detached community consisting of 18 – 20,000 s.f. minimum (gross) residential lots at a density of 1.79 units per acre. All the proposed homes are single-story in height and will range in size from 3,375 square feet to 4,019 square feet. The proposed houses will feature 3-car attached garages and 3-car driveways and will meet all setback requirements for an RS20 development. This development will require a total of 40 parking spaces (2.2 p.s. per lot x 18 lots), by utilizing the three garage parking spaces and the three-car driveway spaces (min of 6.0 p.s.), the site will provide 108 parking spaces which exceeds the required parking. The homes will feature tile roofs, some of the elevations will have stone accents and all exterior elevations will have window treatments with a neutral color palette to blend with the natural surroundings.

Design Review

We are requesting the design reviews listed below with this development;

1. For a proposed detached single-family single-story development. The proposed development includes one interior private street that is 39' wide which includes 30" roll curb on each side and allows for parking on both sides of the street. There is one entrance onto Eldorado Lane. House plans will include three one-story homes ranging in size from 3,375 square feet up to 4,019 square feet. The homes will be a maximum of 24'-0" in height. Each house will include a three-car garage and a three-car driveway.
2. The architectural for the houses have met the requirements of Section 30.04.05.E.2 for the front and the rear elevations, however on the side elevations the required features have not been met. The side elevations show a varied roof line and window trim; however, but do not provide other architectural features. Therefore, we are requesting a waiver of this requirement.

Waiver of Development Standards

We are respectfully requesting the waivers of development standards listed below.

1. We are requesting to eliminate the requirement to install trees along the street in the front yards of lots 9-18 along Maulding Avenue and Procyon Street which is required per Section 30.04.01.D.7.iii & 30.04.01.D.7.iii.a . We are still installing the required bushes between the back of curb and the sidewalk but would like the ability to keep the view from the street as open as possible to the fronts of the houses, this allows the future residents the most ability for visibility from their house to the street. To off-set this reduction in trees along the frontage of lots 9-18 our client has agreed to install 2 large trees in the front yard of lots 1-18, which would more than offset the loss of the trees along the street frontage (1050 lf of street = 35 trees, our Client will provide 36 trees, 2 large trees in the front yard area of each lot)
2. To waive the requirement for a 5' landscape strip behind the sidewalk along both Maulding Avenue and Procyon Street adjacent to the frontage of lots 9-18, since these are the front yards of those lots which is required per Section 30.04.01.D.7.iii. We are still installing the required bushes between the back of curb and the sidewalk but would like the ability to keep the view from the street as open as possible to the fronts of the houses, this allows the future residents the most ability for visibility from their house to the street and vice-versa.
3. To increase the allowable retaining wall height per Sections 30.04.03.C.2.iii from 6 feet to 7.2 feet internal to the site. This is being requested to fill in low spots within the natural topology of the land and/or to address grading requirements internal to the site and not being requested to artificially raise the land for views.
4. To waive the requirement for streetlights along Procyon Street and Maulding Avenue as required by Section 30.04.08.C. We are requesting this in an effort to maintain the rural characteristics of the neighborhood.
5. To reduce the required front setback from 40 feet to 20 feet as required by Section 30.02.04.B. We are requesting this waiver for Lots 1-8, to allow for a new Title 30 requirement of measuring front setbacks from the back of curb and not from the lotline when utilizing a private drive easement. The houses will still be setback 40 feet from the front property line but only 20 feet from the private drive easement.



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

Sincerely,

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

Mark Bangan
Director of Nevada Operations
The WLB Group, Inc.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500078-DBAC, LLC:

TENTATIVE MAP consisting of 18 single-family residential lots on 10.06 acres in an RS20 (Residential Single Family) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays.

Generally located on the east side of Valley View Boulevard and the south side of Eldorado Lane within Enterprise. MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:

177-08-201-001; 177-08-201-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.06
- Project Type: Proposed single family residential subdivision
- Number of Lots: 18
- Density (du/ac): 1.79
- Minimum/Maximum Lot Size (square feet): 20,000 (gross)/20,544(gross) and 14,259 (net)/20,544(net)

Project Description

The proposed tentative map includes 18 single family residential lots located south of Eldorado Lane, east of Valley View Boulevard, west of Procyon Street, and north of Maulding Avenue. This development has a proposed density of 1.79 dwelling units per acre. The subdivision layout depicts Lots 1 through 8 to face internally toward a private street, with access from Eldorado Lane to the north and terminates at a bulb on the southern portion of the private street between Lots 4 and 5. Lots 9 through 12 face east toward Procyon Street and Lots 13 through 18 face south toward Maulding Avenue. The north and west sides of the development will include detached sidewalks with street landscaping while the east and south property lines will include a 5 foot wide sidewalk with a 5 foot wide landscape area. The minimum gross lot size is 20,000 square feet with a maximum gross lot size of 20,544 square feet. The minimum net lot size is 14,259 square feet with a maximum net lot size of 20,544 square feet.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|--------------|
| ZC-1026-05 | Reclassified 3,800 acres from R-E (now RS20) to R-E (RNP-I) zoning | Approved by BCC | October 2005 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|---------------------------|---|
| North | Business Employment | RS20 (AE-60 & NPO-RNP) | Recently approved single-family residential subdivision |
| South & East | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (AE-60 & NPO-RNP) | Single-family residential |
| West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO-RNP) | Single-family residential |

Related Applications

| Application Number | Request |
|--------------------|---|
| WS-24-0391 | A waiver of development standards for the retaining wall height, streetlights, front setback reduction, reduce net lot size, and a design review for single family residences is a companion item on this agenda. |
| VS-24-0390 | A vacation and abandonment for patent easements is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request does not meet the tentative map requirements and standards for approval as outlined in Title 30. Staff finds that out of 18 proposed lots, the following 6 lots do not meet the minimum net lot size. The applicant is providing the following per the tentative map plan:

- Lot 1 – 14,259 square feet where 16,200 square feet is the minimum allowed adjacent to a collector or arterial street.
- Lot 3 – 16,195 square feet where 16,200 square feet is the minimum allowed adjacent to a collector or arterial street.
- Lot 4 – 15,165 square feet where 16,200 square feet is the minimum allowed adjacent to a collector or arterial street.
- Lot 8 – 15,827 square feet where 18,000 square feet is the net lot minimum required per Code.
- Lot 9 – 16,922 square feet where 18,000 square feet is the net lot minimum required per Code.
- Lot 13 – 16,617 square feet where 18,000 square feet is the net lot minimum required per Code.

Title 30 defines the net lot size as the lot area less any area dedicated, reserved, proposed to be granted for private streets or for any private or public use. The applicant has the opportunity to meet the net lot size if the site was redesigned and the number of lots were reduced. Reducing the net lot size reduces the area of potential design and development of these specific lots causing a self-imposed hardship. Since staff does not support the waivers of development standards, staff cannot support this request.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Maulding Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Eldorado Lane 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 subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

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

Department of Aviation

- For that portion that lies within the AE-60 the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion that lies within the AE-60 the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion that lies within the AE-60 the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- For that portion that lies within the AE-60, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0134-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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

APPLICANT: RICHMOND AMERICAN HOMES OF NEVADA, INC.

