



# Enterprise Town Advisory Board

Clark County Commission Chambers

500 South Grand Central Pkwy

Las Vegas, NV 89155

September 30, 2020

6:00pm

## AGENDA

**Note:**

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- 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](mailto:chayes70@yahoo.com) and is/will be available on the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).
- Live streaming of the Enterprise Town Board Meeting is available on [https://www.youtube.com/channel/UChZ81VswMevHVX2aJT\\_LFTQ](https://www.youtube.com/channel/UChZ81VswMevHVX2aJT_LFTQ)

Board/Council Members: Jenna Waltho – Chair  
Rachel Pinkston Resigned  
Kendal Weisenmiller

Barris Kaiser – Vice Chair  
David Chestnut

Secretary Carmen Hayes, 702-371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com)

County Liaison(s): Tiffany Hesser 702-455-7388 [tlh@clarkcountynv.gov](mailto:tlh@clarkcountynv.gov)

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

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

III. Approval of Minutes for September 9, 2020. (For possible action)

**BOARD OF COUNTY COMMISSIONERS**  
MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair  
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM  
YOLANDA T. KING, County Manager

IV. Approval of the Agenda for September 30, 2020 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)

- Applications are available until November 15, 2020 for appointments by the Clark County Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year (2-year) term beginning January 2021.
- Clark County Public Works presentation on Duck Creek Wash project. (For Discussion)

VI. Planning and Zoning

1. **VS-20-0367-WALSH, JOSEPH P. & ROSELYN M.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rush Avenue (alignment) and Cactus Avenue, and between Cameron Street (alignment) and Decatur Boulevard within Enterprise (description on file). JJ/bb/jd (For possible action) **10/20/20 PC**
2. **VS-20-0375-PARSONS FAMILY REVOCABLE LIVING TRUST & PARSONS GARY & DEANNA F. TRS:**  
**VACATE AND ABANDON** a portion of right-of-way being Gagnier Boulevard located between Shelbourne Avenue (alignment) and Camaro Avenue within Enterprise (description on file). JJ/nr/jd (For possible action) **10/20/20 PC**
3. **VS-20-0382-COUNTY OF CLARK (AVIATION):**  
**VACATE AND ABANDON** a portion of a right-of-way being Lindell Road located between Roy Horn Way and Badura Avenue, a portion of a right-of-way being Badura Avenue located between Lindell Road and Edmond Street, a portion of a right-of-way being Edmond Street located between Badura Avenue and Roy Horn Way, and a portion of a right-of-way being Roy Horn Way located between Edmond Street and Lindell Road within Enterprise (description on file). MN/lm/jd (For possible action) **10/20/20 PC**
4. **WS-20-0359-HCE DECATUR, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** to reduce landscaping; **2)** allow attached sidewalk; and **3)** reduce driveway geometrics.  
**DESIGN REVIEW** for an office building on 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the southwest corner of Shelbourne Avenue and Decatur Boulevard within Enterprise. JJ/sd/jd (For possible action) **10/20/20 PC**

5. **ET-20-400098 (DR-18-0491) -WILLIAM LYON HOMES INC:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** to commence the following: **1)** a single family residential development; and **2)** increased finished grade on 2.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Neal Avenue and Placid Street within Enterprise. MN/jgh/jd (For possible action) **10/21/20 BCC**

VII. General Business

1. Receive update on Master Plan and Development Code Rewrite from Enterprise TAB representative Dave Chestnut (for possible action).

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

- IX. Next Meeting Date: October 14, 2020 at 6:00 p.m.

X. Adjournment.

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

Windmill Library -7060 W. Windmill Lane  
Einstein Bros Bagels- 3837 Blue Diamond Rd.  
Enterprise Library- 25 E. Shelbourne Ave.  
Whole Foods Market- 6689 Las Vegas Blvd  
<https://notice.nv.gov>





# Enterprise Town Advisory Board

September 9, 2020

## MINUTES

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Board Members: Jenna Waltho, Chair - **PRESENT** Barris Kaiser, Vice Chair **PRESENT**  
Rachel Pinkston **RESIGNED** David Chestnut **PRESENT**  
Kendal Weisenmiller **PRESENT** via WebEx

Secretary: Carmen Hayes 702-371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com) **PRESENT**

County Liaison: Tiffany Hesser 702-455-7388 [tlh@clarkcountynv.gov](mailto:tlh@clarkcountynv.gov) **EXCUSED**

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

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

Al Laird, 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 August 26, 2020 Minutes (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** Minutes as published for August 26, 2020.

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

IV. Approval of Agenda for September 9, 2020 and Hold, Combine or Delete Any Items (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** as amended

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

Applicant requested holds:

1. ZC-20-0284-LH VENTURES, LLC: The applicant requested a **HOLD** to the October 14, 2020 Enterprise TAB meeting.
2. VS-20-0285-LH VENTURES, LLC: Related applications: The applicant requested a **HOLD**

- to the October 14, 2020 Enterprise TAB meeting.
- AG-20-900314: The applicant requested a **HOLD** to the October 14, 2020 Enterprise TAB meeting.

Related applications:

- ZC-20-0357-COUNTY OF CLARK (AVIATION):
- VS-20-0358-COUNTY OF CLARK (AVIATION):
- TM-20-500121-COUNTY OF CLARK (AVIATION):

V. Informational Items

- Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
  - Call to Artists Group Youth Public Art Project. We are looking to hire 10 or more artists for the art call, so please apply or share this with artists your feel would show interest.  
For Proposal criteria, requirements & to application please visit our link below:  
[https://www.clarkcountynv.gov/government/departments/parks\\_\\_\\_recreation/service\\_s/public\\_art/public\\_art\\_calls/index.php](https://www.clarkcountynv.gov/government/departments/parks___recreation/service_s/public_art/public_art_calls/index.php)
  - Clark County Commissioner Michael Naft is hosting a “Curbside Care” event open to all residents. Services will include flu shots, secure shredding, electronics recycling, medication disposal, and personal care giveaways while supplies last. Residents are invited to attend the drive-thru event Saturday, Sept. 12, 10 a.m. to noon at the Windmill Library located at 7060 W. Windmill Lane.

VI. Planning & Zoning

- ZC-20-0284-LH VENTURES, LLC:**  
**HOLDOVER ZONE CHANGE** to reclassify a 14.6 acre portion of a 37.5 acre site from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along public streets.  
**DESIGN REVIEWS** for the following: 1) a proposed charter school site; and 2) increase finished grade. Generally located on the east side of Tenaya Way and the north side of Agate Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **09/15/20 PC**

The applicant requested a **HOLD** to the October 14, 2020 Enterprise TAB meeting.

- VS-20-0285-LH VENTURES, LLC:**  
**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Tenaya Way and Montessori Street (alignment), and between Agate Avenue and Raven Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **09/15/20 PC**

The applicant requested a **HOLD** to the October 14, 2020 Enterprise TAB meeting.

3. **AG-20-900314:** The Enterprise Town Advisory Board conduct a public hearing on a proposed amendment to the North Blue Diamond RNP equestrian trail alignments as part of the Clark County Trails Map-Las Vegas Valley; and after considering the request, forward a recommendation to the Planning Commission. (For possible action) **09/15/20 PC**

Staff requested a **HOLD** to the October 14, 2020 Enterprise TAB meeting.

