



ENTERPRISE TOWN ADVISORY BOARD

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

October 11, 2023
6:00pm

AGENDA

Note:

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

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

Barris Kaiser, Vice Chair
Chris Caluya

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

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

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

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

- III. Approval of Minutes for September 27, 2023. (For possible action)
- IV. Approval of the Agenda for October 11, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **VS-23-0506-MARUNDE BRISTOL:**
VACATE AND ABANDON easement of interest to Clark County located between Rancho Destino Road and Gilespie Street, and between Mesa Verde Lane and Robindale Road within Enterprise (description on file). MN/mh/syp (For possible action) **10/17/23 PC**
 - 2. **WS-23-0573-OCHOA SERGIO R & LETICIA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setback reduction; and **2)** eliminate building separation in conjunction with a single family residence on 0.1 acres in an R-2 (Mid-Intensity Residential) Zone. Generally located on the south side of Silver Bough Court, 160 feet west of Silver Pebble Street within Enterprise. MN/jud/syp (For possible action) **10/17/23 PC**
 - 3. **UC-23-0600-REAL EQUITIES, LLC:**
USE PERMIT for a service bar in conjunction with an existing hookah lounge in a shopping center on a portion of 28.7 acres in a H-1 (Limited Resort and Apartment) Zone. Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/mh/syp (For possible action) **11/07/23 PC**
 - 4. **UC-23-0628-TOSCANA FAMILY LP:**
USE PERMIT for a major training facility within a portion of existing industrial complex on 0.3 acres in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone. Generally located on the south side of Sunset Road, 350 feet west of Arville Street within Enterprise. MN/tpd/syp (For possible action) **11/07/23 PC**
 - 5. **UC-23-0647-VAN ZANT HOLDINGS TRUST & FASTOW BRIAN M TRS:**
USE PERMITS for the following: **1)** allow an accessory structure (storage building) that is not architecturally compatible with the existing principal dwelling; **2)** allow an accessory structure larger than one half the footprint of the principal dwelling; **3)** increase the cumulative area of all accessory structures to exceed the footprint of the principal dwelling; and **4)** waive design standards.
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between buildings in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 300 feet north of Mesa Verde Lane on the east side of La Cienega Street within Enterprise. MN/mh/syp (For possible action) **11/07/23 PC**

6. **VS-23-0452-GAUGHAN SOUTH LLC:**
VACATE AND ABANDON easements of interest to Clark County and right-of-way located between I-15 and Las Vegas Boulevard South, and between Silverado Ranch Boulevard and Le Baron Avenue within Enterprise (description on file). MN/jgh/syp (For possible action) 11/07/23 PC 11/07/23 PC

7. **WS-23-0525-KELLIE AND MICHAEL NESTO:**
WAIVER OF DEVELOPMENT STANDARDS for reduced accessory structure side setback on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Buffalo Drive, 200 feet south of Ford Avenue within Enterprise. JJ/bb/syp (For possible action) 11/07/23 PC

8. **WS-23-0603-ZMU REVOCABLE LIVING TRUST & MALIK UMER ZAHID & IQRA TRS:**
WAIVER OF DEVELOPMENT STANDARDS for increased residential driveway width. **DESIGN REVIEW** for single family residential models for a previously approved single family residential development on 9.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Pebble Road, 570 feet west of Rosanna Street within Enterprise. JJ/jud/syp (For possible action) 11/07/23 PC

9. **PA-23-700028-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on a 3.9 acre portion of a 5.6 acre site. Generally located on the northwest corner of Silverado Ranch Boulevard and Valley View Boulevard within Enterprise. JJ/gc (For possible action) 11/07/23 PC

10. **ZC-23-0610-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify a 3.9 acre portion of 5.6 acres from an R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) reduced separation from a convenience store to a residential use; 2) reduced separation from a car wash to a residential use; and 3) reduced separation from a tavern to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio adjacent to single family residential use; 2) allow alternative landscaping/screening adjacent to single family residential use; 3) allow a talk box to face future residential development; and 4) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) shopping center with a tavern, retail, convenience store, gasoline station, vehicle wash, and restaurants with drive-thru; and 2) finished grade. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk/syp (For possible action) 11/07/23 PC

11. **PA-23-700029-LV SILVERADO SCHUSTER, LLC; ET AL:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 12.8 acres. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise. JJ/gc (For possible action) 11/07/23 PC

12. **ZC-23-0611-LV SILVERADO SCHUSTER, LLC:**
ZONE CHANGE to reclassify 12.8 acres from an R-E (Rural Estates Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio adjacent to single family residential use; 2) reduce the setback for garage openings to a drive aisle; and 3) allow alternative landscaping/screening adjacent to single family residential use.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade. Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk/syp (For possible action) 11/07/23 PC
13. **VS-23-0612-LV SILVERADO SCHUSTER LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Hinson Street (alignment), and between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of a right-of-way being Schuster Street located between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of right-of-way being Gary Avenue located Valley View Boulevard and Hinson Street (alignment); and a portion of right-of-way being Silverado Ranch Boulevard located between Valley View Boulevard and Hinson Street (alignment); and a portion of right-of-way being Valley View Boulevard located between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of right-of-way being Hinson Street (alignment) located between Silverado Ranch Boulevard and Gary Avenue (alignment) within Enterprise (description on file). JJ/rk/syp (For possible action) 11/07/23 PC
14. **AR-23-400125 (WS-21-0525)-LMG LAS VEGAS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS APPLICATION FOR REVIEW for landscaping in conjunction with an existing distribution facility and outside storage yard on 4.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise. MN/rp/syp (For possible action) 11/08/23 BCC
15. **ET-23-400126 (VS-21-0124)-PN II, INC.:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road within Enterprise (description on file). MN/nai/syp (For possible action) 11/08/23 BCC
16. **ET-23-400127 (VS-19-0145)-PN II, INC.:**
VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road, and a portion of right-of-way being Chartan Avenue located between Placid Street and Bermuda Road within Enterprise (description on file). MN/rp/syp (For possible action) 11/08/23 BCC

17. **ET-23-400134 (UC-18-0874)-CLAYTON PLAZA, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) convenience store; 2) gasoline station; 3) reduce the separation from a proposed convenience store to a residential use; and 4) reduce the separation from a proposed gasoline station to a residential use.
DESIGN REVIEW for a convenience store and gasoline station on a portion of 3.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Windmill Lane and the west side of Buffalo Drive within Enterprise. JJ/tpd/syp (For possible action) 11/08/23 BCC
18. **UC-23-0631-BUDGET RENT A CAR SOUTHERN CA:**
USE PERMIT for a monorail on approximately 11.2 acres in an M-1 (Light Manufacturing) Zone and a C-2 (General Commercial) (AE-70, AE-65, & AE-60) Zone. Generally located between Desert Inn Road and Warm Springs Road, and between Maryland Parkway and Valley View Boulevard within Paradise and Enterprise. MN/JG/JJ/bb/syp (For possible action) 11/08/23 BCC
19. **VS-23-0621-ROMAN CATHOLIC BISHOP LAS VEGAS:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Mohawk Street and between Agate Avenue and Serene Avenue (alignment) and a portion of right-of-way being Lindell Road located between Agate Avenue and Serene Avenue (alignment) within Enterprise (description on file). JJ/jor/syp (For possible action) 11/08/23 BCC
20. **WS-23-0620-ROMAN CATHOLIC BISHOP LAS VEGAS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) retaining wall height; and 2) eliminate sidewalks and reduce street landscaping; and 3) eliminate sidewalk and street landscaping.
DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade on 9.8 acres in an R-E (RNP-I) Zone. Generally located on the north and south side of Oleta Avenue, the west side of Mohawk Street, and east side of Lindell Road within Enterprise. JJ/jor/syp (For possible action) 11/08/23 BCC
21. **TM-23-500128-ROMAN CATHOLIC BISHOP LAS VEGAS:**
TENTATIVE MAP consisting of 16 single family residential lots on 9.8 acres in an R-E (RNP-I) Zone. Generally located on the north and south sides of Oleta Avenue, the west side of Mohawk Street, and east side of Lindell Road within Enterprise. JJ/jor/syp (For possible action) 11/08/23 BCC
22. **WC-23-400136 (ZC-1254-06)-MTL TRUST:**
WAIVER OF CONDITIONS of a zone change requiring the following: 1) right-of-way dedication to include 30 feet for Mann Street and associated spandrels; and 2) construct full off-site improvements in conjunction with a towing services yard with ancillary building on 4.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Oleta Avenue, 328 feet east of Torrey Pines Drive within Enterprise. JJ/sd/syp (For possible action) 11/08/23 BCC
23. **VS-23-0598-MTL TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Oleta Avenue, and between Mann Street and Torrey Pines Drive and a portion of right-of-way being Mann Street located between Oleta Avenue and Blue Diamond Road within Enterprise (description on file). JJ/sd/syp (For possible action) 11/08/23 BCC