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



Department of Comprehensive Planning Application Form

4A

ASSESSOR PARCEL #(s): 177-08-201-001 & 002

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & Eldorado Lane

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 18 lot Single Family Subdivision
- Tentative Map

TM-24-500078

PROPERTY OWNER INFORMATION

NAME: A & A Revocable Living Trust ETAL

ADDRESS: 736 Topocaba St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89178

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702.240.5603

CELL _____

EMAIL: Amanda.Williams@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702.458.2551

CELL _____

EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

Hamid Moradi

Property Owner (Signature)*

Hamid Moradi

Property Owner (Print)

4.26.24

Date

DEPARTMENT USE ONLY:

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AR

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OTHER _____

APPLICATION # (s)

TM-24-500078

ACCEPTED BY

Romeo

PC MEETING DATE

9/17/24

DATE

7/23/24

BCC MEETING DATE

TAB/CAC LOCATION

Enterprise

DATE

8/28/24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-08-201-001 & 002

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & Eldorado Lane

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 18 lot Single Family Subdivision
- Tentative Map

PROPERTY OWNER INFORMATION

NAME: Moradi Henri TRS
ADDRESS: 736 Topocaba St
CITY: Las Vegas STATE: NV ZIP CODE: 89178
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 East Warm Springs, Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702.240.5603 CELL _____ EMAIL: Amanda.Williams@mdch.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

Henry Moradi
Property Owner (Signature)*

Henri Moradi
Property Owner (Print)

4.26.24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____

June 20, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89106

**PLANNER
COPY**

TM-24-50078

**RE: Justification Letter – Tentative Map
(APN's: 177-08-201-001 & 002)**

To Whom it May Concern,

On behalf of our client Richmond American Homes, we are respectfully requesting a Design Review to address the proposed single-family detached development located at the Southeast corner of Eldorado Lane and Valley View Boulevard. The property is more particularly described as APNs: 177-08-201-001 & 002.

Our client is proposing to develop a single-family detached community consisting of 18 – 20,000 s.f. minimum (gross) residential lots at a density of 1.79 units per acre. All the proposed homes are single-story in height and will range in size from 3,375 square feet to 4,019 square feet. The proposed houses will feature 3-car attached garages and 3-car driveways and will meet all setback requirements for an RS20 development. This development will require a total of 40 parking spaces (2.2 p.s. per lot x 18 lots), by utilizing the three garage parking spaces and the three-car driveway spaces (min of 6.0 p.s.), the site will provide 108 parking spaces which exceeds the required parking. The homes will feature tile roofs, some of the elevations will have stone accents and all exterior elevations will have window treatments with a neutral color palette to blend with the natural surroundings.

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

Sincerely,



Mark Bangan
Director of Nevada Operations
The WLB Group, Inc.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0362-WIGWAM-PARVIN LIMITED PARTNERSHIP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) building height; 2) reduce street landscaping; and 3) reduce parking lot landscaping.

DESIGN REVIEW for modifications to a previously approved senior housing project on 5.0 acres in an RM32 (Residential Multi-family 32) Zone.

Generally located on the north side of Arby Avenue and the west side of Torrey Pines Drive within Enterprise. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

176-02-301-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a multiple family residential building to 51 feet where the maximum height permitted is 50 feet per Section 30.02.10.B (a 2% increase).
2. Reduce parking lot landscaping along the south property line where parking lot landscaping is required per Section 30.04.01D.
3. Eliminate street landscaping along a portion of Arby Avenue where trees are required every 30 feet per Section 30.04.01D.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6540 Arby Avenue
- Site Acreage: 5.0
- Project Type: Senior housing
- Number of Units: 190
- Density (du/ac): 38
- Number of Stories: 5
- Building Height (feet): 51
- Open Space Required/Provided: 19,000/21,500
- Parking Required/Provided: 178 (per revised plan under NZC-23-0053)/183

History, Site Plan, & Request

The senior housing project was approved via NZC-23-0053 by the Board of County Commissioners on May 3, 2023. The plans previously approved depict a senior housing facility consisting of a single building near the center of the site. There will be a total of 190 units with an approved density of 38 dwelling units per acre. The complex will provide 1 and 2 bedroom units. There will be 1 access point to the development from Arby Avenue to the south with a crash gate shown along Badura Avenue to the north.

The revised plan approved by the Board of County Commissioners depicted 178 parking spaces for the site, as well as a dedicated right turn lane from Arby Avenue to the site, which created an attached sidewalk and eliminated the 5 feet landscape strip adjacent to the right-of-way. However, plans still showed a 5 feet landscape strip behind the attached sidewalk with trees.

The applicant now is requesting to make some modifications to the site and the building. The provided plans show additional parking spaces along the south property line which don't meet the parking lot landscaping requirement, elimination of the street landscaping behind those parking spaces, and increased height of the building. There are no other changes proposed to the previously approved plans.

Landscaping

Thirty-six inch box trees will be added to the west side of the property as a result of the May 3, 2023 Board meeting condition placed on the approval of NZC-23-0053. The parking spaces adjacent to the right turn lane from Arby Avenue do not meet the landscaping requirement and is the subject of waiver of development standards #2. Plans also do not show any landscaping proposed along that portion of Arby Avenue, which is the subject of waiver of development standards #3. There are no other changes proposed to the landscaping.

Elevations

The residential building is 4 stories, 51 feet high, consisting of stucco, decorative cornice molding, canvas awnings, faux shutters, and metal balconies. The height of the building varies slightly from 46 feet to 51 feet and has been designed to break-up the roofline and enhance the overall look of the building. The exterior walls have a stucco finish painted in earth tone colors. The upper floor units will have balconies with wrought iron railings. The clubhouse, leasing office, and various additional amenities are internal to the building.

Floor Plans

No changes are proposed to the floor plans approved with NZC-23-0053.

Applicant's Justification

The applicant is requesting to amend the design review to modify the building elevations, and a waiver to increase building height. The site plan, parking, building footprint, and open space will remain the same as the plans approved by NZC-23-0053. The landscape plan will include the 36 inch box trees required by a condition added to the notice of final action for NZC-23-0053. The minor elevation changes include the inclusion of railings added to the corners of the building and Juliet balconies, white trim on the roofline, and black towers added to the top of parapets. The

parapet height will remain at 48.5 feet with the highest point of the building being 51 feet in height.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|----------|
| NZC-23-0053 | Reclassified from R-E to R-4 zoning for a multiple family residential development, use permit for senior housing, and driveway standards | Approved by BCC | May 2023 |
| VS-23-0054 | Vacated and abandoned patent easements | Approved by BCC | May 2023 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|---------------------------|---------------------------|
| North | Business Employment | IP | Undeveloped |
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS2 | Single-family residential |
| East | Compact Neighborhood (up to 18 du/ac) | RS2 | Single-family residential |
| West | Business Employment | IP | Warehouse complex |

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The 2% increase will only result in a limited addition to the bulk of the building and will not increase the height of habitable spaces in the lower areas of the building. Residential units will not be constructed above 41 feet with the new plan. Staff can support the height increase.

Waivers of Development Standards #2 & #3

The revised landscape design and parking plan is the result of changes made during the building permit process and include the creation of a turn lane from Arby Avenue for entry onto this

property. However, the applicant has not provided any justifications as of why the trees previously proposed along the street cannot be installed. If the trees along the street are provided, they will be counted towards the required landscaping for the parking spaces; therefore, requirements for street and parking lot landscaping will be both met. Therefore, staff cannot support the waiver requests.