4. **SC-20-0341-SOUTHERN HIGHLANDS INVEST PTNRS:**  
**STREET NAME CHANGE:** to name an unnamed private road easement Robert Trent Jones Lane.  
Generally located on the east side of Southern Highlands Parkway and the west side of I-15 within Enterprise. JJ/dm/jd (For possible action) **10/06/20 PC**

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

5. **ET-20-400090 (VS-17-1084) -ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for portions of a right-of-way being Rainbow Boulevard located between Meranto Avenue and Richmar Avenue within Enterprise (description on file). JJ/jgh/jd (For possible action) **10/07/20 BCC**

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

6. **ET-20-400093 (ZC-0238-17) -CACTUS VILLAGE, LLC:**  
**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 6.5 acres from H-1 (Limited Resort and Apartment) Zone to C-2 (General Commercial) Zone for a proposed shopping center.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping along Las Vegas Boulevard South; and 2) non-standard commercial driveway geometrics.  
**DESIGN REVIEW** for a proposed shopping center. Generally located on the northeast corner of Las Vegas Boulevard South and Cactus Avenue within Enterprise (description on file). MN/jgh/jd (For possible action) **10/07/20 BCC**

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

7. **ET-20-400094 (VS-17-0049) -LV RAINBOW, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Raven Avenue and Blue Diamond Road, and between Rainbow Boulevard and Montessori Street (alignment) and a portion of right-of-way being Rosanna Street located between Raven Avenue and Agate Avenue and a portion of right-of-way being Agate Avenue located between Rosanna Street and Montessori Street (alignment) within Enterprise (description on file). JJ/jgh/jd (For possible action) **10/07/20 BCC**

Motion by David Chestnut  
Action: **APPROVE**

**CHANGE** Current Planning bullet #1 to read:

- Until December 5, 2021 to record.

Per staff conditions.

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

8. **ZC-20-0357-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 27.9 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** establish alternative yards for residential lots; **2)** modified residential driveway design; **3)** reduce street intersection off-set; and **4)** non-standard improvements in public right-of-way.

**DESIGN REVIEWS** for the following: **1)** proposed single family residential development; **2)** building orientation for proposed single family residences; and **3)** hammerhead street design. Generally located on the west side of Arville Street and the north side of Pyle Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) **10/07/20 BCC**

Motion by David Chestnut

Action:

**APPROVE** Zone Change.

**APPROVE** Waiver of Development Standards.

**APPROVE** Design Review #2.

**DENY** Design Reviews #s 1 and 3.

**ADD** Current Planning conditions:

- Open space to be three lots minimum;
- Open space to connect between Ave D and Ave E.

Per staff if approved conditions.

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

9. **VS-20-0358-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** easements of interest to Clark County located between Arville Street and Cameron Street, and between Pyle Avenue and Le Baron Avenue and a portion of a right-of-way being Rogers Street (alignment) located between Pyle Avenue and Le Baron Avenue and a portion of right-of-way being Jo Rae Avenue located between Arville Street and Cameron Street within Enterprise (description on file). JJ/rk/jd (For possible action) **10/07/20 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions.

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

10. **TM-20-500121-COUNTY OF CLARK (AVIATION):**

**TENTATIVE MAP** consisting of 214 single family residential lots and common lots on 27.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Arville Street and the north side of Pyle Avenue within Enterprise. JJ/rk/jd (For possible action) **10/07/20 BCC**

Motion by David Chestnut

Action: **DENY**

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

VII. General Business:



1. Appoint a Town Advisory Board member to participate on the Southwest Ridge Park Sculpture Part 1 Committee. (For possible action)

Motion by David Chestnut

Action: To **APPOINT** Jenna Waltho to the South Ridge Park Sculpture Part 1 Committee.

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

2. Review/finalize FY 2022 budget request(s) and take public comment on the budget request(s). (For possible action)

Motion by Jenna Waltho

Action: **APPROVE** with suggested revisions to be included (See Attachment A)

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

#### 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.

David Chestnut read the following about Transform Clark County:

On the September 15 PC meeting and the September 16 BCC meeting, there is an agenda item to discuss the Preliminary Plan Framework for the Comp Plan update. This is the next step in the process where we will discuss the direction that the Comp Plan will take with the commissioners. An invite will be sent next week for a meeting with the consultant during the week of either September 21 or September 28 to get your feedback. Please take a look at the document on the County's website ([https://www.clarkcountynv.gov/government/board\\_of\\_county\\_commissioners/mission\\_meeting\\_agendas.php](https://www.clarkcountynv.gov/government/board_of_county_commissioners/mission_meeting_agendas.php)) and provide any feedback you may have during the upcoming meeting.

#### IX. Next Meeting Date

The next regular meeting will be September 30, 2020 at 6:00 p.m.

#### X. Adjournment:

Motion by Jenna Waltho

**ADJOURN** meeting at 7:05 p.m.

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



### ***Enterprise's need for multiple County facilities***

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

#### **Rapidly Increasing Population**

- *There are 214,000+ citizens in Enterprise.*
  - *Enterprise population in 2000 was approximately 14,000*
  - *Enterprise population in 2010 was approximately 108,000*
- *Enterprise covers 67 sq. miles.*
- *Residential uses are increasing rapidly.*
  - *More higher density multifamily projects are being built or planned.*
  - *Lower density land use is being replaced with higher density land use.*

#### **Significant connectivity barriers**

- *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.*
  - *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, two are not fully built out from I-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.*
- *The connectivity barriers significantly increase travel time 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 I-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.*

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

**County Major Facilities**

- **Priority #1: Enterprise Community Centers**
  - There are no recreational centers and/or aquatic facilities for the 214,000+ people living in Enterprise.
  - The recreational center and aquatic facility for Mountain’s Edge should be moved up on the priority list and funded with a cost estimate of \$23,715,000.
  - Build a second community center and aquatic facility in eastern Enterprise.
  - Funding approved for a community center.
    - Design Award scheduled October 2020
    - Construction Award scheduled March 2022
    - Completion scheduled July 2023
  
- **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.
    - Lack of effective public transportation.
    - Traffic density higher than seniors desire to drive in.
  - A senior center is needed east of I-15
    - Reserve property for a senior center east of I-15.
    - Add an eastern Enterprise senior center to CIP list and fund.
  
- **Priority #3: Aquatic Facilities**
  - There are no aquatic facilities for the 214,000+ people living in Enterprise.
  - Reserve property for two aquatic facilities
  - Add aquatic facilities to funding list.
  - Aquatic facilities are needed in Enterprise eastern and western locations.
  - 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 a second aquatic facility east of I-15.
  - Drive time is too long from east of I-15 for a western aquatic facility.

**Public Works**

- **Priority #1: Connect Cactus Ave. from Buffalo Drive to Durango**
  - Currently programmed for Design 2018, Construction mid 2021
  - This project should be developed as rapidly as possible.
  - South of CC 215, there are only three roads that could provide full east/west travel routes.
  - Currently, only one east/west road, south of CC 215 is built out (Blue Diamond Rd).
  - South of CC 215, significant residential development west of Fort Apache Rd will require an alternate route(s) to Blue Diamond Rd for east/west traffic flow.

- **Priority #2: Complete the Bridge over the UPRR at Blue Diamond Rd.**
  - 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 increasing residential density
  
- **Priority #3: Widen Warm Springs Rd from Dean Martin Dr. to Decatur Blvd.**
  - Warm Springs Rd is a two-lane road from Dean Martin Dr. to Decatur Blvd.
  - South of CC 215, there are only three roads that could provide full east/west travel routes.
  - Traffic is significantly increasing on Warm Springs Rd.
  - Currently, only one east/west road south of CC 215 is built out.
  - 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.
  - Finish Western Trails Park by constructing a signalized horse crossing on Warm Springs Rd.
  
- **Priority #4: Install S island at Silverton southeast entry/exit on Dean Martin Dr.**
  - Dean Martin Dr. has downgraded to collector road status.
  - Dean Martin Dr. is developed to rural standards south of the Silverton to Silverado Ranch Blvd.
  - The RNP-1 residents would like to see the Silverton traffic directed back to Blue Diamond Rd.
  - Valley View Blvd will serve as the area's arterial road.
  - 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.
  
- **Priority #5: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.**
  - This area needs to be studied to help mitigate school traffic congestion.
  - Need to accommodate the traffic flow being generated by the high school and approved charter school.
  - Traffic flow on Rainbow Blvd is being hindered by school traffic.
  - The current local/collector roads cannot accommodate peak traffic.
  