24. **WS-23-0597-MTL TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) eliminate street landscaping and detached sidewalk; and 3) not construct a commercial driveway.
DESIGN REVIEW for a towing services yard with an ancillary office and storage building on 4.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Oleta Avenue, 328 feet east of Torrey Pines Drive within Enterprise. JJ/sd/syp (For possible action) 11/08/23 BCC

25. **WS-23-0606-SOUTHERN HILLS MEDICAL CENTER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow roof signs.
DESIGN REVIEWS for the following: 1) lighting; and 2) signage for a previously approved emergency medical care facility on a portion of an approved shopping center on 4.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road and the west side of El Capitan Way within Enterprise. JJ/lm/syp (For possible action) 11/08/23 BCC

26. **WS-23-0638-CFT LANDS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height, and 2) alternative landscaping.
DESIGN REVIEW for finished grade in conjunction with a previously approved residential subdivision on 9.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southwest corner of Pyle Avenue and Polaris Avenue within Enterprise. JJ/jud/syp (For possible action) 11/08/23 BCC

27. **ZC-23-0625-DIAMOND WINDMILL, LLC:**
ZONE CHANGE to reclassify a 0.6 acre portion of 1.0 acre from a C-P (Office and Professional) Zone to a C-1 (Local Business) Zone. Generally located on the southwest corner of Windmill Lane and Gilespeie Street within Enterprise. MN/sd/syp (For possible action) 11/08/23 BCC

28. **ZC-23-0639-SAMERTHAI, RANEE & GONZALES, TANYA SAMERTHAI:**
ZONE CHANGE to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.
USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow service bay doors to face a street; 2) increase wall height; and 3) reduce driveway throat depth.
DESIGN REVIEWS for the following: 1) a vehicle wash; and 2) finished grade. Generally located on the southeast corner of Wigwam Avenue and Arville Street within Enterprise (description on file). JJ/al/syp (For possible action) 11/08/23 BCC

29. **VS-23-0640-SAMERTHAI, RANEE & GONZALES, TANYA SAMERTHAI:**
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Schirlls Street (alignment), and between Wigwam Avenue and Cougar Avenue within Enterprise (description on file). JJ/al/syp (For possible action) 11/08/23 BCC

VII. General Business

1. Review and finalize next year's budget request(s) and take public input regarding the budget request(s). (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 discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: November 1, 2023.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Windmill Library – 7060 W. Windmill Lane



Enterprise Town Advisory Board

September 27, 2023

MINUTES

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

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

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

Mark Donohue, Michael Huling Current Planning

II. Public Comment

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

- None

III. Approval of Minutes for September 13, 2023 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for September 13, 2023.

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

IV. Approval of Agenda for September 27, 2023 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended

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

V. Informational Items

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

- **GET CONNECTED TO DISCOUNTED HOME INTERNET**

The Affordable Connectivity-Program (ACP) is a federal government program that provides a benefit of up to \$30 per month toward home internet services, making Certain plans FREE!

Saturday, October 7, 2023, 9:30am - 2:30pm

UNLV Student Union, Room 208

4505 S Maryland Parkway

NEED HELP GETTING STARTED?

- **NATIONAL NIGHT OUT**

October 3 rd, 2023, @ 5:00 pm 8:00 pm

Town Square Las Vegas

6605 S. Las Vegas, Blvd 89119

FOOD – ACTIVIES – MUSIC – RESORUCES

VI. Planning & Zoning

1. **SC-23-0375-SOUTHERN HIGHLANDS INVEST PTNRS:**

STREET NAME CHANGE to change the name of Clearview Ridge Road to Clearview Summit Drive between Olympia Ridge Drive and Clearview Summit Drive in Southern Highlands Master Planned Community. Generally located on the south side of Olympia Ridge Drive and the north side of Clearview Summit Drive within Enterprise. JJ/lm/syp (For possible action) 10/03/23 PC

Motion by David Chestnut

Action: **DENY**

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

2. **UC-23-0540-GOMER ROAD 6670, LLC:**

USE PERMIT to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping and detached sidewalk; 2) security fence setback; 3) full off-site improvements; 4) unscreened mechanical equipment; and 5) access gate setback.

DESIGN REVIEW for cannabis establishment (cultivation) on 2.7 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Gomer Road, 775 feet east of Redwood Street within Enterprise. JJ/bb/syp (For possible action) 10/04/23 BCC

Motion by Barris Kaiser

Action: **DENY**

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

3. **ZC-23-0548-LV BARBARA, LLC:**
ZONE CHANGE to reclassify 9.0 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) allow non-standard improvements (landscaping) within a right-of-way.
DESIGN REVIEWS for the following: 1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the northwest corner of Las Vegas Boulevard South and Barbara Lane (alignment) within Enterprise (description on file). MN/al/syp (For possible action) 10/04/23 BCC

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning conditions:

- Design review as a public hearing for lighting and signage
- Replace palm trees on plans

Per staff conditions

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

4. **ZC-23-0550-LV BARBARA, LLC:**
ZONE CHANGE to reclassify 9.3 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a multiple family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) allow non-standard improvements (landscaping) within a right-of-way.
DESIGN REVIEWS for the following: 1) a multiple family residential development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the southwest corner of Las Vegas Boulevard South and Barbara Lane (alignment) within Enterprise (description on file). MN/al/syp (For possible action) 10/04/23 BCC

Motion by David Chestnut

Action: **APPROVE**

ADD Comprehensive Planning conditions:

- Design review as a public hearing for lighting and signage
- Replace palm trees on plans

Per staff conditions

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

5. **VS-23-0551-LV BARBARA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Barbara Lane (alignment) and Desert Palm Drive (alignment), and between Parvin Street (alignment) and Las Vegas Boulevard South; and portions of rights-of-way being Barbara Lane located between Las Vegas Boulevard South and Parvin Street (alignment), and Gabriel Street located between Barbara Lane (alignment) and Desert Palm Drive (alignment) within Enterprise (description on file). MN/al/syp (For possible action) 10/04/23 BCC

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

6. **ET-23-400122 (VS-20-0367)-BULL RUSH, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Cameron Street and Decatur Boulevard within Enterprise (description on file). JJ/rp/syp (For possible action) 10/17/23 PC

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

7. **PA-23-700026-JJJ LIVING TRUST, ET AL:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/gc (For possible action) 10/17/23 PC

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

8. **ZC-23-0565-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. (description on file). JJ/rr/syp (For possible action) 10/17/23 PC

Motion by Justin Maffett
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

9. **VS-23-0566-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Rainbow Boulevard, and between Pebble Road and Torino Avenue within Enterprise (description on file). JJ/rr/syp (For possible action) 10/17/23 PC

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

10. **UC-23-0564-LAMBSON LYMAN E & MELISSA:**
USE PERMIT to allow a second casita in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Twin Rock Court and the west side of Cimarron Road within Enterprise. JJ/mh/syp (For possible action) 10/17/23 PC

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

11. **UC-23-0589-RICHMOND LIMITED PARTNERSHIP:**
USE PERMIT to reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use in conjunction with a proposed restaurant on 7.2 acres in a C-2 (General Commercial) Zone. Generally located on the southwest side of Maryland Parkway and the northwest side of St. Rose Parkway within Enterprise. MN/tpd/syp (For possible action) **10/17/23 PC**