Design Review

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

The building includes off-set surface planes, an aesthetically pleasing color palette, and parapet walls along the roofline at various heights. The addition of Juliet balconies will enhance the exterior appearance and allow for functional use of doors and windows. Therefore, staff supports this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

Staff Recommendation

Approval of waiver of development standards #1 and the design review; denial of waivers of development standards #2 and #3.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has

not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JANET GOYER

CONTACT: JANET GOYER, OVATION CONTRACTING, INC., 10650 W. CHARLESTON
BOULEVARD, SUITE 150, LAS VEGAS, NV 89135

DRAFT



Department of Comprehensive Planning Application Form

5A

ASSESSOR PARCEL #(s): 176-02-301-019

PROPERTY ADDRESS/ CROSS STREETS: S. Torrey Pines Drive and W. Arby Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Senior Affordable Apartments -- Design Review for changes to elevation and waiver of height. Zoning and an initial design review and waiver request has already been approved -- NZC-23-0053.

PROPERTY OWNER INFORMATION

NAME: Wigwam-Parvin Limited Partnership -- Janet Goyer
 ADDRESS: 10650 W. Charleston Blvd. #150
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702-758-7376 CELL 702-580-9036 EMAIL: jang@ovationco.com

APPLICANT INFORMATION (must match online record)

NAME: Janet Goyer -- Ovation Contracting, Inc.
 ADDRESS: 10650 W. Charleston Blvd. #150
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 249332
 TELEPHONE: 702-758-7376 CELL 702-580-9036 EMAIL: jang@ovationco.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Janet Goyer -- Ovation Contracting, Inc.
 ADDRESS: 10650 W. Charleston Blvd. #150
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 249332
 TELEPHONE: 702-758-7376 CELL 702-580-9036 EMAIL: jang@ovationco.com

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


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

DocuSigned by:

Reinier Santana 4/12/2024
 Property Owners (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY

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

APPLICATION #.: WS-24-0362 ACCEPTED BY: 
 PC MEETING DATE: 7/9/24 DATE: 7/9/24
 BCC MEETING DATE: 9/4/24 FEES: \$1,300.
 TAB LOCATION: Enterprise DATE: 8/14/24

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702.693.4215

May 7, 2024

VIA EMAIL

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

Re: *Justification Letter – Amended Design Review and Waiver of Development Standards to Increase Building Height*
Ovation Contracting, Inc.
APN: 176-02-301-019

To Whom It May Concern:

Please be advised our office represents Ovation Contracting, Inc. (the “Applicant”) in the above-referenced matter. The Applicant is developing property located on approximately 5 acres and is generally located on the northwest corner of Torrey Pines Drive and Arby Avenue. The property is more particularly described as APN: 176-02-301-019 (the “Site”). By way of background, on May 3, 2023, the Clark County Board of County Commissioners approved NZC-23-0053 allowing for a zone change to RM 32 (formerly R-4) and the development of a 190-unit aged restricted, affordable multi-family housing development with related waivers.

The Applicant is requesting to amend the design review related only to modifying the building elevations and a waiver increasing the building height. The site plan, landscape plan, parking field, building footprint, and everything else remains that same. The building’s color palette and articulation remain very similar. The minor elevation changes including the following: inclusion of railings added to the corners of the building and Juliet balconies, white trim added to the roofline, and black towers added to the top of the parapets.

The Applicant is also proposing to increase the approved building height from approximately 48.5-feet to 51-feet. In an RM32 zoned district, the allowed building height is 50-feet. As such, the Applicant is requesting a waiver to increase the building height by 1-foot. The proposed building height request is reasonable and compatible for the following reasons:

- (1) The Site is adjacent to existing large warehousing buildings to the west,
- (2) The building height plate is about 41-feet and no residential units are above this height, and
- (3) The parapet height remains at 48.5-feet, however, with the inclusion of the tower element in certain locations the building height increases to 51-feet. The parapet and tower elements provide architectural enhancements and shield the mechanical units.

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

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0437-MFE, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** alternative parking lot landscaping; **3)** reduce buffering landscaping; **4)** residential adjacency standards; and **5)** alternative driveway geometries.

DESIGN REVIEWS for the following: **1)** lighting; and **2)** modifications and additions to a previously approved shopping center on a 2.75 acre portion of 3.79 acres in a CG (Commercial General) Zone.

Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:
176-35-520-002 through 176-35-520-003 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate a portion of street landscaping along Jones Boulevard where a 15 foot wide landscaping strip is required per Section 30.04.01D.
2. Allow alternative parking lot landscaping with reduced landscape finger islands within the parking area where parking lot landscaping is required per Section 30.04.01D.
3. Reduce the width of a landscaping buffer strip to 5.5 feet where a 15 foot wide landscaping buffer strip is required per Section 30.04.02C (a 63% reduction).
4.
 - a. Allow access to a residential local street (Conn Avenue) where access to a local street is not permitted per Section 30.04.06D.
 - b. Reduce the separation of a drive-thru lane to a residential property to 75 feet where a minimum of 200 feet is required per Section 30.04.06E (a 62.5% reduction).
 - c. Reduce the setback of a trash enclosure to an adjacent residential property to 10 feet where 50 feet is required per Section 30.04.06K (an 80% reduction).
5. Reduce the minimum departure distance for a driveway (along Conn Avenue) to 120 feet where 190 feet is the standard per Uniform Standard Drawing 222.1 (a 36% reduction).

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: N/A

- Site Acreage: 2.75 (retail complex)/3.79 (overall site)
- Project Type: Additions and modifications to an existing shopping center
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 7,540 (total restaurant additions)/11,841 (total retail additions)/19,381 (total additions)/27,403 (overall shopping center)
- Parking Required/Provided: 93/117 (overall)
- Sustainability Required/Provided: 7/7

Site Plans & History

The plans depict a 3.79 acre commercial site at the southwest corner of Cactus Avenue and Jones Boulevard. The overall site is broken-up into an existing 1.04 acre developed site and a currently undeveloped 2.75 acre parcel. The overall site was originally approved for a zone change from the R-E (now RS20) zone to the C-1 (now CG) zone in August 2007, through ZC-0726-07, for the purposes of constructing a convenience store with a shopping center and additional pad sites, but the design review portion of this application ultimately expired. Another attempt on the site to develop a similar convenience store and shopping center with pad sites was approved through UC-0789-16 in January 2017 but is also expired. The existing convenience store, car wash, gas station, and pad sites were approved in January 2017 with UC-0789-16 and has had various landscaping and building modifications since then through ADR-0540-17 and DR-20-0445. The most recent approvals were specific; however, to the northern portion of the site that is now developed, hence the need for another set of design review and waivers for the portion of the site being developed now. The plans show that currently in the developed portion of the site is an existing 4,992 square foot convenience store and 1,380 square foot lease space with a car wash located in the same building in the northwest corner of the site. A fuel canopy with pumps is located directly to the east of the convenience store building.

A total of 4 additional buildings are being proposed with 2 of the buildings being retail in nature and the other 2 buildings being quick service restaurants (QSR). The plans shows that the first QSR building will be directly across from the existing convenience store approximately 26.5 feet west of Jones Boulevard, 58 feet east of the fuel canopy, and approximately 82 feet south of Cactus Avenue. This QSR building will be rectangular in shape with 3,600 square feet and a drive-thru that starts south of the building and will run between the building and Jones Boulevard. This drive-thru is shown to be 115 feet from the residential properties to the east across Jones Boulevard. Another 2,500 square foot rectangular QSR building is shown in the southeast corner of the site with a diagonal southwest-northeast orientation. The building is shown set back 33.8 feet from Jones Boulevard and 34.75 feet from Conn Avenue. The building is equipped with a drive-thru lane that will start west of the building and will wrap around the building's south and west sides. This drive-thru is shown to be set back 115 feet from the residential properties to the east across Jones Boulevard, 75 feet from the residential properties to the south across Conn Avenue, and 123 feet from the adjacent residential properties to the west.