- **Priority #6: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.**
  - This area needs to be studied to help mitigate school traffic congestion.
  - Need to accommodate the traffic flow being generated by the high school and approved charter school.
  - Traffic flow on Rainbow Blvd is being hindered by school traffic.
  - The current local/collector roads cannot accommodate the peak traffic.
  
- **Priority #7: Complete road markings at Blue Diamond Rd/Torrey Pines and Blue Diamond/ Lindell Rd.**
  - Per the design submitted to Public Works by NDOT.
  - The pavement markings no longer match the new configuration.
  - The road markings on Lindell Rd and Torrey Pines is the responsibility of Clark County.

- **Priority #8: Study how to mitigate traffic on Dean Martin Dr. between the Silverton Casino and Silverado Ranch Blvd.**
  - Study what traffic calming devices can be employed to mitigate traffic speed.
  - Cut through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
  - Dean Martin Dr. has downgraded to collector road status.
  - Valley View Blvd will serve as the area’s arterial road.
  - As the Silverton Casino grows, the traffic into the RNP-1 has increased.
  
- **Priority #9: Require traffic studies to examine the cumulative traffic effects on a neighborhood.**
  - A systematic neighborhood approach needs to be established for traffic studies.
  - Current traffic studies only concern the traffic created by one project
  - Some areas in Enterprise have seen increasing traffic congestion without adequate alternate routes.
  - The increasing use of isolated subdivision has reduced alternative routes available.
  - Road vacations have reduced the availability of public sites for schools, parks, and a fire station.
  - The studies do not include the effects of removing local roads for additional homes or businesses.
  - As smaller projects are constructed in a neighborhood, the cumulative traffic effects are multiplied.

## 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.**
  - 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.
  - Current Enterprise population requires 836+ acres of developed parks (2.5 acres per 1000 residents).
  - At a growth rate of 10,000 resident per year, 25 acres of new parks is needed to meet the County standard.
  - Each year the ratio of park acres per 1,000 population is declining in Enterprise.
  - Park District 4 parks identified on the Neighborhood Parks CIP list include:
    - Valley View and Pyle – 10 acres, \$12,399,940 estimate – ranked #13
    - Cactus and Torrey Pines – 10 acres, \$9,079,645 estimate – ranked #21
    - LeBaron & Rainbow: On Parks CIP Request List
  - Add park at Agate and Jones to the funding list at APN 17624201045
  - All projects are unfunded.
  - Fund at least two parks.
  
- **Priority #2: Study and develop a plan to use electrical transmission easements for multi-modal trail system.**
  - 60 to 100 ft electrical transmission easements exist throughout Enterprise.
  - Many areas of Enterprise are connected via the electrical transmission easements.
  - Identify funding sources for the multi-modal trail system.

## Administrative Services

- **Priority #1: Provide presentation system for the Enterprise TAB.**
  - The plans and charts presented cannot be seen by the public or the board members.
  - The lack of presentation systems detracts from the public’s ability to participate in the TAB hearings.
  - The number of individuals attending the TAB meetings is increasing.

- The Enterprise TAB moved from the Enterprise Library to the Windmill Library to obtain a larger meeting room.
- The meeting flow is often interrupted as individuals from the back of the room come forward to see what the applicant is presenting.

DRAFT





**EASEMENTS  
(TITLE 30)**

CACTUS AVE/CAMERON ST

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**VS-20-0367-WALSH, JOSEPH P. & ROSELYN M.:**

**VACATE AND ABANDON** easements of interest to Clark County located between Rush Avenue (alignment) and Cactus Avenue, and between Cameron Street (alignment) and Decatur Boulevard within Enterprise (description on file). JJ/bb/jd (if or possible action)

**RELATED INFORMATION:**

**APN:**

177-30-401-007

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

The applicant is developing a recreation vehicle storage facility and is proposing to vacate government patent easements along the boundaries of the parcel that are not needed. The applicant is proposing to vacate 33 feet of patent easement adjacent to the west and south property lines, and 3 feet of remaining patent easement along the east (Cameron Street) and north (Rush Avenue) property lines.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-20-0311	Reclassified to C-2 zoning with a use permit for RV storage	Approved by BCC	August 2020

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac)	R-E	Undeveloped
South	Commercial General	C-2	Commercial & office
East	Commercial General	R-E	Undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>		
West	Commercial General	C-2	Undeveloped storage	approved	mini

**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 the site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

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

**Building Department - Fire Prevention**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; to show fire hydrant locations on-site and within 750 feet; that approved fire apparatus access roads shall be provided for every

facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction; the fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility; exception: the *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where: the building, except for a Group H and/or high-pile storage occupancy, is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3; where the building is protected with an approved automatic sprinkler system in accordance with minimum requirements, the fire apparatus access roads shall extend to within 250 feet (76 420 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building.

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

- No objection.

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

**APPLICANT: BULL RUSH, LLC**

**CONTACT: GERALD SHURLEY, PLIRIS DESIGN STUDIO, 1980 FESTIVAL PLAZA  
DRIVE, SUITE 450, LAS VEGAS, NV 89135**

DRAFT





# VACATION APPLICATION 1A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-20-0367</u> DATE FILED: <u>8-19-2020</u>
		PLANNER ASSIGNED: <u>ASB</u> TAB/CAC: <u>9-30 Enterprise</u> TAB/CAC DATE: <u>9-30 6pm</u> PC MEETING DATE: <u>10-20-2020 7p.m.</u> BCC MEETING DATE: _____ FEE: _____

<b>PROPERTY OWNER</b>	NAME: <u>WALSH JOSEPH P &amp; ROSELYN M</u>
	ADDRESS: <u>7137 N. Ozanam Avenue</u>
	CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60631</u>
	TELEPHONE: <u>312-401-8556</u> CELL: _____
	E-MAIL: <u>jpw24@sbcglobal.net</u>

<b>APPLICANT</b>	NAME: <u>BULL RUSH LLC</u>
	ADDRESS: <u>2165 HORSE PRAIRIE DRIVE</u>
	CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89052</u>
	TELEPHONE: <u>702-348-5100</u> CELL: _____
	E-MAIL: <u>blake702@gmail.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>GERALD SHURLEY</u>
	ADDRESS: <u>1980 FESTIVAL PLAZA DRIVE, SUITE 450</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-670-2866</u> CELL: <u>702-624-0022</u>
	E-MAIL: <u>Gerald@PllirisDesign.com</u> REF CONTACT ID #: <u>1166811</u>

ASSESSOR'S PARCEL NUMBER(S): 177-30-401-007

PROPERTY ADDRESS and/or CROSS STREETS: Cameron Street & Rush Avenue

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

 _____ Property Owner (Signature)*	 _____ Property Owner (Print)
--	-------------------------------------

STATE OF ILLINOIS      COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 08/30/2020 (DATE)  
 By Joseph Walsh - Roselyn Walsh

NOTARY PUBLIC:

**OFFICIAL SEAL**  
**AMY PARR**  
 NOTARY PUBLIC - STATE OF ILLINOIS  
 MY COMMISSION EXPIRES 04/26/21

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



July 16, 2020

Clark County Comprehensive Planning  
500 E Grand Central Pkwy  
Las Vegas, NV 89155

Re: **Justification Letter** APN 177-30-401-007  
(Vacation of Easement)

To Whom it may concern

We would like to apply for a Vacation of Easement for a new Off-Highway Interior Recreational Vehicle and Watercraft Storage Facility located at parcel number 177-30-401-007

**Vacation of Easement:**

We are requesting to vacate the existing 33' wide patent easements on the south and west sides of APN 177-30-401-007 and the southerly 3' and easterly 3' of the existing 33' wide patent easements along Rush Avenue and Cameron Street respectively. Public streets (Rush and Cameron) will be dedicated 30' wide by separate document on the north and east frontages of the parcel. Patents on the south and west sides are not along roadway grid alignments and are not required for public access, utilities or drainage. A public drainage, privately maintained easement will be granted with this development to drain parcel 177-30-401-006 easterly out to Cameron Street at a logical location through the subject parcel.