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

12. **VS-23-0506-MARUNDE BRISTOL:**
VACATE AND ABANDON easement of interest to Clark County located between Rancho Destino Road and Gilespie Street, and between Mesa Verde Lane and Robindale Road within Enterprise (description on file). MN/mh/syp (For possible action)

Motion by Justin Maffett
Action: **REQUEST** application be returned to the Enterprise TAB on 11 October due to applicant no show.
Motion **PASSED** (5-0) /Unanimous

13. **VS-23-0588-SC CACTUS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Erie Avenue, and between I 15 and Las Vegas Boulevard South within Enterprise (description on file). MN/lm/syp (For possible action) **10/17/23 PC**

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

14. **WS-23-0508-SC CACTUS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping, including the detached sidewalks, in conjunction with a minor subdivision on 124.8 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Cactus Avenue within Enterprise. MN/lm/syp (For possible action) **10/17/23 PC**

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

15. **VS-23-0595-PEBBLE RD PROPERTY TRUST:**
VACATE AND ABANDON a portion of a right-of-way being Schirlls Street located between Torino Avenue and Pebble Road within Enterprise (description on file). JJ/jgh/syp (For possible action) **10/17/23 PC**

Motion by Barris Kaiser
Action: **APPROVE** per staff if approved conditions
Motion **PASSED** (3-2) /Nay -Chestnut, Nay -Shah

16. **WS-23-0558-MILLER BRIAN L & DAGMARA K:**
WAIVER OF DEVELOPMENT STANDARDS for a reduced setback in conjunction with an addition to a single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Claystone Hill Court, approximately 130 feet south of Shelbourne Avenue (alignment) within Enterprise. JJ/tpd/syp (For possible action) 10/17/23 PC

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

17. **UC-23-0562-AFFILIATE INVESTMENTS, LLC:**
USE PERMIT for a restaurant as a principal use.
WAIVER OF DEVELOPMENT STANDARDS to deviate from design standards per Table 30.56-2 for a restaurant with drive-thru.
DESIGN REVIEW for a restaurant with drive-thru on a portion of 4.3 acres in an M-D (Design Manufacturing) Zone. Generally located on the north side of Blue Diamond Road and the west side of Edmond Street within Enterprise. JJ/sd/syp (For possible action) 10/18/23 BCC

Motion by Justin Maffett
Action: **APPROVE**
ADD Comprehensive Planning conditions:
• Design review as a public hearing for signage
Per staff conditions
Motion **PASSED** (5-0) /Unanimous

18. **VS-23-0405-RRFT COMBINED ASSET, LLC-RAINBOW SERIES:**
VACATE AND ABANDON easements of interest to Clark County located between Mountains Edge Parkway and Le Baron Avenue (alignment), and between Rainbow Boulevard and Redwood Street (alignment), and a portion of right-of-way being Rainbow Boulevard located between Mountains Edge Parkway and Le Baron Avenue (alignment) within Enterprise (description on file). JJ/hw/syp (For possible action) 10/18/23 BCC

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

19. **WS-23-0404-RRFT COMBINED ASSET, LLC-RAINBOW SERIES:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall/fence height; 2) gate setback; and 3) eliminate the pedestrian walkway.
DESIGN REVIEWS for the following: 1) finished grade; and 2) a proposed mini-warehouse facility on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard, 330 feet north of Mountains Edge Parkway within Enterprise. JJ/hw/syp (For possible action) 10/18/23 BCC

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning conditions:
• Design review as a public hearing for lighting and signage
Per staff conditions
Motion **PASSED** (5-0) /Unanimous

20. **VS-23-0567-DEAN MARTIN DRIVE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Robindale Road, and between Dean Martin Drive and Procyon Street, a portion of right-of-way being Maulding Avenue and Robindale Road located between Dean Martin Drive and Procyon Street, and a portion of right-of-way being Polaris Avenue located between Eldorado Lane and Robindale Road within Enterprise (description on file). MN/jud/syp (For possible action) 10/18/23 BCC

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

21. **VS-23-0568-USA:**
VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and Le Baron Avenue (alignment), and between Valley View Boulevard and Dean Martin Drive within Enterprise (description on file). JJ/rk/syp (For possible action) 10/18/23 BCC

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

22. **UC-23-0560-USA:**
USE PERMIT for a public facility (Department of Motor Vehicles service center).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) alternative screening requirements; 3) alternative landscaping adjacent to a less intensive use; 4) alternative driveway geometrics; 5) allow non-standard improvements in right-of-way; 6) reduce street width; and 7) waive street dedication.
DESIGN REVIEWS for the following: 1) for a proposed Department of Motor Vehicles (DMV) service center; 2) alternative parking lot landscaping; and 3) finished grade on 20.0 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east side of Valley View Boulevard within Enterprise. JJ/rk/syp (For possible action) 10/18/23 BCC

Motion by David Chestnut
Action: **APPROVE:** Use Permit for the motor vehicle portion only
APPROVE: Waivers of Development Standards #s 1, 3,4, 5, and 7
DENY: Waivers of Development Standards #s 2 and 6
APPROVE: Design Review #1 for the motor vehicle portion only
APPROVE: Design Reviews # 2 and 3
Per staff conditions
Motion **FAILED** (2-3) / Caluya – Nay, Kaiser – Nay, Maffett – Nay

Motion by David Chestnut
Action: **NO RECOMENDATION**
Motion **PASSED** (5-0) /Unanimous

23. **WS-23-0533-BLUE DIAMOND M-E, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for increased retaining wall height.
DESIGN REVIEWS for the following: 1) restaurant with drive-thru; and 2) finished grade on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Blue Diamond Road between Cimarron Road and Buffalo Drive within Enterprise. JJ/sd/syp (For possible action) 10/18/23 BCC

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

24. **ZC-23-0571-I15 MOUNTAIN, LLC:**
ZONE CHANGE to reclassify 49.9 acres from an R-E (Rural Estates Residential) and an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) and an M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified driveway design; 2) waive street dedication; and 3) retaining wall height.
DESIGN REVIEWS for the following: 1) office/warehouses and distribution centers; and 2) finished grade. Generally located on the south side of Serene Avenue and the east side of Decatur Boulevard within Enterprise (description on file). JJ/bb/syp (For possible action) 10/18/23 BCC

Motion by David Chestnut
Action: **APPROVE**
ADD Comprehensive Planning conditions:

- Design review as a public hearing for lighting and signage
- Replace palm trees on plans
- No entry/exits on Serene Ave
- 30-foot landscape buffer adjacent to Serene Ave
- 36-inch box trees adjacent to Serene Ave

Per staff conditions
Motion **PASSED** (5-0) /Unanimous

25. **VS-23-0572-I15 MOUNTAIN, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Silverado Ranch Boulevard, and between Decatur Boulevard and Arville Street; a portion of a right-of-way being Meranto Avenue located between Decatur Boulevard and Arville Street; a portion of a right-of-way being Ullom Drive located between Gary Avenue and Richmar Avenue; a portion of a right-of-way being Decatur Boulevard located between Richmar Avenue and Serene Avenue; a portion of right-of-way being Serene Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Gary Avenue between Decatur Boulevard and Arville Street; and a portion of right-of-way being Richmar Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/bb/syp (For possible action) 10/18/23 BCC

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

26. **TM-23-500121-I15 MOUNTAIN, LLC:**
TENTATIVE MAP consisting of 1 industrial lot on 49.9 acres in an M-D (Designed Manufacturing) and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Serene Avenue and the east side of Decatur Boulevard within Enterprise. JJ/bb/syp (For possible action) **10/18/23 BCC**

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

VII. General Business:

1. Nominate a representative and alternate for the Community Development Advisory Committee (CDAC). (For possible action).
Motion by David Chestnut
Action: **APPROVE**: Peter Sarles as primary Enterprise TAB representative to CDAC
APPROVE: Justin Maffett as alternate Enterprise TAB representative to CDAC
Motion **PASSED** (5-0) /Unanimous
2. Take public input and finalize request for the next fiscal year budget. (For possible action)
The TAB considered:
 - The TAB reviewed submitted changes
 - Discussed priority order for requested items
 - The fiscal year budget will be finalized at the 11 October meeting

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be October 11, 2023 at 6:00 p.m. at the Windmill Library.