Two additional retail buildings are shown in the southwest portion of the site. The 2 buildings are shown to be set back 10 feet from the western property line and will be approximately 10 feet apart in a north-south orientation. The south building is 5,025 square feet and is rhomboid in shape. The southern retail building is approximately 85 feet north of Conn Avenue. The northern

retail building is 6,816 square feet and is rectangular in shape and is set back approximately 90 feet south from the convenience store building. Parking is located between the 2 retail buildings and the southern QSR building.

Parking is also provided surrounding most of the existing and proposed buildings. A total of 93 parking spaces are required for both the existing and proposed portions of the shopping center with 117 spaces being provided, including ADA spaces and EV spaces. Access to the site is provided by 2 existing commercial driveways with 1 accessing Cactus Avenue in the central portion of the northern property line and a second driveway accessing Jones Boulevard located centrally along the eastern property line. A third proposed driveway is found centrally along the southern property line accessing Conn Avenue.

A 100 foot wide utility runs through the southern portion of the site from the southwest corner of the site towards the northeast. No structures have been placed within the easement area and the buildings have configured to avoid being placed within the easement.

Landscaping

The plans show that street and parking lot landscaping along with buffering landscaping will be provided. The plans also show that landscaping along the street and western property line and within the parking area is already provided north of the Jones Boulevard driveway, with the exception of the parking area associated with the northern QSR building and will not be modified.

The plans show that most of the landscaping associated with the proposed retail and QSR building is located in the southern portion of the site. Along Jones Boulevard, street landscaping is provided within a variable 15 foot wide landscaping strip, consisting of two, 5 foot wide landscaping strips on each side of a detached sidewalk with a western strip varying in width. Along Conn Avenue, a single 6 foot wide to 20 foot wide landscaping strip is provided behind a 5 foot wide attached sidewalk. Along both Jones Boulevard and Conn Avenue, a single row of Shoestring Acacia (*Acacia Stenophylla*), which are considered large trees, are provided every 20 feet. A single row of trees is provided along Jones Boulevard, and not 2 staggered rows, due to sight visibility zones.

Within the parking lot, Western Honey Mesquite (*Prosopis Glandulosa* var. *Torreyana*) trees are provided generally every 5 to 11 spaces within landscape finger islands. However, in some areas along most of the newly proposed buildings, no additional landscaping strip has been provided when the number of spaces exceeds 6 spaces between terminal landscape finger islands. The trees that should be within these additional landscaping strips or finger islands have been provided within large, landscaped areas to the south of each QSR building. A total of 39 internal trees have been provided where 30 trees are required within the new portions of the site.

Along the southwestern property line, a landscaping buffer has been provided which acts as an extension of the existing buffer along the northwestern property line. The proposed landscape buffer consists of a 5.5 foot wide to 10 foot wide landscaping strip with 2 rows of Shoestring Acacia trees every 10 feet. An existing 8 foot tall wall exists to the west of the proposed buffer.

Elevations

The plans show that the 2 QSR buildings and the southern retail building will have a matching architectural design. These 3 buildings will all be 24 feet tall to the highest part of the parapet. These buildings will primarily consist of painted stucco over block. The middle portions of these buildings will be painted a tan color with the bottom portions and the foam roof treatments painted an accented grey color. All customer facing doors will be double doored aluminum commercial window and door systems with all back of house doors being painted metal hollow doors. The roof is treated with a decorative foam parapet and is generally variable. All windows and doors have an aluminum awning.

The northern retail building will consist of brand specific architecture but will be similar in style and height. The northern retail building is shown to be a maximum 23 feet tall and consists primarily of a painted masonry block with painted stucco pop-outs. The roofline is variable with decorative foam parapets. Customer access to the building is through a double door aluminum commercial window-door system with additional access provided by painted hollow metal doors. Metal awning have been installed over all windows and doors.

Floor Plans

The plans provided show a shell 2,500 square foot quick service restaurant and a 3,800 square foot shell quick service restaurant with both customer entrances facing west. The southern retail building is shown to be 5,025 square feet with a possibility of 4 suites with customer entrances facing east. The northern retail building is shown to be 6,816 square feet and will contain mostly customer and assisted sales areas with additional areas for deliveries, storage, offices, and restrooms.

Lighting

The applicant has provided lighting plans in order to comply with the provisions of the original zone change for the site (ZC-0726-07), which required a design review for lighting and signage with signage being deferred until later. The plans show that the lighting provided will mainly consist of wall sconces and single and dual head pole mounted lights. The plans show several pole mounted lights located within the various parking lot landscape islands and along the drive-thru lanes with these pole fixtures not exceeding 18 feet in height. The photometric plans shows that there will be no light spillage into the residential properties to the west and minimal light spillage into the surrounding streets.

Applicant's Justification

The applicant indicates they are requesting to develop the pad sites for the previously approved shopping center on the site. They intend to develop 2 restaurants and 2 retail buildings for a total of 19,381 square feet in additional building area. The applicant states the site is well parked and landscaped and that the proposed lighting should not cause any disturbances to the surrounding area and is compliant with Title 30. The applicant indicates the reduction in street landscaping along Jones Boulevard is to accommodate a rip rap area and the reduction in the buffer strip width is necessary for suitable drive aisle widths. The applicant also indicates the access to Conn Avenue is needed for easy access for northbound traffic from Jones Boulevard and any lost parking lot landscaping has been mitigated by landscaping placed elsewhere on the site.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|---|-----------------|---------------|
| WC-23-400072 (UC-0789-16) | Waived the condition of a use permit limiting the hours of operation for a vehicle wash | Denied by BCC | July 2023 |
| UC-23-0048 | Allowed a food cart not within an enclosed building | Approved by PC | April 2023 |
| ET-20-400142 (UC-0789-16) | Second extension of time for a shopping center with a gas station, car wash, and pad sites | Approved by BCC | January 2021 |
| DR-20-0445 | Modified the site for alternative landscaping and modified building location | Approved by BCC | November 2020 |
| WC-20-400116 (UC-0789-16) | Waived the condition of a use permit for a 14 foot intense landscape buffer along the western property line | Approved by BCC | November 2020 |
| VS-19-0339 | Vacated and abandoned patent easements and rights-of-way - recorded | Approved by PC | June 2019 |
| ET-18-400235 (UC-0789-16) | First extension of time for a shopping center with a gas station, car wash, and pad sites | Approved by BCC | December 2018 |
| TM-18-500145 | 1 lot commercial subdivision | Approved by BCC | December 2018 |
| ADR-0540-17 | Relocated and reduced the size of approved shopping center buildings | Approved by ZA | May 2017 |
| UC-0789-16 | Shopping center with a gas station, car wash, and pad sites | Approved by BCC | January 2017 |
| UC-0525-14 (ET-0011-16) | First extension of time for a shopping center with a gas station, car wash, and pad sites | Approved by BCC | May 2016 |
| VS-0951-14 | Vacated and abandoned patent easements and rights-of-way - expired | Approved by PC | January 2015 |
| TM-0212-14 | 1 lot commercial subdivision - expired | Approved by PC | January 2015 |
| UC-0525-14 | Shopping center with a gas station, car wash, and pad sites - expired | Approved by BCC | July 2014 |
| VS-0336-08 | Vacated and abandoned patent easements and rights-of-way - expired | Approved by PC | June 2008 |
| ZC-0726-07 | Reclassified the site from R-E to C-1 zoning for a shopping center with a convenience store and pad sites - waiver of development standard and design review- expired | Approved by BCC | August 2007 |
| UC-0497-01 | Allowed a 38.3 mile 138-230kV transmission line | Approved by PC | June 2001 |
| UC-0386-99 | Allowed a 5.4 mile 138-230kV transmission line | Approved by PC | April 1999 |