We would greatly appreciate the staff's recommendation for approval. If you have any questions, please contact us at 702-670-2866.

Thank you.

Gerald Ash Shurley, Jr. | Principal Architect  
LEED AP, NCARB (NV #7210)  
Pliris Design Studio

VS-20-0367  
PLANNER  
COPY

RIGHT-OF-WAY  
(TITLE 30)

CAMERO AVE/GAGNIER BLVD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0375-PARSONS FAMILY REVOCABLE LIVING TRUST & PARSONS GARY & DEANNA F. TRS:**

**VACATE AND ABANDON** a portion of right-of-way being Gagnier Boulevard located between Shelbourne Avenue (alignment) and Camaro Avenue within Enterprise (description on file). JJ/mr/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-16-201-002

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

**BACKGROUND:**

**Project Description**

The plans show a request to vacate and abandonment a portion of a cul-du-sac bulb on the southern end of Gagnier Boulevard on the northeastern corner of the subject property. The applicant indicates that this portion of the cul-de-sac bulb will be dedicated in the correct location at a future date.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Reclassified area with RNP-I overlay district	Approved by BCC	October 2005
VS-0391-98	Vacated and abandoned right-of-way for Shelbourne Avenue and a portion of Gagnier Boulevard	Approved by PC	April 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Rural Neighborhood Preservation	R-E	Undeveloped
South & West	Rural Neighborhood Preservation	R-E	Single family residential

**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 right-of-way portion of a cul-de-sac on Shelbourne Avenue that is not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include a portion of a cul-de-sac for Gagnier Boulevard;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PARSONS FAMILY REVOCABLE TRUST**

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





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 2A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-20-0375</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u>10/20</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$875</u>	DATE FILED: <u>8/26/20</u> TAB/CAC DATE: <u>9/30</u>
---	----------------	---	---

PROPERTY OWNER	NAME: <u>Parsons Family Revocable Living Trust</u> ADDRESS: <u>8426 W Camero Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-837-0115</u> CELL: <u>702-704-4714</u> E-MAIL: <u>grparsons@embarqmail.com</u>
----------------	--

APPLICANT	NAME: <u>Parsons Family Revocable Living Trust</u> ADDRESS: <u>8426 W Camero Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-837-0115</u> CELL: <u>702-704-4714</u> E-MAIL: <u>grparsons@embarqmail.com</u> REF CONTACT ID #: _____
-----------	--

CORRESPONDENT	NAME: <u>Baughman &amp; Turner, Inc.</u> ADDRESS: <u>1210 Hinson St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-870-8771</u> CELL: <u>702-870-8771</u> E-MAIL: <u>joshh@baughman-turner.com</u> REF CONTACT ID #: <u>137071</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-16-201-002

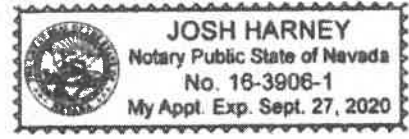
PROPERTY ADDRESS and/or CROSS STREETS: Camero/Gagnier

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

Property Owner (Signature)\*

Gary Parsons, Trustee  
 Property Owner (Print)

STATE OF NEVADA: CLARK  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 12, 2020 (DATE)  
 By GARY PARSONS  
 NOTARY PUBLIC:



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

**Baughman & Turner, Inc.**

Consulting Engineers & Land Surveyors

1210 HINSON ST.  
LAS VEGAS, NEVADA 89102-1604

PHONE (702) 870-8771  
FAX (702) 878-2695

Planner  
Copy

VS-20-0375

August 18, 2020

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

**Re: Parsons Family Revocable Living Trust**  
**APN 176-16-201-002**

To Whom It May Concern,

Please let this letter serve as a request for a Vacation and Abandonment to correct a portion of a cul-de-sac, being the termination of Gagnier Blvd., to match right-of-way to the North. This vacation and abandonment request, is a condition of MSM-20-600024. Right-of-way will be dedicated on the map to replace the incorrect dedication.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,  
**Baughman & Turner, Inc.**

  
Josh Harney  
Project Coordinator

RIGHT-OF-WAY  
(TITLE 30)

LINDELL RD/BADURA AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-20-0382-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** a portion of a right-of-way being Lindell Road located between Roy Horn Way and Badura Avenue, a portion of a right-of-way being Badura Avenue located between Lindell Road and Edmond Street, a portion of a right-of-way being Edmond Street located between Badura Avenue and Roy Horn Way, and a portion of a right-of-way being Roy Horn Way located between Edmond Street and Lindell Road within Enterprise (description on file). MN/lm/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

176-01-601-021; 176-01-601-023

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

The applicant requests to vacate and abandon a 5 foot wide portion of Lindell Road and Badura Avenue, and a 10 foot wide portion of Edmond Street and Roy Horn Way along with 2 curve return driveway entrances on Edmond Street. The applicant indicates that the rights-of-way are no longer needed since the project will have a detached sidewalk along Lindell Road or pedestrian access easements will be granted as part of a future minor subdivision map and their removal is vital to the development of the overall property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-20-0264	Vacated and abandoned easements (patents and slopes)	Approved by PC	August 2020
ZC-0089-06	Reclassified 71.1 acres to M-1 and M-D zoning with waivers and design review for sign in conjunction with industrial, office, and retail development on 263.3 acres	Approved by BCC	May 2006
ADR-0189-05	Building orientation for previously approved office buildings	Approved by ZA	February 2005

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0851-04	Reclassified 32.7 acres to M-D zoning with use permits for office, retail, restaurant uses, and increased building heights for an industrial/retail center	Approved by BCC	August 2004

Additional land use applications have been approved for these properties.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	CC 212 with associated Roy Horn Way frontage road, public facility, & undeveloped
South	Business and Design/Research Park	M-D	Distribution center
East	Business and Design/Research Park	M-D	Office & office/warehouse
West	Business and Design/Research Park	M-D	Office/warehouse & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way to accommodate detached sidewalks.

**Staff Recommendation**

**Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in

the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Right-of-way dedication to the back of curb for Roy Horn Way and to include 35 feet to 40 feet to the back of curb for Badura Avenue to accommodate the taper to the intersection of Lindell Road and Badura Avenue;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

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

**APPLICANT: CLARK COUNTY REAL PROPERTY MANAGEMENT  
CONTACT: CINDIE GEE, GCW, INC., 1555 S. RAINBOW BLVD, LAS VEGAS, NV  
89146**





# VACATION APPLICATION

# 3A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-20-0382</u>	DATE FILED: <u>8/26/20</u>
		PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>ENTERPRISE</u> PC MEETING DATE: <u>10/20/2020</u> BCC MEETING DATE: _____ FEE: <u>875.00</u>	TAB/CAC DATE: <u>9/30/2020</u>

<b>PROPERTY OWNER</b>	NAME: <u>County of Clark</u>
	ADDRESS: <u>500 S. Grand Central Parkway</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u>
	TELEPHONE: <u>702-455-6731</u> CELL: _____
	E-MAIL: <u>templem@clarkcountynv.gov</u>

<b>APPLICANT</b>	NAME: <u>Switch</u>
	ADDRESS: <u>7135 S. Decatur Blvd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-860-6078</u> CELL: _____
	E-MAIL: <u>terri@switch.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>GCW, Inc.</u>
	ADDRESS: <u>1555 South Rainbow</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-804-2107</u> CELL: <u>702-785-2299</u>
	E-MAIL: <u>cgee@gcwengineering.com</u> REF CONTACT ID #: <u>131665</u>

ASSESSOR'S PARCEL NUMBER(S): 176-01-601-023, 176-01-601-021

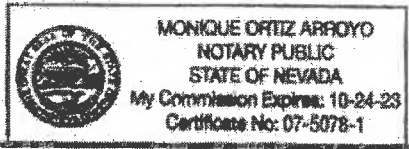
PROPERTY ADDRESS and/or CROSS STREETS: Jones and Badura

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.