X. Adjournment:

Motion by Justin Maffett
Action: **ADJOURN** meeting at 9:50 p.m.
Motion **PASSED** (5-0) /Unanimous

10/17/23 PC AGENDA SHEET

EASEMENT
(TITLE 30)

RANCHO DESTINO RD/MESA VERDE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0506-MARUNDE BRISTOL:

VACATE AND ABANDON easement of interest to Clark County located between Rancho Destino Road and Gilespie Street, and between Mesa Verde Lane and Robindale Road within Enterprise (description on file). MN/mh/syp (For possible action)

RELATED INFORMATION:

APN:

177-09-303-031

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 33 foot wide patent easement located along the east property line of the site. The applicant states that the vacation of the patent easement is necessary for the addition of an accessory structure on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400101 (UC-21-0329)	First extension of time for an accessory building exceeding half the footprint of the principal dwelling	Approved by PC	September 2023
UC-21-0329	Accessory building exceeding half the footprint of the principal dwelling	Approved by PC	August 2021
ZC-1026-05	Reclassified approximately 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRISTOL MARUNDE

CONTACT: BRISTOL MARUNDE, 156 E. MESA VERDE LN, LAS VEGAS, NV 89123



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

1A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>V5-23-0506</u>	DATE FILED: <u>08/02/2023</u>
		PLANNER ASSIGNED: <u>DD</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u>10-17-23</u> BCC MEETING DATE: _____ FEE: <u>\$875</u>	TAB/CAC DATE: <u>9-27-23</u>

PROPERTY OWNER	NAME: <u>Bristol Marunde</u>
	ADDRESS: <u>156 E Mesa Verde Lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>253-682-8726</u> CELL: <u>253-682-8726</u>
	E-MAIL: <u>Bristolmarunde@gmail.com</u>

APPLICANT	NAME: <u>Bristol Marunde</u>
	ADDRESS: <u>156 E Mesa Verde Lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>253-682-8726</u> CELL: <u>253-682-8726</u>
	E-MAIL: <u>Bristolmarunde@gmail.com</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Bristol Marunde</u>
	ADDRESS: <u>156 E Mesa Verde Lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u>
	TELEPHONE: <u>253-682-8726</u> CELL: <u>253-682-8726</u>
	E-MAIL: <u>Bristolmarunde@gmail.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-09-303-031

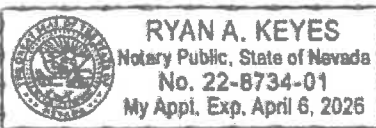
PROPERTY ADDRESS and/or CROSS STREETS: 156 E Mesa Verde Lane Las Vegas NV 89123
Rancho Destino and Mesa Verde

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

[Signature] Property Owner (Signature)*
Bristol Marunde Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 01/18/2023 (DATE)
 By Ryan A. Keyes
 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.

DEPARTMENT OF COMPREHENSIVE PLANNING
500 S. GRAND CENTRAL PKWY
LAS VEGAS, NV 89155
(702) 455-0000

V5-23-0506

JUSTIFICATION LETTER

I AM BUILDING A GARAGE 50'X100' ON THE EAST SIDE OF
156 E. MESA VERDE LN. I NEED THE EASEMENT VACATED
BECAUSE FURTHER LAND USE WILL BE REQUIRED TO ALTER
THE SETBACK OF THE ACCESSORY BUILDING.

REGARDS,

A handwritten signature in black ink, appearing to read 'Bristol Marunde', with a large, stylized initial 'B' and a long horizontal flourish extending to the right.

BRISTOL MARUNDE

PLANNER
COPY

10/17/23 PC AGENDA SHEET

SINGLE FAMILY RESIDENCE
(TITLE 30)

SILVER BOUGH CT/SILVER PEBBLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0573-OCHOA SERGIO R & LETICIA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setback reduction; and 2) eliminate building separation in conjunction with a single family residence on 0.1 acres in an R-2 (Mid-Intensity Residential) Zone.

Generally located on the south side of Silver Bough Court, 160 feet west of Silver Pebble Street within Enterprise. MN/jud/syp (For possible action)

RELATED INFORMATION:

APN:

177-26-510-122

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear setback to 7 feet where 15 feet is required per Table 30.40-2 (a 47% reduction).
2. Eliminate building separation where 6 feet is required per Table 30.40-2 (a 100% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1857 Silver Bough Court
- Site Acreage: 0.1
- Project Type: Single family residential addition
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 128 proposed addition & 120 existing gazebo

Site Plans

The plans show a 1,811 square foot single family residence that includes a permitted addition of 180 square feet and a permitted 290 square foot attached patio cover in the rear of the residence. The proposed 128 square foot addition will be internally connected to the residence and is

located in the rear of the site, 7 feet from the rear property line where 15 feet is required. Also on the south side of the property is an existing 120 square foot gazebo, 5 feet from the east property line. However, the gazebo does not meet the required 6 foot separation requirement between buildings from the existing patio cover.

Landscaping

No existing landscaping will be eliminated, and no new landscaping has been proposed.

Elevations

The plans depict a 128 square foot addition, which will be the new bathroom and closet for the previously approved addition completed in 2019 (BD18-28247). The subject addition is 15 feet in height and the exterior materials and colors will match the existing residential structure with stucco and red tile roof. The gazebo structure is wooden and 10.5 feet in height.

Floor Plans

The plans depict an addition for a 128 square foot bathroom and closet. A window is located on the east elevation and access to the addition will only be from the inside of the existing addition.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states this proposed addition is to house his father who is not able to go up the stairs. There is another addition that was completed in 2019, the proposed addition will be internally connected to the previously constructed addition.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Mid-Intensity Suburban Neighborhood	R-2	Developed single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds the proposed addition will be similar in color and exterior materials to the existing residence. The overall rear setback intrusion is less than half the width of the existing building and the proposed height is consistent with the height of the previously approved addition.

Further, staff finds the elimination of the building separation between the patio and the gazebo would not be detrimental to the aesthetics of the property and should not negatively impact the adjacent neighbors. Therefore, staff can support this application.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 1 year to complete the building permit and inspection process, if required for the existing gazebo, with any extension of time to be a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SERGIO OCHOA

CONTACT: SERGIO OCHOA, 1857 SILVER BOUGH CT, LAS VEGAS, NV 89183

11/07/23 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

LAS VEGAS BLVD S/SERENE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0600-REAL EQUITIES, LLC:

USE PERMIT for a service bar in conjunction with an existing hookah lounge in a shopping center on a portion of 28.7 acres in a H-1 (Limited Resort and Apartment) Zone.

Generally located on the northwest corner of Serene Avenue and Las Vegas Boulevard South within Enterprise. MN/mh/syp (For possible action)

RELATED INFORMATION:

APN:
177-20-602-009 ptn

LAND USE PLAN:
ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description
General Summary

- Site Address: 9175 Las Vegas Boulevard South, Suite 100-E
- Site Acreage: 28.7 (portion)
- Project Type: Hookah lounge
- Number of Stories: 1
- Square Feet: 2,870 (lease)
- Parking Required/Provided: 952/1,226 (overall complex)

Site Plan

The site is the Vegas Pointe Plaza Shopping Center (formally the Factory Stores of America and the Las Vegas Outlet Stores), which was constructed in 1992. The center consists of 2 buildings that are divided into lease spaces and anchor stores, which are located along the north, west, and south sides of the site. Parking for the shopping center is located in the center of the parcel between the buildings, and access to the shopping center is provided from Las Vegas Boulevard South and Serene Avenue. The proposed service bar is in conjunction with a previously approved hookah lounge (UC-22-0236) and is located within an in-line retail building located at the southeast corner of the shopping center.

Landscaping

There is existing landscaping along the exterior of the shopping center, as well as some parking lot landscaping. There are no proposed or required modifications to the existing landscaping.

Elevations

The photos show an existing 1 story building, painted in earth tone colors, with a flat roof behind parapet walls at varying heights on the east and north facing sides.