Surrounding Land Use*

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|----------------------------------|--|
| North | Open Lands | RS20 | Undeveloped |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 (PCO-Southern Highlands) | Southern Highlands - single-family residential |
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential subdivision |
| West | Neighborhood Commercial | RS3.3 | Single-family residential subdivision |

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The purpose of reviewing waivers of development standards for street landscaping is to assure that any requested reduction in landscaping is being off-set and any mitigating factors are considered. Staff finds that, in this case, the loss of 53 feet of street landscaping along Jones Boulevard is quite a bit of landscaping to lose but represents only 8% of the street frontage along this street frontage, and the rip rap impacting the street landscaping is existing and needed for the drainage of the site. Staff also finds that street landscaping is necessary to shade pedestrian walkways along street frontages such as Jones Boulevard. In in this case, the trees that could have been lost have been placed further to the south along Jones Boulevard, so staff finds that the trees have provided a mitigating benefit and have off-set the shading benefit to other portions of the street frontage. As a result, staff could support this waiver of development standards; however, since staff is not supporting the other waivers, staff is unable to support this request.

Waiver of Development Standards #2

Staff finds that the site has been provided with a generous amount of landscaping within the overall site, particularly in the parking lot. While the parking lot itself has been provided with more trees than is required by Code, these trees have not always been placed within terminal landscaping fingers. Staff finds that in this case, the additional trees and the locations that these trees have been placed have provided a mitigating benefit for the trees not being placed within

typical landscape islands and have off-set the shading benefit to other portions of the site that would not have otherwise benefited from the shade provided by trees in landscape finger islands. A similar request for alternative parking lot landscaping was also approved for the existing development on the site. For these reasons, staff could support this waiver of development standards; however, since staff is not supporting the other waivers, staff is unable to support this request.

Waivers of Development Standards #3

Overall, staff finds that the propose of screening and buffering landscaping is to provide a physical and natural barrier between uses of differing intensity to ultimately reduce the impact that higher intensity uses could impart on lower intensity uses, such as noise, light, and building massing, amongst other factors. Staff finds that, while the buffering landscape strip in question is being provided with the appropriate amount of plant material, there is a significant reduction in the width of the landscaping strip and the required 8 foot wall. Staff finds that there is an existing 8 foot wall already along the subject property line and as a result staff does not find that a redundant 8 foot wall would provide any additional benefits in this case. In regard to the landscape strip width, staff finds that the provided width of 6.5 feet is significantly reduced mainly to due the placement of the retail buildings along the western portion of the site. Staff finds that the placement of the buildings and their mass along the western property line emphasizes the need for a fully compliant buffer landscape strip. In addition, there is sufficient space on-site to readjust the retail building further east to provide the necessary landscaping. Staff finds that the reduction in landscaping width is a self-imposed hardship. As a result, staff is unable to support this request.

Waiver of Development Standards #4a

The purpose of reviewing a commercial project and its access to a local, residential street is to assure that the traffic that results from the proposed development does not impact the adjacent residential developments. Staff finds that the proposed development has a large number of high-frequency uses, such as quick service restaurants and a gasoline station, so staff anticipates that there will be a significant traffic increase in the area and along the surrounding streets. In addition, Conn Avenue leads west into an established single-family residential development that also accesses Cactus Avenue further to the west. Staff is concerned that given the scale of the proposed project, the nature of the proposed uses, and Conn Avenue's connection to the wider residential road network to the west, there could be a significant increase in traffic through the neighborhoods to the west which could create speed and safety issues in this area creating negative impacts on the adjacent residential developments. For these reasons, staff is unable to support this request.

Waiver of Development Standards #4b

Staff finds that the siting of drive-thrus and their related equipment is important to consider due to the impact that such facilities can have on noise and air quality for surrounding properties. Staff finds that the proposed drive-thrus are sited along a highly traveled arterial street in Jones Boulevard and the drive-thrus have been sited on the street side of each QSR building. Ultimately, staff finds that with the landscaping present along the Jones Boulevard frontage and along the property line to the west, the placement of both the QSR and retail buildings between the drive-thrus and the residential areas to the west, and the high traffic nature of Jones

Boulevard, the proposed drive-thrus along Jones Boulevard should not pose any additional burden to the residential properties nearby. In addition, the site is relatively small width wise and is highly incumbered by a 100 foot wide utility easement, so a redesign of the site to increase the setback would mostly result in impacting other properties. Staff finds that the proposed design reduces impacts as much as possible, but ultimately the portion of the site being developed is raw land and could be designed to accommodate the drive-thru and comply with Title 30 requirement. Given the constraints of the site and the proximity of so many residential area, staff finds that this site may not be suitable for multiple drive-thrus. As a result, staff is unable to support this request.

Waiver of Development Standards #4c

Staff finds that the purpose of reviewing the location of trash enclosures on the site is to assure that the placement will not result in undue impacts on the surrounding properties as a result of odor or visual impacts. Staff finds that the proposed trash enclosure is located within 10 feet of a residential area. The landscaping areas between the trash enclosure and the residential areas has been reduced. Staff finds that, while there are significant design constraints on the site, the site could have been redesigned to avoid locating the trash enclosure so close to the residential areas to the west and the need for this waiver is a self-imposed hardship. For these reasons, staff cannot support request.

Design Reviews

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

Design Review #1

The purpose of reviewing lighting is to ensure the compliance of lighting standards and to assure that the proposed lighting will not negatively affect surrounding properties. Staff finds that the 18 foot tall luminaries are typical of such shopping centers and will blend into the design of the site. The proposed lighting fixtures will be at typical and compliant heights along the buildings and throughout the site. Due to the landscaping provided along the western property line, no spillover light is projected onto the residential properties to the west. In addition, the addition of the light fixtures on the site does not appear increased, the ambient lighting from the street. For these reasons, staff could support this design review, but, since staff is not supporting the waivers, staff is unable to support this request.

Design Review #2

Overall, staff finds that the proposed shopping center provides new dining and retail opportunities for the area. The location of the proposed uses is also sited at the intersection of 2 large streets. The designs of the proposed buildings are generally modern and consistent with other shopping centers and brand specific buildings both within Clark County and nationally. In addition, there is sufficient parking provided on the site and circulation is generally well thought out on the site. Staff also finds that the proposed building and layout will flow and connect seamlessly with the existing facilities on-site. The site is designed to accommodate the 100 foot

wide utility that crosses the site. The landscaping has been well provided with street and parking lot landscaping able to provide needed shade in an area with high heat island impacts and the buffering landscaping adequately screens the site. Additionally, the development of the subject site would also activate a previously underutilized property which will support Master Plan Policy 1.4.4, which encourages the redevelopment of previously used in-fill lots. With that said, staff has concerns regarding the ability of the site to reduce potential impacts on the residential properties to the west due to the significant reduction of the landscape buffer and the effects that this reduction may cause due to the drive-thrus and trash enclosures on-site. In addition, staff is also concerned that increased traffic to the site could filter into the residential neighborhood to the west causing additional impacts as well. For these reasons, staff is unable to support this design review given that the proposed buildings are being developed on raw land and could be designed to meet Title 30 requirements or at least provide more mitigating actions.