Lisa Kremer  
 Property Owner (Signature)\*

Lisa Kremer, Director-Real Property Management  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON JUNE 26, 2020 (DATE)  
 By LISA KREMER, DIRECTOR  
 NOTARY PUBLIC: \_\_\_\_\_



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

809-001



August 11, 2020

VS-20-0382

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

PLANNER  
COPY

RE: Las Vegas Campus Badura NAP 14, 15 and 16, PW20-11388  
Right-of-Way Vacations APN: 176-01-601-023, 176-01-601-024

To whom it may concern:

GCW, Inc., on behalf of our client, Switch, respectfully submits this justification letter for Right-of-Way Vacations on property owned by Clark County.

The above referenced project is constructing the full width street for Lindell Avenue, which is the east boundary of the project. This is being done at the request of the developer, and is not a condition set forth by the approved entitlements submitted for Las Vegas Campus Badura MAP 14, 15 and 16. The rights-of-way were originally dedicated as full width roadways. However, Clark County requirements now only require dedication to back of curb and since the project will have detached sidewalk on Lindell Road, this request is to vacate the extra 5 feet. Additionally, portions of Roy Horn Way and Edmond Street right-of-way require vacation to back of curb to accommodate detached sidewalks for pedestrian access purposes.

The Vacation Exhibit, along with legal description and exhibit, have been included for the following items:

- 5 foot right-of-way vacation along the east side of Lindell from Roy Horn Way to Badura Avenue and continuing along Badura Avenue heading East on the Northeast corner of Badura Avenue and Lindell.
- Vacating portions of right-of-way on Roy Horn Way, and Edmond Street between Roy Horn Way and Badura Avenue to the back of curb.
- Vacating two driveways from the right-of-way located on Edmond Street, as these will become pedestrian access easements on the parcel map.



Clark County Comprehensive Planning

Page 2

August 11, 2020

This request for vacation is supported by the County. Thank you for your consideration of this application. Please contact me should you have any questions at 785-2299.

Cordially,

GCW, Inc.



Cindie Gee

Project Coordinator



OFFICE BUILDING  
(TITLE 30)

SHELBOURNE AVE/DECATUR BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
WS-20-0359-HCE DECATUR, LLC:

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) to reduce landscaping; 2) allow attached sidewalk; and 3) reduce driveway geometrics.  
**DESIGN REVIEW** for an office building on 1.0 acre in a C-P (Office and Professional) Zone.

Generally located on the southwest corner of Shelbourne Avenue and Decatur Boulevard within Enterprise. JJ/sd/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-13-601-008; 176-13-601-009

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce perimeter landscaping adjacent to a less intensive use where landscaping is required per Figure 30.64-11.
- b. Waive parking lot landscaping requirements per Figure 30.64-14.
2. a. Allow an attached sidewalk along Decatur Boulevard where a detached sidewalk is required.
- b. Allow a 10 foot wide landscape planter behind an attached sidewalk where a 15 foot wide planter is required (a 33% reduction).
3. a. Reduce the departure distance to 40 feet, 4 inches where 190 feet is required per Uniform Design Standards 222.1 (a 78% reduction).
- b. Reduce throat depth for a driveway on Shelbourne Avenue to 20 feet where 25 feet is required (a 20% reduction).
- c. Reduce throat depth for a driveway on Decatur Boulevard to 8 feet where 25 feet is required (a 68% reduction).

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

**BACKGROUND:**

**Project Description**  
**General Summary**

- Site Address: N/A
- Site Acreage: 1
- Project Type: Office building

- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 8,160
- Parking Required/Provided: 33/47

### Site Plans

The plans depict a proposed single story office building on the southwest corner of Shelbourne Avenue and Decatur Boulevard. Access to the site is from both Shelbourne Avenue and Decatur Boulevard. The proposed office building is located in the center portion of the parcel with parking located on the west, south, and east sides of the building. The 30 parking spaces located along the southern and western property lines will incorporate shade structures with solar panels constructed on the roof. Bicycle parking is provided per Code and will be located adjacent to the front entrance of the building.

### Landscaping

The plans depict landscaping throughout the development with landscape areas along Shelbourne Avenue and Decatur Boulevard with trees planted 20 feet off center with various shrubs and plantings. Desert landscaping will surround the building. The western and southern property lines incorporate landscaping with plants and shrubs and decorative rock however, no trees are proposed as the applicant states they will block sunlight to the proposed solar panels. The landscape area along the western property line is 8 feet in width.

### Elevations

The plans depict a single story office building of 20 feet in height to the top of parapet walls. The proposed building incorporates a flat roofline with parapet walls and architectural enhancements. Exterior materials include concrete block, painted corrugated metal and smooth stucco finish with glass doors and windows.

### Floor Plans

The plans depict a floor plan with conference rooms, offices, utilities room, breakroom, restrooms, and open office area along with a lobby and reception area.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states that waivers for elimination of required landscaping for number of trees required along south and west property lines which are adjacent to properties that are zoned residential, requires buffering per 30.64-11 as they represent less intensive uses. This requirement will block the proposed solar panels atop the parking structures, thus rendering them useless. The total area of where trees will be eliminated is approximately 225 feet, or 11 trees.

The waiver of to reduce departure distance from the corner of Decatur Boulevard and Shelbourne is approximately 40 feet, where 190 feet is required. According to the applicant, total site frontage along Decatur Boulevard from corner to south property line is 125 feet. The driveway

entrance along Decatur Boulevard has been pushed back as far south feasible given the narrow lot.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1543-05	Reclassified from R-E to C-P zoning	Approved by BCC	November 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	C-P	Undeveloped
South	Office Professional	R-E	Single family residential
East	Residential High	R-E	Undeveloped
West	Rural Neighborhood Preservation	R-E	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waivers of Development Standards

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

Waiver of Development Standards #1a & #1b

The proposed reduction and elimination of required landscaping along both the west and south property lines is a self-imposed hardship. While the proposed solar panels atop the parking structure requires direct access to sunlight the applicant does have room to plant trees, in particular Italian Cypress trees, that can be planted along the property line and would not directly block sunlight. Therefore, staff cannot support this request.

Trees provide critical functions to the urban environment and cityscape. For example, trees improve air quality, promote a visually pleasing aesthetic, provide a visual buffer between uses, reduce glare and heat, and minimize water run-off onto streets. The applicant does not show trees in the landscape finger islands per Code. Urban Specific Policy 73 encourages perimeter and interior parking lot trees for shade and visual relief. Therefore, staff recommends denial.

#### Waiver of Development Standards #2a & #2b

Staff finds that the applicant has not provided a justification to waive detached sidewalk requirements with a 15 foot landscape area behind the sidewalk. Generally, the applicant would provide alternatives or other mitigation measures to justify the proposed waiver. The properties to the north and south all have a planned land use of Office Professional and the goal is to provide for detached sidewalks where required along Decatur Boulevard; therefore staff does not support these waivers.

#### Design Review

The plans depict proper placement of the building with requisite parking availability, internal parking lot landscaping and drive aisle dimensions. Architectural enhancements are provided and the design of the office building meets height and setbacks and will have no impact to the surrounding area.

However, landscaping along Decatur Boulevard does not meet the requirements of the Code for perimeter landscaping with trees planted 20 feet on center with shrubs and desert landscaping. In addition, the perimeter landscaping along the south and west property lines also do not meet Code requirements. Staff finds that trees can still be planted at wider intervals as an alternative along both the west and south property lines without impacting the solar panels direct access to sunlight. As staff cannot support the waivers for perimeter landscaping staff recommends denial of the proposed design review.