Floor Plans

The proposed service bar will be added to the existing hookah lounge, which occupies 1 lease space (total of 2,870 square feet) within the shopping center. The plan depicts seating areas, service areas, a bar, office, storage areas, kitchen, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the addition of the service bar to the existing hookah lounge will be a conforming use on the property. The applicant adds that the site has sufficient landscaping and parking, and that the service bar expansion will allow the business to employ 3 additional employees.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0236	Hookah lounge	Approved by PC	June 2022
UC-21-0404	Supper club	Approved by PC	September 2021
UC-21-0196	Billiard hall & service bar	Approved by PC	June 2021
UC-19-0082	Banquet facility	Approved by PC	March 2019
UC-18-0073	Minor training facility (piano, martial arts, guitar, voice lessons, and after school programs)	Approved by PC	March 2018
UC-0412-17	Daycare facility	Approved by PC	July 2017
UC-0148-14	Place of worship	Approved by PC	May 2014
UC-0062-14	Daycare facility - expired	Approved by PC	March 2014
UC-0475-13	Reduced the separation of a tavern from a residential use	Approved by PC	October 2013

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0488-12	Secondhand sales (clothing)	Approved by PC	October 2012
UC-0355-11	Swap meet, farmer's market, and recreational facility with wall signs	Approved by PC	September 2011
UC-0009-11	Place of worship	Approved by PC	March 2011
UC-0332-10	Banquet facility	Approved by PC	September 2010
UC-0929-08	Massage establishment	Approved by PC	November 2008
UC-0849-08	Reduced the separation of a supper club from a residential use - expired	Approved by PC	October 2008
UC-0364-07	Tavern - expired	Approved by PC	May 2007
UC-0962-05	Daycare facility - expired	Approved by PC	August 2005
ZC-0036-04	Reclassified the property from C-2 to H-1 zoning for an existing shopping center	Approved by BCC	February 2004
UC-0497-99	Daycare facility - expired	Approved by PC	May 1999
ZC-154-90	Reclassified the property from R-E & H-1 to C-C zoning for a shopping center	Approved by BCC	October 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Emerald Suites Condominiums
South	Entertainment Mixed-Use & Open Lands	H-1	Boca Raton Resort Condominiums & undeveloped
East	Entertainment Mixed-Use	H-1	Manhattan Residential Condominiums, undeveloped, & Lee's Discount Liquor Store
West	Entertainment Mixed-Use	R-3 & R-4	Apartments

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The existing shopping center includes a variety of commercial uses, and staff does not anticipate any negative impacts from the proposed service bar being added to the existing hookah lounge. Abundant parking is available to accommodate the additional use, and the nearest residential property is over 200 feet to the east of the hookah lounge location and on the other side of Las Vegas Boulevard South. The residential use located on the south side of Serene Avenue is over 300 feet from the wall of the subject lease space. As a result, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: EHAB MOUSTAFA

CONTACT: EHAB MOUSTAFA, 9175 S. LAS VEGAS BLVD, SUITE E-100, LAS VEGAS,
NV 89123

DRAFT



LAND USE APPLICATION 3A

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

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0600</u> DATE FILED: <u>8/24/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10/11/23</u> PC MEETING DATE: <u>11/07/23</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Real Equities LLC</u> ADDRESS: <u>14039 Sherman way #201</u> CITY: <u>Van Nuys</u> STATE: <u>CA</u> ZIP: <u>91405</u> TELEPHONE: <u>818-901-8800</u> CELL: <u>818-9-430-5477</u> E-MAIL: <u>Wcico@yahoo.com</u>
	APPLICANT NAME: <u>Inhale Hookah Lounge</u> ADDRESS: <u>9175 S Las Vegas Blvd # 100E</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-724-6687</u> CELL: <u>702-724-6687</u> E-MAIL: <u>Emous2020@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Ehab Moustafa</u> ADDRESS: <u>10452 Mulvaney Circle.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>702-724-6687</u> CELL: <u>702-724-6687</u> E-MAIL: <u>Emous2020@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 177-20-602-009

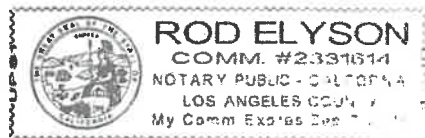
PROPERTY ADDRESS and/or CROSS STREETS: 9175 S Las Vegas Blvd.#100E, Las Vegas NV 89123

PROJECT DESCRIPTION: 2900 S.F Hookah Lounge Service Bar

(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.

Shawn Bidsal Shawn Bidsal MGR
 Property Owner (Signature)* Property Owner (Print)

STATE OF California
 COUNTY OF Los Angeles
 SUBSCRIBED AND SWORN BEFORE ME ON Aug 08, 2023 (DATE)
 By Shawn Bidsal
 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.

08/24/2023

JUSTIFICATION LETTER

SPECIAL USE PERMIT FOR INHALE HOOKAH LOUNGE & SERVICE BAR

9175 S. LAS VEGAS BLVD. #100E Las Vegas NV 89123

APN#177-20-602-009

Dept. Of Comprehensive Planning

Clark County, Las Vegas, Nevada

550 Grand Central PKWY

Las Vegas NV 89155

**PLANNER
COPY**

UL-23-0000

The Tenant "Inhale Hookah Lounge" has upgraded its operations to include a "Service Bar" where liquor license would be necessary for such purpose. The premises is 2900 SF located at LAS VEGAS POINT PLAZA, in the North West corner of S. Las Vegas Blvd. & Serene. This 28 Ac. Shopping Mall Complex is in H-1 Zone and the premises has been already approved for Hookah Lounge use on June 07, 2022. This an application to approve the Tenant to operate a service bar business which is conforming use for this property.

Attached herewith please find photos of Exterior of the building. Exterior surfaces shall be cleaned up and new signage of the business shall be mounted on East & South of the building. The existing landscape is to remain and shall be maintained by Vegas Point Plaza Complex. There are sufficient parking spaces for this business. Hours of Operation shall be limited to 3:00PM – 2:00AM

The tenant has extensive experience of operating similar establishments in Las Vegas and Chicago. Currently the business employs 4 employees and this would expand to 7 employees for the operation of the intended service bar.

We would appreciate your approval this Use Permit for the 2900 SF 2 9175 S. Las Vegas Blvd. #100E. Las Vegas NV 89123

Deeply appreciate your kind consideration.

Ehab Moustafa (Tenant)

702-724-6687

MAJOR TRAINING FACILITY
(TITLE 30)

SUNSET RD/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0628-TOSCANA FAMILY LP:

USE PERMIT for a major training facility within a portion of existing industrial complex on 0.3 acres in an M-1 (Light Manufacturing) (AE-60 & AE-65) Zone.

Generally located on the south side of Sunset Road, 350 feet west of Arville Street within Enterprise. MN/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

177-06-111-002; 177-06-111-006 through 177-06-111-017; 177-06-111-019; 177-06-111-021

USE PERMIT:

Allow a major training facility (more than 30 students) in an existing building within an existing industrial complex.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4465 W. Sunset Road
- Site Acreage: 0.3
- Project Type: Training facility (arts programs)
- Number of Stories: 2
- Building Height (feet): 28
- Square Feet: 3,260 (classroom)/888 (office)
- Parking Required/Provided: 12/13

Site Plan

The site plan depicts an existing 106,517 square foot industrial complex located on the south side of Sunset Road and west of Arville Street. The building is situated on the northwest corner of the site. The parking consists of 11 stalls adjacent to Sunset Road and 2 stalls directly south along the western side of the building. A fire access lane is provided around the building and loading spots are provided to the north of the building. Access to the site is provided by 2 existing

driveways located on the eastern and southern sides of the site with access to Arville Street and Wagon Trail Avenue.

Landscaping

Landscaping is not a part of this request, but the existing landscaping is mainly comprised of a medium sized tree with shrubs along the northern edge of the building. Also, there is a palm tree with shrubs along the western edge of the building.

Elevations

The elevations depict the existing building as 28 feet high with a front roofline that varies due to architectural projections and parapets. The front of the building consists of 2 storefront window and door systems. The existing elevations appear to depict a beige painted stone block exterior.