Public Works - Development Review

Waiver of Development Standards #5

Although the departure distances does not comply with the minimum standards, staff finds the location allows vehicles to safely access the site without causing stacking within the right-of-way. Therefore staff can support the reduction in the distance from the intersection of Jones Boulevard and Conn Avenue. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Traffic control signs shall be provided to limit traffic exiting the site using Conn Avenue and to direct traffic towards Jones Boulevard;
- Enter into a standard development agreement prior to any permits or subdivision mapping for the portion of the site currently being developed, in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and

the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0373-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GURPAUL KULAR

CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074



Department of Comprehensive Planning Application Form

6A

ASSESSOR PARCEL #(s): 176-35-520-001

PROPERTY ADDRESS/ CROSS STREETS: Southwest Corner of Cactus/Jones

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review of Shopping Center for Retail (AutoZone Building) with adjacent building, and 2 DT fast food restaurants
 Added vacuum stalls to existing parking spaces along Cactus and existing parking spaces South of the convenience store
 (vacuums are 1'x1' by 6' tall, all white)
 Curb Cut on Conn (because there is no access to the property from Jones if driving North unless you drive multiple blocks past
 the property and do a U-turn)

PROPERTY OWNER INFORMATION

NAME: MFE Inc.
 ADDRESS: 955 Temple View Drive
 CITY: Las Vegas STATE: NV ZIP CODE: 89110
 TELEPHONE: 702-306-7872 CELL 702-306-7872 EMAIL: kularg91@gmail.com

APPLICANT INFORMATION

NAME: MFE Inc.
 ADDRESS: 955 Temple View Drive
 CITY: Las Vegas STATE: NV ZIP CODE: 89110 REF CONTACT ID # _____
 TELEPHONE: 702-306-7872 CELL 702-306-7872 EMAIL: kularg91@gmail.com

CORRESPONDENT INFORMATION

NAME: Gurdev Kular (MFE Inc.)
 ADDRESS: 955 Temple View Drive
 CITY: Las Vegas STATE: NV ZIP CODE: 89110 REF CONTACT ID # _____
 TELEPHONE: 702-306-7872 CELL 702-306-7872 EMAIL: kularg91@gmail.com

*Correspondent will receive all project communication

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

Maria E
 Property Owner (Signature)*

Maria Enamorado
 Property Owner (Print)

1/5/24
 Date

DEPARTMENT USE ONLY

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

APPLICATION # WS/DR-24-0437

ACCEPTED BY BSB + MD

PLC MEETING DATE _____

DATE 8-6-2024

PLC MEETING DATE 10-2-2024

TAB/CAC LOCATION Enterprise DATE 9-11-2024

APR-23-10/1/89



WS/DR-24-0437

**PLANNER
COPY**

May 20, 2024

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

RE: Justification Letter for a Commercial Development at the SWC of W. Cactus Ave. and S. Jones Blvd.

Please accept this letter as justification for the proposed construction of 2 restaurant buildings and 2 retail buildings located at the southwest corner of W. Cactus Ave. and S. Jones Blvd. (APN: 176-35-520-002 & 176-35-520-003) currently zoned as Commercial General (CG). There is an existing convenience store with carwash and fueling station on the site. Through this design review, we respectfully ask for your approval of the following waivers of development standards.

- 1) Request Waiver of Development Standards of USDCCA 222.1 (Departure Distance) for the driveway located on W. Conn Ave. to allow for a departure distance of 120'-0", where 190'-0" is required. Due to the width of the site along W. Conn Ave., providing the 190'-0" departure distance would place the driveway outside of the property line.
- 2) Request Waiver of Development Standards 30.04.06.D to allow vehicular access from a Local Street. There is no access to the site from the northbound lanes on Jones Blvd unless someone drives past the development and does a U-turn several blocks ahead. The access would allow patrons driving northbound on Jones Blvd. to access the site without having to drive past it.
- 3) Request Waiver of Development Standards 30.04.06.K to allow for a trash enclosure setback of 10'-0" where 50'-0" is required adjacent to residential. To help mitigate this request, we are providing a dense landscape buffer to help screen the trash enclosure.
- 4) Request Waiver of Development Standards 30.04.02 & 30.04.06 to allow a 5'-6" landscape buffer where a 15'-0" landscape buffer is required. Providing the 15'-0" landscape buffer would have a negative effect on the flow of traffic within the site due to the reduction in drive aisle between Restaurant 2 and the retail buildings.
- 5) Request Waiver of Development Standards to reduce the separation from a drive-thru lane to 123'-10" where a minimum separation of 200 feet is required from the adjacent residential single-family district.
- 6) Request Waiver of Development Standards to reduce landscape finger islands. Landscape fingers to be installed at every 11 parking spaces where it is required to be at every 6 parking spaces. To help with this request, we are providing 6 more trees than required for the Tree Ratio 30.04.01-D8.ii(a). The additional trees are located along the perimeter parking and interior landscape islands.
- 7) Request Waiver of Development Standards 30.04.01.D.7.i. to reduce street landscaping on a portion of Jones Blvd. Due to an existing rip rap, landscaping cannot be installed.
- 8) Request Waiver of Development Standards 30.04.02.C.1.ii. to waive the requirement for a redundant 8' decorative screen wall along the west property line. Providing the redundant wall would not help with screen

being that the existing wall is taller than 8'-0". Adding the wall would also further reduce the landscape buffer along the west property line.

- 9) Request Waiver to increase the minimum parking requirements by more than 15 percent (83 standard spaces plus 10 EV capable spaces = 93 total standard spaces where 74 total spaces are required).

| POINTS | SUSTAINABILITY |
|--------|---|
| 1 | 3.1. THE PROVIDED PARKING LOT TREES ARE MORE THAN 10% OF THE REQUIRED. |
| 1 | 3.11. 95% OR MORE OF ALL REQUIRED LANDSCAPE HAVE VERY LOW OR LOW WATER NEEDS. |
| 1 | 4.1. ROOFING MATERIALS ON BUILDINGS TO HAVE SOLAR REFLECTANCE INDEX EQUAL TO OR GREATER THAN 78. |
| 3 | 4.ii.(b)(1) 100% OF SOUTH AND WEST FACING STOREFRONT WINDOWS AND DOORS ARE COVERED BY SHADE STRUCTURES. |
| .5 | 4.ii.(c)(4) Floor to ceiling height of each building exceeds 11 feet. |
| .5 | 4.ii.(c)(5) Glass on south and west facing windows to be low-emissivity glass. |
| 7 | TOTAL POINTS |

As part of this design review, we respectfully ask for your approval of the proposed site lighting. Wall packs will be provided around the building to help illuminate walkways around the building. The parking lot will be illuminated by 18'-0" tall and 20'-0" tall, shielded downlights, depending on the location of the fixture to the adjacent residential uses. All light fixtures will conform to Clark County Title 30 standards.