#### Public Works - Development Review

##### Waiver of Development Standards #3a

Staff has no objection to the reduced departure distance for the Decatur Boulevard driveway. With the limited frontage of the site, the applicant placed the commercial driveway as far south as the site would allow. The removal of additional parking stalls adjacent to the Decatur Boulevard driveway helped with staff concerns with this reduction request. However, since Planning cannot support the application in its entirety, staff cannot support this request.

##### Waiver of Development Standards #3b & #3c

Although the throat depth at both commercial driveways does not comply with the minimum requirements, the applicant worked with staff to remove parking spaces and provided a landscape buffer adjacent to the commercial driveways on Decatur Boulevard and Shelborne Avenue. The removal of the parking spaces provides more room for vehicles to safely exit the right-of-way to gain access to the site. However, since Planning cannot support the application in its entirety, staff cannot support this request.

#### Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 10 feet for Decatur Boulevard, and associated spandrel;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Decatur Boulevard improvement project.
- Applicant is advised that if detached sidewalks are required, then dedication to the 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 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0342-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: KENT BELL**

**CONTACT: EV&A ARCHITECTS, 1160 N. TOWN CENTER DRIVE, LAS VEGAS, NV 89144**

**DRAFT**



WS + DR



# LAND USE APPLICATION 4A

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT  
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
  - ZONE CHANGE
    - CONFORMING (ZC)
    - NONCONFORMING (NZC)
  - USE PERMIT (UC)
  - VARIANCE (VC)
  - WAIVER OF DEVELOPMENT STANDARDS (WS)
  - DESIGN REVIEW (DR)
    - PUBLIC HEARING
  - ADMINISTRATIVE DESIGN REVIEW (ADR)
  - STREET NAME / NUMBERING CHANGE (SC)
  - WAIVER OF CONDITIONS (WC)
- (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
  - EXTENSION OF TIME (ET)
- (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- (ORIGINAL APPLICATION #)
- DEVELOPMENT AGREEMENT (DA)

STAFF	DATE FILED: <u>8-12-20</u>	APP. NUMBER: <u>WS-20-0359</u>
	PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC: <u>Enterprise</u>
	ACCEPTED BY: <u>SWD</u>	TAB/CAC MTG DATE: <u>9/30</u> TIME: <u>6pm</u>
PROPERTY OWNER	FEE: <u>1,150</u>	PC MEETING DATE: <u>10/20/20</u>
	CHECK #:	BCC MEETING DATE:
	COMMISSIONER: <u>J-J</u>	ZONE / AE / RNP: <u>CP</u>
APPLICANT	OVERLAY(S)?	PLANNED LAND USE: <u>OP</u>
	PUBLIC HEARING? <input checked="" type="checkbox"/> N	NOTIFICATION RADIUS: <u>500</u> SIGN? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N
	TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	LETTER DUE DATE:
CORRESPONDENT	APPROVAL/DENIAL BY:	COMMENCE/COMPLETE:
	NAME: <u>HCE Decatur LLC - Kent Bell</u>	
	ADDRESS: <u>680 Pilot Road</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>	
	TELEPHONE: <u>702-269-1575</u> FAX:	
	CELL:	E-MAIL: <u>kbell@harrisengineers.com</u>
	NAME: <u>Kent Bell</u>	
	ADDRESS: <u>680 Pilot Road</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>	
	TELEPHONE: <u>702-269-1575</u> FAX:	
	CELL:	E-MAIL: <u>kbell@harrisengineers.com</u>
	NAME: <u>Matt Bums, EV&amp;A Architects</u>	
	ADDRESS: <u>1160 N. Town Center Drive</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u>	
	TELEPHONE: <u>702-946-8195</u> FAX: <u>702-946-8196</u>	
	CELL: <u>702-321-6059</u> E-MAIL: <u>mbums@edvanceassociates.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-13-601-009 and 176-13-601-008

PROPERTY ADDRESS and/or CROSS STREETS: Southwest corner of Decatur Road and Shelbourne Way

PROJECT DESCRIPTION: New 9,000 sf single story office building for engineering firm

(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.

Kent T. Bell  
Property Owner (Signature)\*

KENT T. BELL  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 8, 2020 (DATE)

By Janice Loree Arvo

NOTARY PUBLIC: Janice Loree Arvo



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



ARCHITECTURE  
 PLANNING  
 INTERIORS

July 16, 2020

Clark County Development Services  
 500 S. Grand Central Parkway  
 Las Vegas, Nevada 89153

Re: **Justification Letter – HCE Office Building**  
 Parcel No: 176-13-601-009 and 176-13-601-008

To Whom it May Concern,

**Principals**

Edward A. Vance, FAIA  
 Matthew T. Burris, Assoc. AIA  
 Kellie Wankbaugh, RID

**Associates**

Theresa Grayson, AIA  
 Nic Niccum, AIA  
 Andrew Martin, AIA  
 Ana Fimbres, Assoc. AIA  
 Karl Walden, Assoc. AIA  
 Humberto Lopez, Assoc. AIA  
 Kim Galbie, Assoc. AIA  
 Steve Winfield, Assoc. AIA  
 Scott Mills  
 Alexander Vance  
 Carina Gaytan

**Administration**

Jennifer Blanchard  
 James Arvo  
 Sarah Rohies

On behalf of HCE Decatur LLC and Harris Consulting Engineers (HCE), the following details a new single-story office building, located on the southwest corner of Decatur Blvd and Shelbourne Ave. HCE is a local Mechanical, Plumbing, Electrical and Technology design firm that was founded in Las Vegas in 1983.

**Project Overview**

This project consists of a single-story office with approximately 8,100 sf of enclosed space with 700 sf of patio space. Office building will be constructed of CMU block with accents of corrugated metal panel and glass. Desert landscaping will surround the building with parking on the south and west sides. Design cues have been taken from the surrounding mountains and desert around Las Vegas.

**Parking Requirements**

Parking will be provided at 4 stalls per 1,000 sf of gross office area (per Clark County Title 30 Table 30.60-1 Schedule of Parking Requirements). 47 parking stalls are provided where 33 stalls are required (8,160sf / 1,000 x 4 = 33). 2 accessible parking stalls are also provided where 2 are required. Bicycle parking is also provided as required by Table 30.60-2. All parking areas are fully landscaped and will comply with Clark County Title 30, Figure 30.64-14.

30 covered parking stalls are also provided along the south and west sides of the property. These are intended to have solar panels on the top which will offset the power needs of the building throughout the day. With the solar panels along the property line we are requesting a waiver of development standards reduce the number of trees between the property line. Please see "waiver of development standards" section below for additional information.

**EV&A Architects**

1160 N. Town Center Dr. Ste 170  
 Las Vegas, NV 89144

T (702) 946 8195  
 F (702) 946 8196



ARCHITECTURE

PLANNING

INTERIORS

**Principals**

Edward A. Vance, FAIA

Matthew F. Burns, Assoc. AIA

Kellie Warbaugh, RID

**Associates**

Theresa Grayson, AIA

Nic Niccum, AIA

Andrew Martin, AIA

Ana Fimbres, Assoc. AIA

Ruth Walker, Assoc. AIA

Humberto Lopez, Assoc. AIA

Kim Galbe, Assoc. AIA

Steve Winkler, Assoc. AIA

Scott Marti

Alexander Vance

Carrie Gaylan

**Administration**

Jennifer Blanchard

Janice Arvo

Sarah Robles

**Waiver of Development Standards**

1. A waiver of development standards is requested to reduce the number of trees required along the south and west property lines. Adjacent parcels to the South and West are currently zoned Rural Estates Residential (R-E) and require one tree every 20', per figure 30.64-1) Buffer Adjacent to a Less Intensive Use. This landscape buffer would shade the solar panels and render them ineffective. The property to the south has a planned land use of "Office-Professional" (O-P) and request that the tree's eliminated as the two uses would be compatible. The total length being requested where trees would be omitted is approximately 225' which would result in eleven trees being removed.