Floor Plans

The floor plans depict a 4,148 square foot major training facility distributed between 2 floors. The 1st floor contains office space, a breakroom, meeting areas, and similar support spaces. The 2nd floor is accessed by a staircase found near the entrance of the building. This area contains 3 rooms that are primarily used for storage but will be used as classrooms too.

Signage

Signage is not a part of this request.

Applicant's Justification

This request is to seek approval for a use permit to operate a major training facility, as required by the zoning regulations for the business location. The applicant (Positively Arts) is a nonprofit organization that provides children and teenagers the opportunity to build confidence in themselves and learn valuable life skills. They offer arts integrated courses for ages 2-18 years old to support the social and emotional development of children within the community.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0884-03	Off-site improvements	Approved by BCC	July 2003
TM-0056-02	1 industrial/commercial lot on 6.6 acres	Approved by PC	March 2002
ZC-0183-02	Reclassified 6.6 acres from R-E to M-1 Zone for an office/warehouse complex and to allow a convenience store with gasoline pumps	Approved by BCC	March 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Vacant & vehicle sales
South, East, & West	Business Employment	M-1	Industrial complex

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that the use of the site as a major training facility is harmonious with the existing uses. In addition, the site is over parked and is sufficient to handle the increased staffing levels and the number of potentially waiting parents. Given that the use is in harmony with the surrounding area, staff can support this use permit.

Department of Aviation

The property lies within the AE-65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

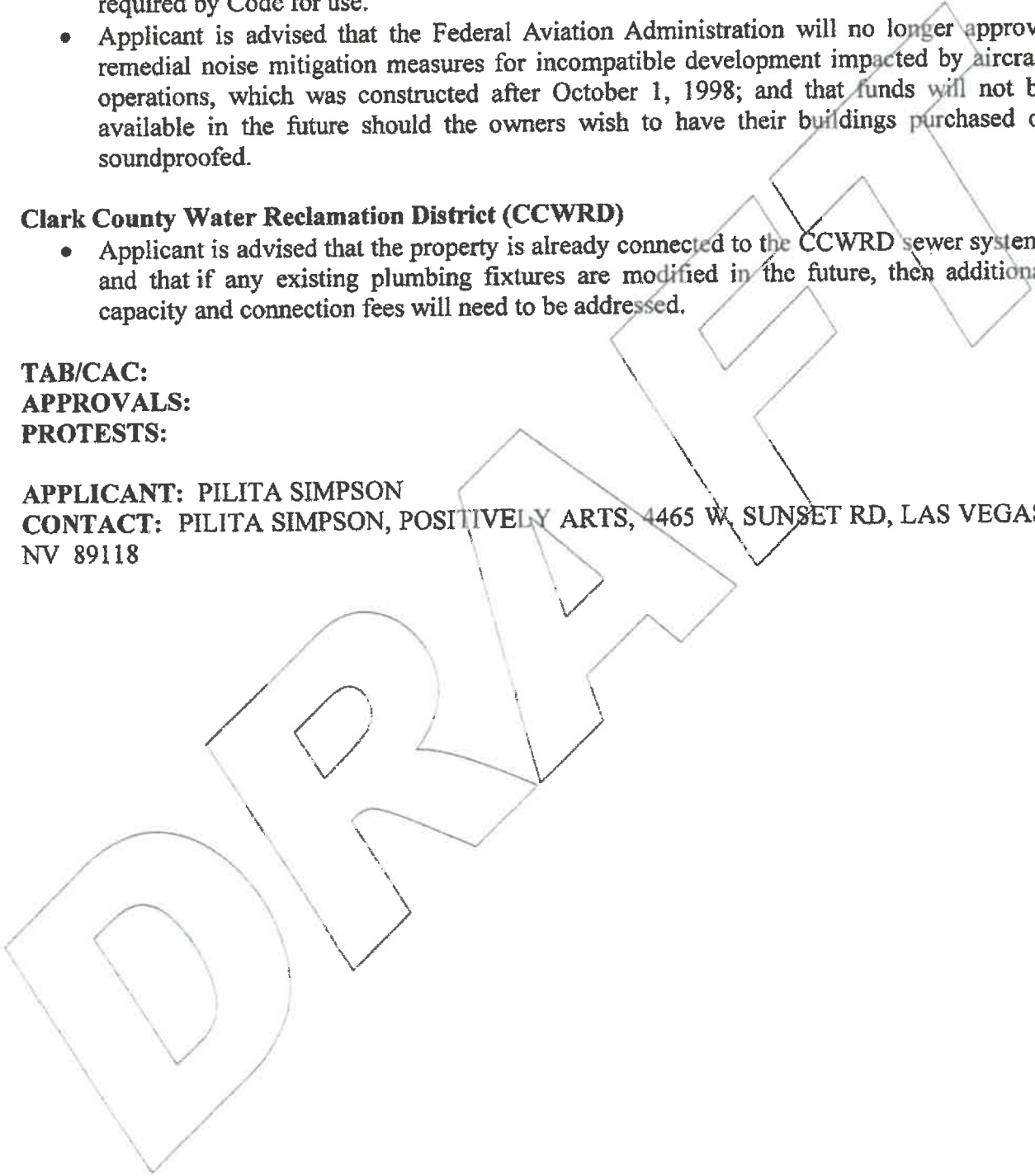
Clark County Water Reclamation District (CCWRD)

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

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

APPLICANT: PILITA SIMPSON

**CONTACT: PILITA SIMPSON, POSITIVELY ARTS, 4465 W. SUNSET RD, LAS VEGAS,
NV 89118**





LAND USE APPLICATION

4A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0628</u> DATE FILED: <u>9/12/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10/11/23</u> PC MEETING DATE: <u>11/7/23</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Toscana Family LP</u> ADDRESS: <u>716 Bruce Moorland St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: _____ CELL: <u>702-461-5621</u> E-MAIL: <u>doru.filipescu@cox.net</u>
	APPLICANT NAME: <u>Pilita Simpson - CEO - Positively Acts</u> ADDRESS: <u>4465 W. Sunset Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-763-2577</u> CELL: <u>407-928-7995</u> E-MAIL: <u>pilita@positivelyacts.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>same as applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 1770611002

PROPERTY ADDRESS and/or CROSS STREETS: 4465 W. Sunset Rd. Las Vegas, NV 89118

PROJECT DESCRIPTION: applying for a "Training Facility" Special Use Permit

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

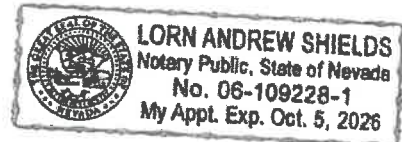
[Signature]
Property Owner (Signature)*

DUMITRU FILIPESCU FOR TOSCANA FAMILY LP
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 5/23/23 (DATE)
By Dumitru Filipescu

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.

105-441-2251
Mrs. J. E. [unclear]
116 River Maryland St
Toscano Family LP

1-855-858-1000
[unclear]

Positively Arts - 501(c)(3) Nonprofit Organization
4465 W. Sunset Rd. Las Vegas, NV 89118 (702) 763-2577

Comprehensive Planning Department
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

June 13, 2023

UC-23-0628

Re: Justification Letter for Land Use Application for Special Use Permits
For the property located at 4465 W. Sunset Rd. Las Vegas, NV 89118
APN # 17706111002

To Whom It May Concern:

Positively Arts is a 501(c)(3) nonprofit organization founded in 2014 that uses the transformational power of the arts to build confidence in our youth, while providing essential life skills through training and arts-integrated, project-based learning. We train youth at our facility in a variety of art-centric activities like songwriting, production, dance, singing, acting, and visual arts. Since 2014, we have served ages 5 and up with arts training, and just in the last year, we added "Mommy and Me" and other art-centered classes for kids ages 2 – 5yrs. **We are not a daycare.** Positively Arts offers arts-integrated programs for kids ages 2yrs - 18yrs to support the social and emotional development of community youth. Families can take back-to-back sessions if desired, however, most will sign up for an hour or a few hours at a time, and then leave. **We have a great relationship with our neighbors and included in this submission are their letters of support.**

Between 8:30am – 9am, there are about 8-10 cars arriving to quickly drop off. Parents are required to park for approximately 2-3 minutes to sign in their children, and then they leave. Pick up is a couple hours later with the same flow of parking. Another session arrives around 12pm – 12:30pm with the same amount of traffic and parking, with pick up again a couple hours after that.