Restaurant 1 building will be 3,600 sq. ft. and stand 24'-0" tall. Restaurant 2 building will be 2,500 sq. ft. and stand 24'-0". The Retail 1 building will be 6,816 sq. ft and stand 21'-0" tall. The Retail 2 building will be 5,025 sq. ft. and stand 24'-0" tall. The site is accessible from W. Conn Ave. via a 32'-0" driveway and existing driveways along W. Cactus Ave and S. Jones Blvd. There are also ADA compliant pedestrian walkways.

A total of 91 parking spaces are provided including 83 standard parking spaces and 4 car and 4 van accessible spaces. There will also be 3 EV Spaces, 10 EV Ready Spaces, and 13 Vacuum Spaces. A total of 8 new bicycle spaces are provided (4 existing bicycle spaces at C-Store). All parking can be easily accessed by customers and employees via walkways located at building entrances.

Landscape is being provided in the form of terminal islands, landscape fingers, and landscape buffers where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list. There are 2 proposed trash enclosures to comply with Clark County design standards. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism.

We feel that this new Commercial Development will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank You,

Sheldon Colen,
SCA Design

**PLANNER
COPY**

ENTERPRISE BUDGET REQUESTS 2024-2025

Enterprise's need for multiple County facilities

Enterprise requires an additional community center, multiple seniors' facilities, aquatic facilities, parks and trails due to rapidly increasing population, significant connectivity barriers and physical size.

Rapidly Increasing Population

- County facilities have not kept up with Enterprise population increases.
 - There are 248,000+ citizens in Enterprise.
 - Enterprise population in 2000 was approximately 14,000.
 - Enterprise population in 2010 was approximately 108,000.
 - Enterprise population in 2020 was approximately 214,000.
- Enterprise covers 67 sq. miles.

Residential uses are increasing rapidly

- Higher density, multifamily projects are being built or planned.
- A significant increase in multi-family housing along Las Vegas Blvd.
- Lower density land use is being replaced with higher density land use.

Significant connectivity barriers

- South of CC215, arterial roads are spaced every two miles. The standard is one every mile.
- Interstate 15 limits east/west access.
- 4 Major Projects, 3 are active {Southern Highlands, Mountain's Edge, and Rhodes Ranch}, one failed (Pinnacle Peaks).
 - Arterial and collector roads have been removed from the transportation grid by Major projects.
 - Enclosed subdivisions have vacated local roads for more homes.
 - Major projects' plans have not added sufficient facilities to serve the public.
- South of CC 215, only three east/west arterials are available. All are not fully built out from 1-15 to Fort Apache Rd.
 - UPRR tracks block or inhibit arterial and collector road development.
 - Geographic features, 12% or greater slopes block arterial and collector road development.
 - Local roads are being vacated to build enclosed subdivisions.
 - Local road vacations have reduced alternate traffic routes.
 - Public transportation, where available, is oriented north/south.
- The connectivity barriers significantly increase travel time, traffic and mileage to county facilities currently planned for western Enterprise.
 - The planned regional park facilities in Mountain's Edge are not centrally located in Enterprise.
 - Individuals east of 1-15 most likely will not use those facilities.

Other factors

- If the BLM disposal boundary is expanded, Enterprise will have 4 to 5 additional square miles available for development.
- BLM reservations are being released and sold, significantly decreasing land available for needed county facilities given the population increases.

ENTERPRISE BUDGET REQUESTS 2024-2025

Budget Requests by Category The requested priority is listed within each category

County Major Facilities

Priority #1: Enterprise Community Centers

- Multiple centers are needed to serve 248,000 residents.
- The Mountain's Edge Recreational Center and aquatic facility should be moved up on the priority list and be funded.
- There is one recreational center under construction at Silverado Ranch Park.
 - Completion early 2024
 - Dog park was recently renovated
 - LED lighting was upgraded throughout the park

Priority #2: Enterprise Senior Centers

- Fund a senior center in Mountain's Edge Regional Park or other west Enterprise location.
- Mountain's Edge Regional Park is too far west in Enterprise to accommodate seniors in eastern Enterprise.
- Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\Dunneville.
 - Add to County's Community Park CIP list.
 - Lack of effective east/west public transportation.
 - Traffic density higher than seniors are comfortable driving in.
- A senior room is included in the Recreation Center at Silverado Ranch Park.
 - The senior room is a start to fill the need for senior services east of 1-15.
 - Reserve additional property for a senior center east of 1-15.
 - Add an eastern Enterprise senior center to CIP list and fund.

Priority #3: Aquatic Facilities

- There are no aquatic facilities for the 248,000+ people living in Enterprise.
- Aquatic facilities are needed in Enterprise eastern and western locations.
- Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\Dunneville.
 - Add aquatic facilities to the funding list for community parks.
- Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
 - The Mountain's Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
 - Lack of effective east/west public transportation will hinder use.
- There is no second aquatic facility currently on the CIP list.
 - Identify and add to the CIP list for an aquatic facility east of 1-15.
 - Drive time to Mountain Edge is too long from east of 1-15 for a western aquatic facility .

ENTERPRISE BUDGET REQUESTS 2024-2025

Parks/RPM

Priority #1: Fund two additional neighborhood parks in Park District 4 bounded by Dean Martin Dr, Cactus Ave, Rainbow Blvd and Blue Diamond Rd.

- Fund at least two additional parks.
- Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
- Currently Enterprise population requires 610+ acres of developed parks (2.5 acres per 1000 residents).
- At a growth rate of 4,000 residents per year, 10 acres of new parks, every year, is needed to meet the County standard.
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Le Baron and Lindell (APN 176-25-201-020) funded, design completed and very close to completion.
- Park District 4 parks identified on the Neighborhood Parks CIP list include:
 - Serene and Jones (176-24-201-046) - 10-acre- 2015 estimate \$10,959,220 needs to be updated. Ranks #6.
 - Valley View and Pyle - 10 acres, 2015 estimate \$12,399,940 needs to be updated- ranked #9 up from 13 last year.
 - Cactus and Torrey Pines -10 acres, 2015 estimate \$9,079,645 needs to be updated - ranked #14 up from 21 last year.
 - LeBaron & Rainbow (176-27-601-011) - 20 acres, 2012 estimate \$15,357,800 needs to be updated, ranked # 27

Priority #2: Reserve and add to the CIP list a 30-acre community park bounded by Valley View Blvd, Serene Ave, Arville St and Agate Ave.

- Currently, there are 66 acres, APN 177-19-601-003 identified for public use.
- Transfer from Department of Aviation to Parks and Rec and add to CIP list.
- This land is centrally located in an area that does not have any parks between Dean Martin and Decatur
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
 - Currently Enterprise population requires 610+ acres of developed parks (2.5 acres per 1000 residents).
 - At a growth rate of 4,000 residents per year, 10 acres of new parks, every year, is needed to meet the County standard.

ENTERPRISE BUDGET REQUESTS 2024-2025

Advanced Planning

Priority #1: Study and develop a plan to use electrical transmission easements for multi-modal trail system Throughout Enterprise.

- ADD to work plan.
- 60 to 100 ft electrical transmission easements exist throughout Enterprise.
- Many areas of Enterprise are connected via electrical transmission easements.
- Obtain permission to use electrical transmission easements for multi-modal trails.
- Identify funding sources for the multi-modal trail system.
- Design multi-modal trail system throughout Enterprise using Highlands Ranch Trail Agreement example.