The property to the west is currently zoned R-E with a planned land use of Rural Neighborhood Preservation (RNP). Total length being requested where trees would interfere with the solar panels is approximately 80 feet, which would result in 4 trees being removed. We request that the required trees be allowed to be relocated to the interior of the site where we are providing (4) Desert Museum Palo Verde Trees and (2) Shoestring Acacia. Jojoba shrubs, which can grow up to 6 to 8' tall will be provided along the property line where the covered parking with solar panels is proposed.

2. A waiver of development standards is requested to reduce the departure distance from the corner of Decatur and Shelbourne to the entry drive along Decatur to 40'-4" where 190' is required. The total site frontage along Decatur Blvd. from the corner to the south property line is only 125'. The driveway entrance along Decatur has been pushed as far south as feasible possible given the narrow lot.

We appreciate any comments you may have with this proposed development and look forward to working with the planning department to provide a first-class office space within the community.

Please let me know if you have any questions or need anything additional to complete your review of this project.

Thank you

**Matt Burns, Assoc. AIA**

Senior Vice President

**EV&A Architects**

1160 N. Town Center Dr. Ste 170  
Las Vegas, NV 89144

T 702.946.8195

F 702.946.8196



SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
(TITLE 30)

NEAL AVE/FLACID ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-20-400098 (DR-18-0491) - WILLIAM LYON HOMES INC:**

**DESIGN REVIEW FIRST EXTENSION OF TIME** to commence the following: 1) a single family residential development; and 2) increased finished grade on 2.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Neal Avenue and Flacid Street within Enterprise. MN/jgh/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

191-04-502-004; 191-04-502-006

**DESIGN REVIEWS:**

1. Single family residential development.
2. Increased finished grade to 38 inches where 18 inches is the standard (a 53% increase).

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.1
- Number of Lots: 13
- Density (du/ac): 5.04
- Minimum/Maximum Lot Size (gross): 4,026 square feet/10,106 square feet
- Project Type: Single family residential development
- Number of Stories: 1 and 2
- Building Height (feet): 35 maximum
- Square Feet: 1,805 to 2,045

**History & Site Plans**

The plans depict a 13 lot single family residential development with a density of 5.04 dwelling units per acre. The lot sizes range from 4,026 square feet to 10,106 square feet (gross/net). The northern 3 lots adjacent to the R-D zoning and the 2 western lots adjacent to the R-E zoning are larger, ranging in size from 8,212 square feet to 10,106 square feet. The plans also depict 5 lots

having direct access to Neal Avenue with the remaining 8 lots obtaining access from a 42 foot wide private street that intersects with Placid Street. The 42 foot cul-de-sac will have a 4 foot wide sidewalk on one side (north) of the street.

#### Landscaping

The approved plans depict 6 foot wide common lots for landscaping along Placid Street with an attached sidewalk. The proposed landscaping will include, but is not limited to Desert Broom, Chinese Pistache, and Cliff Golden bush.

#### Elevations

The approved plans show 5 model residences with 1 story and 2 story models, and each model will provide 3 elevation options. The height will range from 26 feet to 35 feet. The residences will have pitched roofs with concrete tile roofing material. The front elevations will consist of stucco, brick or stone veneer, decorative metal railing, and architectural treatments around the doors and windows to enhance the elevations.

#### Floor Plans

The 5 floor plan options for the residential home models will have a 2 car garage and the homes will range in size from 1,805 square feet to 2,045 square feet with 3 to 5 bedrooms. The models will have different options to select from such as a gourmet kitchen, deluxe master bath, additional bedrooms, teen room, and a study room or a fireplace.

#### Previous Conditions of Approval

Listed below are the approved conditions for DR-18-0491:

#### Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time, the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include the spandrel at the intersection of Placid Street and Neal Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30: or previous land use approvals.

#### Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the

completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; and 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 funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@clearwaterteam.com](mailto:sewerlocation@clearwaterteam.com) and reference POC Tracking #0516-2017 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant indicates that the original application, DR-18-0491, was approved on August 22, 2018 with a 2 year time limit to commence. The applicant has been working on making progress toward commencing; however, there is a new owner involved with the project. This request has been filed to allow the new owner to have more time to obtain agency approval to commence the project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-20-400033 (Nzc-0579-13)	Third extension of time to reclassify 2.6 acres from R-D Zoning to an R-2 Zoning for a single family residential development	Approved by BCC	June 2020
DR-18-0491	Single family residential development and increased finished grade	Approved by BCC	August 2018
ET-18-400024 (Nzc-0579-13)	Second extension of time to reclassify 2.6 acres from R-D to R-2 zoning with a design review for a single family residential development	Approved by BCC	March 2018
Nzc-0579-13 (ET-0160-16)	First extension of time to reclassify 2.6 acres from R-D to R-2 zoning with a design review for a single family residential development	Approved by BCC	January 2017
Nzc-0579-13	Reclassified 2.6 acres from R-D to R-2 zoning with a design review for a single family residential development	Approved by BCC	February 2014
ZC-0414-06 (WC-0154-06)	Waived conditions of the zone change for full off-site improvements (curb, gutter, sidewalk, and streetlights)	Approved by BCC	August 2006
VS-0427-06	Vacated government patent easements not necessary for development of the area - expired	Approved by BCC	May 2006
ZC-0414-06	Reclassified the site to an R-D zoning for a single family residential development	Approved by BCC	May 2006



**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Low (up to 3.5 du/ac)	R-D	Single family residential
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Residential Medium (3 to 14 du/ac)	R-2	Single family residential
West	Residential Low (up to 3.5 du/ac)	R-E	Single family residential & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

This request has been filed to allow the new owner to have more time to obtain approval to commence the project. Staff has no objection to the request.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until August 22, 2022 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be



denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0224-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** WILLIAM LYON HOMES INC

**CONTACT:** TANEY ENGINEERING, TANEY ENGINEERING, 6030 SOUTH JONES BOULEVARD, LAS VEGAS, NV 89148

DRAFT





# LAND USE APPLICATION 5A

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

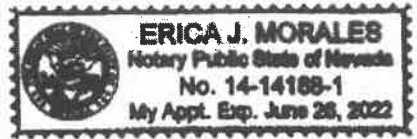
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) DR-18-0491 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>8/19/2020</u> PLANNER ASSIGNED: <u>JGH</u> ACCEPTED BY: <u>JGH</u> FEE: <u>\$300</u> CHECK #: <u>N/A</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NO</u> PUBLIC HEARING? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> TRAILS? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> PFNA? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>BT 20-400098</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>9/30</u> TIME: <u>6PM</u> PC MEETING DATE: <u>N/A</u> BCC MEETING DATE: <u>10/21/20</u> ZONE / AE / RNP: <u>B-D</u> PLANNED LAND USE: <u>RL</u> NOTIFICATION RADIUS: _____ SIGN? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>William Lyon Homes, Inc</u> ADDRESS: <u>1980 Festival Plaza, Suite 500</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-853-7501</u> FAX: _____ CELL: _____ E-MAIL: <u>SSwapp@taylormorrison.</u>	
	APPLICANT	NAME: <u>William Lyon Homes, Inc</u> ADDRESS: <u>1980 Festival Plaza, Suite 500</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-853-7501</u> FAX: _____ CELL: _____ E-MAIL: <u>SSwapp@taylormorrison.</u>	
	CORRESPONDENT	NAME: <u>Taney Engineering attn: Shannon Cooper 184454 #</u> ADDRESS: <u>6030 S. Jones Blvd., Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> FAX: <u>702-362-5233</u> CELL: _____ E-MAIL: <u>ShannonC@taneycorp.co</u>	

ASSESSOR'S PARCEL NUMBER(S): 191-04-502-004, 006  
 PROPERTY ADDRESS and/or CROSS STREETS: East Neal Avenue, Placid Street  
 PROJECT DESCRIPTION: Single Family Residential Subdivision

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

Eddie Duenas  
 Property Owner (Signature)\*  
EDDIE DUENAS  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON August 10, 2020 (DATE)  
 By Eddie Duenas  
 NOTARY PUBLIC: [Signature]



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



## TANEY ENGINEERING

6030 SOUTH JONES BLVD, SUITE 100

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

Fax: 702-362-5233

August 10, 2020  
Job No. WLL-19-120

Re: Justification Letter – Extension of Time Request for DR-18-0491

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

**PLANNER  
COPY**

To whom it may concern:

Taney Engineering, on behalf of our Client Taylor Morrison, formerly William Lyon Homes, is respectfully submitting the enclosed application for an Extension of Time for DR-18-0491.