Positively Arts is applying for a special use permit at our building at 4465 W. Sunset Rd. The building is currently zoned for "Light Manufacturing," so we are seeking a "Major Training Facility" permit as we can use the facility to train up to 40 artists throughout our building inside 5 different studio rooms. We are the only business operating on our parcel and have 13 reserved parking spots for our building. We operate Monday – Friday 8am - 5pm, and occasionally on the weekends between 11am - 4pm.

Positively Arts selected the location at 4465 W. Sunset Rd. due to its central location in the Las Vegas Valley, and the long relationship with our current neighbors, Show Creators Studios, located at 4455 W. Sunset Rd. We have partnered with Show Creators Studios for the last 8+ years as hourly renters within their building. You may contact the owner of Show Creators Studios: Amanda Deacon - (702) 544-8212 Amanda@ShowCreators.com. Through this relationship with Amanda and Show Creators, we were introduced to Dan Toscana, the owner of the building at 4465 W. Sunset Rd. The prior tenants of 4465 had used the building for media production and recording, making it ideal for our programs. Finally, after learning about our mission to support community youth, Dan discounted the monthly rent by \$1,000/month off the original rate. As a small community nonprofit, the

opportunity to move into a building that was already built to meet our needs, and at significantly discounted rate, was too perfect to pass on.

Positively Arts has also received strong support from the greater community. We have recently been sponsored by the Leadership Henderson Class of 2023, a community of 33 business leaders from around Southern Nevada, who have collectively invested more than \$130,000 in renovations and updates to our 4465 W. Sunset Rd. building. Companies such as Martin Harris, The Venetian, and Nevada State Bank are actively supporting our programs in this building by providing monthly leadership classes inside our studio. We have letters of support from them included in this submission as well.

We used to operate in this same building for 8+ years as hourly renters, renting space only 6-8 hours/week from the previous tenants whose name was on the lease (Show Creators Studios used to be the main tenants of both 4455 & 4465 W. Sunset Rd.). Last year, we took over the 4465 lease from Show Creators Studios, and they remained next door at 4455. Since we are brand new to leasing, we were not aware of needing this special use permit until Officer V. Rado from Code Enforcement paid us a visit to let us know what we required. This is what triggered us applying for a special use permit. The very next business day, we went to your office in-person and spoke with your employees about how to get in compliance ASAP, and we "same day" obtained our deed, got our land use application notarized by our landlord, went to the Building Department to get all our site plan, elevation plan, etc., and we're ready to move forward with the application to ensure we're in compliance.

Note: For Landscape Plan: I was only able to take photos of the north (along Sunset) and west sides of the building because our south and east sides are backed up against other parcels.

Sincerely,
Pilita Simpson
Founder/CEO
Pilita@positivelyarts.org
(407) 928-7995

ACCESSORY STRUCTURE
(TITLE 30)

MESA VERDE LN/LA CIENEGA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0647-VAN ZANT HOLDINGS TRUST & FASTOW BRIAN M TRS:

USE PERMITS for the following: 1) allow an accessory structure (storage building) that is not architecturally compatible with the existing principal dwelling; 2) allow an accessory structure larger than one half the footprint of the principal dwelling; 3) increase the cumulative area of all accessory structures to exceed the footprint of the principal dwelling; and 4) waive design standards.

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between buildings in conjunction with an existing single family residence on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located 300 feet north of Mesa Verde Lane on the east side of La Cienega Street within Enterprise. MN/mh/syp (For possible action)

RELATED INFORMATION:

APN:

177-09-702-019

USE PERMITS:

1. Allow an accessory structure (metal storage building) that is not architecturally compatible with the existing principal dwelling where required per Table 30.44-1.
2. Increase the area of a proposed accessory structure (metal storage building) to 4,000 square feet where an accessory structure with a maximum area of 1,242 square feet (50% of the footprint of the principal dwelling) is permitted per Table 30.44-1 (a 222% increase).
3. Increase the cumulative area of all accessory structures to 4,520 square feet where 2,484 square feet (footprint of principal dwelling) is allowed per Table 30.44-1 (an 82% increase).
4. Allow non-decorative metal siding for an accessory structure where not permitted per Table 30.56-2A.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation between buildings to 2 feet where 6 feet is required per Table 30.40-1 (a 67% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7840 La Cienega Street
- Site Acreage: 1
- Project Type: Accessory structure (metal storage building) in conjunction with a single family residence
- Number of Stories: 1 (single family residence)/1 (proposed metal storage building)/1 (attached carport)/1 (casita)/1 (existing storage building)
- Building Height (feet): 22
- Square Feet: 2,484 (principal dwelling)/4,000 (proposed metal storage building)/480 (attached carport)/1,025 (casita)/520 (existing storage building)

History & Request

The applicant previously requested an administrative minor deviation (AV-23-900267), which included signatures of approval from the owners of the adjacent properties. However, the application had to be withdrawn due to an existing storage building being 2 feet away from the principal dwelling where a minimum of 6 feet is required by Code. As a result, the applicant is now requesting use permits to allow a new accessory structure, along with a waiver of development standards to reduce the required separation between existing buildings.

Site Plans

The plans show a proposed 4,000 square foot accessory structure (metal storage building) located on the southeast corner of the subject site, set back 5 feet from the side and rear property lines. There is an existing 2,484 square foot single family residence with an attached 288 square foot patio cover and an attached 480 square foot carport, a 1,025 square foot casita, and a 520 square foot storage building. The proposed storage building is approximately 70 feet east of the existing casita and approximately 135 feet east of the existing residence. The existing storage building is 2 feet from the principal residence, and 5 feet from the side property line.

Landscaping

There are no proposed changes or new landscaping required with this application.

Elevations

The plans show a 22 foot high storage building, which will be constructed of metal. The building will have a pitched roof and colors that will match the principal dwelling. There are 2 entry points along the same side of the building, one of which is a pedestrian entry while the other is a garage door that is approximately 14 feet high.

Floor Plans

The plans depict a 1 story, 4,000 square foot detached storage building with an open layout to maximize storage space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed accessory structure is consistent with development in the surrounding neighborhood, in terms of both size and materials. The structure will allow for the safe storage of personal belongings and improve the appearance and security of the property. The building will have colors and roofing that are similar to the existing principal dwelling.

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood	R-E (RNP-I)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning Use Permits

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

The property is 1 acre in size, providing adequate space to accommodate the increased size of the proposed structure. Several adjacent properties have structures that are comparable in size and architecturally similar to the proposed storage building. The applicant also received signatures of approval from the owners of the adjacent properties when applying for the administrative minor deviation. Staff does not anticipate any adverse effects on adjacent properties, or the surrounding neighborhood being caused by the proposed storage building. Therefore, staff can support this request.