Update: Planning is currently looking at some additional trail alignments under NV Energy's and Nevada Power Company's transmission lines that branch from and connect to the Highlands Ranch trail (currently under construction) at the request of Commissioner Jones. Some of this would also involve BLM land since some transmission lines are on BLM property. Current efforts involve seeking their verbal acceptance of such a proposal. If acceptable, we would need to coordinate with Public Works and/or RPM on the design and permitting work, and construction; this would also Board approval. If we were to do a larger effort, we would need to generally follow the same steps.

ENTERPRISE BUDGET REQUESTS 2024-2025

Public Works

Priority #1: Connect Cactus Ave from Buffalo Drive to Durango

- Under construction, estimated completion summer2024.
- his project should be developed as rapidly as possible.
- South of .CC 215, there are only three roads that could provide arterial east/west travel routes.
- South of CC 215, significant residential development west of Fort Apache Rd will require alternate route(s) to Blue Diamond Rd for east/west traffic flow.

Update: Completed

Priority #2: Complete the Bridge over the UPRR at Blue Diamond Rd.

- Construction contract awarded. Construction to start in the 1st quarter of 2024.
- The Jones Blvd improvements south of Blue Diamond Rd have been completed.
- The arterial north/south route is needed to help relieve traffic on Rainbow Blvd.
- The area south of Blue Diamond Rd has been increasing residential density.

Update: Project at Jones north of UPRR is under construction and scheduled to be completed in Summer of 2025

Priority #3: Widen Warm Springs Rd from Dean Martin Dr to Decatur Blvd.

- Road Design is at 90%.
- Sewer design is at 10%. Update: Waiting on final decision on cost participation for sewer
- Build according to proposed plan including signalize horse crossing at Arville St.
Update: Signals at Arville and Valley View will go out to bid Fall 2024
- Not out for bid or construction date given.
- Warm Springs Rd is a two-lane road from Dean Martin Dr to Decatur Blvd.
 - South of CC 215, there are only three arterials that could provide arterial east/west travel routes.
 - Traffic is significantly increasing on Warm Springs Rd with frequent backups at Decatur Blvd.
- South of CC 215, significant development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.

Priority #4 Develop Valley View Blvd from Blue Diamond Road to Cactus using RTC diagram 244.12-100

- Valley View Blvd will serve as the area's north/south arterial road.
 - Valley View serves as an alternat north/south for Southern Highlands.
 - Valley View Blvd either cuts through or is adjacent to Ranch Estates.
 - West of Valley View Blvd are several large R-2 housing developments.
 - There are 117 acres of available Open Land along Valley View Blvd.
 - Dean Martin Dr was downgraded to collector road tatus.
- A comprehensive plan is needed for Vally View Blvd and local roads.
 - The Open Land is available for large scale public projects.
 - The proposed DMV facility at Valley View Blvd/Silverado Ranch Blvd is the first
 - The DMV project does not have adequate offsites to accommodate the truck and other vehicle traffic.
- Require any new offsites along Valley view From Blue diamond to Cactus to use RTC diagram 244.12-100.
- Add to 10-year plan.

Update: Will add to 10-year plan

ENTERPRISE BUDGET REQUESTS 2024-2025

Public Works Continued

Priority #5: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.

- Design just started, should have final design by end of year.
- Use the plan drawn up by Traffic Management. See attached diagram.
- The Cougar Ave connector from Dean Martin to Valley View Blvd is an excellent idea.
- Install S Island as depicted in the attached Traffic Management diagram. (See Attachment 1)
- The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
 - As the Silverton Casino grows, traffic into the RNP-1 has increased.
 - The Silverton has approval for large events on the vacant land adjacent to Dean Martin Dr.
 - RNP residents and Enterprise TAB have requested the S island each time a new Silverton addition was proposed.
 - The Silverton management position is the S island requirement and construction are solely the responsibility of Public Works.
- Valley View Blvd will serve as the area's arterial road.
- Dean Martin Dr was downgraded to a collector road.
- Dean Martin Dr is developed to rural standards south of the Silverton to Silverado Ranch Blvd.

Update: The island will be added as part of the Camero roadway improvements. Design is completed and will be packaged with the Valley View project from Mesa Verde to Robindale.

Priority #6: Mitigate traffic on Dean Martin Dr between the Wigwam Ave and Silverado Ranch Blvd.

- Reduce Dean Martin to a local road from Wigwam to Silverado Ranch Blvd.
Update: The transportation element would need to be revised and Dean Martin functions as a collector street. No change proposed at this time.
- Install mini traffic circles at Dean Martin Dr and:
 - Ford Ave
 - Raven Ave
 - Richmar Ave
 - The mini traffic circles can be installed in the current right-of-way.
Update: This will be evaluated when Public Works improves Dean Martin in this area.
- Cut-through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
- Dean Martin Dr was downgraded to collector road status.
- Valley View Blvd will serve as the area's arterial road.
- The connection to Valley View Blvd via Cougar Ave is an excellent idea. Plans are complete
Update: Plans are complete
- As the Silverton Casino grows, the traffic into the RNP-1 has increased.

Priority #7 Plan and Design Robindale Road as an east/west route from Las Vegas Blvd to Durango Drive.

- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up: currently 2025-2026.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- Work with NDOT for a bridge to cross 1-15
- Begin working with the UPRR for above or below grade crossing.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

Update: Currently we do not have ROW for Robindale between Las Vegas Boulevard and I-15. Brightline will be dedicating the ROW needed so Robindale can go over I-15 in the future.

ENTERPRISE BUDGET REQUESTS 2024-2025

Priority #8 Plan and Design Windmill Lane as an east/west route from Valley View Blvd to Durango Drive.

- South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- Move design date up.
- Design and fund above or below grade crossing at UPRR tracks.
- Begin working with the UPRR for above or below grade crossing.
- Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- The continued development in Enterprise will overwhelm the arterials south of CC215.
- When the disposal boundary is expanded additional east/west routes will be needed.

Update: Public Works will consider this

Public Works Continued

Priority #9: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.

- Under design.
- Included on a list as a future project for Rainbow Blvd.
- Additional ROW is needed.
- We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate peak traffic.

Update: Design complete. We need ROW from 1 parcel. This work will bid Fall 2024 with the Rainbow Improvement project from Blues Diamond to CC-215

Priority #10: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.

- Under design.
- Included on a list as a future project for Rainbow Blvd.
- Additional ROW is needed.
- We can include it in our Rainbow widening project from Warm Springs to Blue Diamond.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate the peak traffic.

Update: Design complete. We need ROW from 1 parcel. This work will bid Fall 2024 with the Rainbow Improvement project from Blues Diamond to CC-215.

ENTERPRISE BUDGET REQUESTS 2024-2025

Attachment 1

PRINT FOR CONSTRUCTION

CONSTRUCTION PLAN FOR CAMERO AVENUE AT VALLEY VIEW BOULEVARD



| | | | |
|-------------|------|-------------|------|
| SHEET NO. | | PROJECT NO. | |
| DATE | | DATE | |
| DESIGNED BY | DATE | APPROVED BY | DATE |
| DRAWN BY | DATE | CHECKED BY | DATE |
| IN CHARGE | DATE | PROJECT NO. | DATE |

PRELIMINARY

**CAMERO AVENUE
AT VALLEY VIEW BOULEVARD
CONSTRUCTION PLAN**
CLARK COUNTY, NEVADA, DEPARTMENT OF PUBLIC WORKS