The subject property is parcels 191-04-502-006 and 002 totaling approximately 2.13 acres at the northwest corner of Neal Avenue and Placid. Shorr Elementary School is northeast of the subject property.

DR-0491 was first approved on August 22, 2018 with a two-year time limit to commence. The original justification is as follows:

- The project proposes to develop 13 single family homes with 5 floor plan options to choose from 1 or 2 story homes. The resulting density of the site is approximately 5.04 units/acre.
- The proposed units range in height with a maximum height of 35 feet maximum. Each unit contains enclosed 2-car garages at the ground floor with units ranging in size from 1,805 sf to 2,045 sf.
- The project proposes to provide an additional 20" of fill above the maximum allowed 18" above existing grade to minimize the wall heights while also providing privacy to the proposed lots. The steep grade from southwest to northeast makes this difficult to adhere to.

This extension is being requested to allow the new owner, Taylor Morrison, the allotted time required to obtain agency approval to begin building out the project.

Thank you for your consideration in this request, please let me know if you require any further information.

Sincerely,

Edward F. Taney, P.E.  
Taney Engineering

# Enterprise TAB RURAL LOW RESIDENTIAL RECOMMENDATIONS (RNP-1)

As of September 23, 2020.

The Rural Low Residential land use has evolved over the last decade in the Enterprise, Spring Valley and Lone Mountain land use plans. At first, it covered land in the RNP overlay where the rural character preservation is required. Then it was expanded to include large lot development outside the RNP where the rural character preservation is not required.

The Rural Low Residential goal, policies and code must be better defined to distinguish RNP uses from large lot uses outside the RNP overlay. The goals, policies and code developed must be consistent with the NRS and Title 30. Title 30 needs to better define the RNP-1.

## **NRS 278.0177**

The NRS 278.0177 defines a “Rural Preservation Neighborhood” as:

“Rural preservation neighborhood” means a subdivided or developed area:

1. Which consists of 10 or more residential dwelling units;
2. Where the outer boundary of each lot that is used for residential purposes is not more than 330 feet from the outer boundary of any other lot that is used for residential purposes;
3. Which has no more than two residential dwelling units per acre; and
4. Which allows residents to raise or keep animals non-commercially.

## **TITLE 30.48 PART C**

Title 30.48 Part C is used to implement the “Rural Preservation Neighborhood”

### **30.48.170**

#### **Purpose.**

The Rural Neighborhood Preservation Overlay District, hereinafter referred to as RNP, is established to ensure that the character of rural and other residential development is preserved.

## **ANALYSIS**

The key word in both the State and County code on the RNP is preservation. The preservation element must be included in the policies for Rural Low Residential. The County code introduces “rural character” as an element in Rural Low Residential and provides the distinguishing characteristic between the RNP and large lot developments. The two terms, “preserve” and “rural character”, taken together mean RNP neighborhoods must be developed/protected.

A developed/protected neighborhood is a concept currently used by master planned communities and HOAs to maintain the neighborhood character and prevent parcel removal. The difference between large lot and RNPs is who drives the neighborhood development/protection. The County is required to develop/preserve the RNP while private developers or HOAs develop/preserve the master planned community and other neighborhoods.

## **RURAL CHARACTER**

The verbiage below defines rural character that should be developed into a goals, policies and code. These were developed by examining how other government bodies in the valley approach the development/protection of Rural Low Residential uses.

## Enterprise TAB RURAL LOW RESIDENTIAL RECOMMENDATIONS (RNP-1)

As of September 23, 2020.

RNP neighborhood is defined by some or all of the characteristics below:

- Populated by residents with common interests in more open space lifestyles than experienced in suburban/urban neighborhoods. Homes front on local streets or 4 house cul-de-sacs.
- Custom built homes.
- No mandatory conditions, covenants, and restrictions (CC&Rs) or homeowners' associations
- Suitable for raising or keeping animals non-commercially and/or riding horses in a rural residential setting.
- Trail access to county trail system or internal trail systems.
- Residential net lot size large enough to park boats, horse trailers, and other recreational vehicles behind the front setback line and with enough rear yard area to construct accessory buildings.
- Residential densities low enough to provide greater setbacks between neighboring dwellings than typically found in suburban\urbanized areas.
- Modified pavement sections and few public streetlights and sidewalks.
- Less light pollution from fewer residential nighttime activities and reduced house lighting in general.

The characteristics are essential to describe RNPs within the Rural Low Residential land use category. The RNP characteristics must be included in the description for the Rural Low Residential land use category.

### **SUGGESTED GOAL, POLICIES and CODE:**

Given the information above the following goal and policies are suggested:

**Rural Low Residential**                      Goal adopted by BCC

Rural Neighborhood Residential to provide for large lot residential uses with two distinct land uses, large lot homes and the Rural Neighborhood Preservation (RNP).

### **Additional Estate Residential Policies:**

- Rural Neighborhood Residential uses should be developed to two units or less per acre.
- RNP should be developed to and maintain rural characteristics.
- Development within or abutting RNP overlay uses should preserve the RNP rural character and limit any impacts of non-residential development.
- Develop/preserve existing Rural Neighborhood Preservation Overlay Districts by discouraging reclassification of viable neighborhood areas for other uses.
- Provide the opportunity for RNP in areas to conform with the NRS and Clark County criteria for "Rural Preservation Neighborhood".

### **Code Changes and Additions**

## Enterprise TAB RURAL LOW RESIDENTIAL RECOMMENDATIONS (RNP-1)

As of September 23, 2020.

- Establish the RNP as a zone district.
- Define the RNP characteristics

Change the following to Title 30.48.170 Purpose.

- The Rural Neighborhood Preservation Overlay District, hereinafter referred to as RNP, is established to ensure that the character of rural and ~~other residential~~ development is preserved.
- RNP neighborhood is defined by some or all of the characteristics below:
  - Populated by residents with common interests in more open space lifestyles than experienced in suburban/urban neighborhoods. Homes front on local streets or 4 house cul-de-sacs.
  - Custom built homes.
  - No mandatory conditions, covenants, and restrictions (CC&Rs) or homeowners' associations
  - Suitable for raising or keeping animals non-commercially and/or riding horses in a rural residential setting.
  - Trail access to county trail system or internal trail systems.
  - Residential net lot size large enough to park boats, horse trailers, and other recreational vehicles behind the front setback line and with enough rear yard area to construct accessory buildings.
  - Residential densities low enough to provide greater setbacks between neighboring dwellings than typically found in suburban/urbanized areas.
  - Modified pavement sections and few public streetlights and sidewalks.
  - Less light pollution from fewer residential nighttime activities and reduced house lighting in general.

Change the following to 30.48.190 STANDARDS

- b. Adequate buffer areas, screening, and an orderly and efficient transition of land uses, as determined by the Board, shall be provided between the RNP and a development with a higher density or intensity of use.
- c. New residential developments abutting existing RNP shall be transition at appropriate densities (lot sizes of 10,000 square feet or greater) and be of similar height. Significantly smaller lot sizes should be located beyond any appropriate transition areas.
- d. Local roads adjacent to the RNP-1 shall be developed to rural road standards.

Frank Kapriva  
Chair, Enterprise Town Advisory Board