Waiver of Development Standards

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

Typically, staff does not support reductions in building separations. However, the existing accessory structure has been in the same location on the property for several decades without any adverse effects on the property itself or the adjacent properties. The structure is architecturally compatible with the existing residence and meets the required setbacks. Therefore, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRIAN MITCHELL FASTOW

CONTACT: BRIAN FASTOW, 7840 LA CIENEGA STREET, LAS VEGAS, NV 89123



LAND USE APPLICATION 5A
DEPARTMENT OF COMPREHENSIVE PLANNING
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

- APPLICATION TYPE
[] TEXT AMENDMENT (TA)
[] ZONE CHANGE (ZC)
[X] USE PERMIT (UC)
[] VARIANCE (VC)
[] WAIVER OF DEVELOPMENT STANDARDS (WS)
[] DESIGN REVIEW (DR)
[] ADMINISTRATIVE DESIGN REVIEW (ADR)
[] STREET NAME / NUMBERING CHANGE (SC)
[X] WAIVER OF CONDITIONS (WC)
(ORIGINAL APPLICATION #)
[] ANNEXATION REQUEST (ANX)
[] EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #)
[] APPLICATION REVIEW (AR)
(ORIGINAL APPLICATION #)

STAFF: APP. NUMBER: UC-13-0847 DATE FILED: 9-13-23
PLANNER ASSIGNED:
TAB/CAC: Enterprise TAB/CAC DATE: 10-11-23
PC MEETING DATE: 11-7-23
BCC MEETING DATE: N/A
FEE: \$1,150
PROPERTY OWNER: NAME: Brian Fastow
ADDRESS: 7570 La Cienega Street
CITY: Las Vegas STATE: NV ZIP: 89123
TELEPHONE: CELL: 702-253-1196
E-MAIL: Brian.Fastow@LV.com
APPLICANT: NAME: Same
ADDRESS:
CITY: STATE: ZIP:
TELEPHONE: CELL:
E-MAIL: REF CONTACT ID #:
CORRESPONDENT: NAME: Same
ADDRESS:
CITY: STATE: ZIP:
TELEPHONE: CELL:
E-MAIL: REF CONTACT ID #:

ASSESSOR'S PARCEL NUMBER(S): 177-097-02-019
PROPERTY ADDRESS and/or CROSS STREETS: 7570 La Cienega Street
PROJECT DESCRIPTION: Accessory storage building

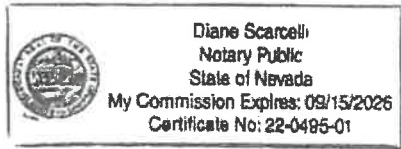
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Property Owner (Signature)* [Signature]
Property Owner (Print) Brian Fastow

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7-11-23 (DATE)

By * Brian Fastow *
NOTARY PUBLIC: Diane Scarcelli



*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.

7/25/2023

Parcel: 1770972019

To whom it may concern

The purpose of this letter is to justify the need for a storage building at my home located at 7840 La Cienega Street, Las Vegas, NV 89014.

My rural preservation neighborhood in unincorporated Clark County consists of large lots over .5 acres and larger. My ranch style home sits on an acre. Many if not most lots sitting on large parcels in this area contain multiple structures on each property. Many of these structures include metal utility buildings that are very important to each parcel.

I am proposing to build a 50'x80'x22'2" metal construction storage building with an open layout floorplan in the Southeast corner of my backyard. I believe the addition of a storage building in my backyard would be a great enhancement to my property and would allow me to protect more of my belongings in a secure permanent shelter vastly improving the appearance and security of this lot. The building will also be the same color as my home and will have a similar shaped roof. For this building, I am requesting a Use Permit and Waiver of Development Standards.



Brian Fastow

7840 La Cienega Street

Las Vegas, NV 89123

11/07/23 PC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

LAS VEGAS BLVD S/LE BARON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0452-GAUGHAN SOUTH LLC:

VACATE AND ABANDON easements of interest to Clark County and right-of-way located between I-15 and Las Vegas Boulevard South, and between Silverado Ranch Boulevard and Le Baron Avenue within Enterprise (description on file). MN/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

177-29-501-004; 177-29-510-001; 177-29-599-024

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The subject parcels are located at the intersection of Le Baron Avenue and Ensworth Street; approximately 1,900 feet west of Las Vegas Boulevard South. The applicant indicates this request is necessary for the owner to be able to consolidate the surrounding parcels. The plans indicate that patent easements and right-of-way are being vacated for this request at the intersection of Le Baron Avenue and Ensworth Street.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0786	Comprehensive sign package for a resort hotel (South Point)	Approved by BCC	November 2019
WS-17-1101	Waived off-site improvements for a warehouse building, maintenance building, and guard tower in conjunction with a resort hotel	Approved by BCC	February 2018
UC-0070-16 (WC-0157-16)	Waived conditions of a use permit requiring full off-site improvements	Approved by BCC	January 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0070-16	Expanded an existing recreational facility and deviations from development standards for modifications to an existing resort hotel (South Point)	Approved by BCC	March 2016
VS-0559-15	Vacated and abandoned easements of interest to Clark County and right-of-way	Approved by PC	October 2015
VS-1451-07	Vacated and abandoned easements of interest to Clark County - expired	Approved by PC	January 2008
ZC-0020-05	Reclassified 4.2 acres from C-1 and M-D to H-1 zoning for future development in conjunction with the South Point Resort	Approved by BCC	February 2005
ZC-0021-05	Reclassified 14.7 acres from C-1 and H-1 to M-1 zoning for future development in conjunction with the South Point Resort	Approved by BCC	February 2005
ZC-1722-05	Reclassified 1.5 acres from R-E to H-1 zoning for future development in conjunction with the South Point Resort	Approved by BCC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	R-3, R-4, R-5, C-2, & H-1	Portions of the South Point Hotel & Casino
South & East	Entertainment Mixed-Use	H-1	Timeshare (Grandview), commercial development, & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac) & Business Employment	R-E	I-15 & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- No structures in the vacated area of the Ensworth Street alignment;
- The existing condition and configuration of Ensworth Street shall not be modified;
- Applicant shall execute agreement/deed restriction for future Ensworth Street or alternative alignment;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: GAUGHAN SOUTH, LLC

CONTACT: BRIAN RIDINGER, 1134 CASTLE POINT AVE, HENDERSON, NV 89074



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 6A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0452</u>	DATE FILED: <u>7/20/2023</u>
		PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u>	TAB/CAC DATE: <u>8/30/23</u> <u>6PM</u>
		PC MEETING DATE: <u>9/19/23</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>GAUGHAN SOUTH L L C</u>
	ADDRESS: <u>9777 LAS VEGAS BOULEVARD SOUTH</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u>
	TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u>
	E-MAIL: <u>n/a</u>

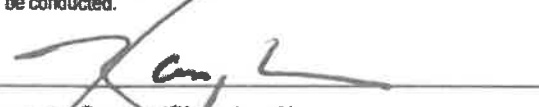
APPLICANT	NAME: <u>GAUGHAN SOUTH L L C</u>
	ADDRESS: <u>9777 LAS VEGAS BOULEVARD SOUTH</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89183</u>
	TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u>
	E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>

CORRESPONDENT	NAME: <u>The LanDesign Consultant</u>
	ADDRESS: <u>1134 Castle Point Ave</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>702-547-0047</u> CELL: <u>702-218-9478</u>
	E-MAIL: <u>brianr@landesignconsult.com</u> REF CONTACT ID #: <u>n/a</u>

ASSESSOR'S PARCEL NUMBER(S): 177-29-501-004;

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd and Silverado Ranch Blvd

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

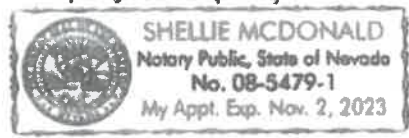

 Property Owner (Signature)*

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10-13-21 (DATE)
 By Michael Gaughan

NOTARY PUBLIC: Shellie McDonald

Michael Gaughan, President of Manager
 Property Owner (Print) of Manager



*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.

PLANNED
COPY

VS-23-0452

Law Offices
of

K. Michael Leavitt

1980 Festival Plaza Drive, Suite 650
Las Vegas, Nevada 89135-2958

(702) 382-5111

Facsimile (702) 796-7181

leavitt@lawrabia.com

K. Michael Leavitt Chartered

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

Re: Justification Letter – **APR-22-101620** -- Application to vacate the remaining, unvacated portions of patent reservations and a small remnant parcel, all incident to **Parcel Map – MSM-23-600002** recording, South Point Hotel & Casino – southwest corner of Las Vegas Blvd., South and Silverado Ranch Blvd. Assessor Parcel Nos. 177-29-510-001; 177-29-501-001; 177-29-510-001; 177-29-501-002; 177-29-501-004

Applicant, Gaughan South LLC, owner of the South Point Hotel & Casino, located originally (and primarily) on Parcel No. 177-29-510-001 (51.79 +/- acres), has over the years acquired three adjoining parcels – Parcel No. 177-29-501-001 (0.82 +/- acres), Parcel No. 177-29-501-002 (1.9 +/- acres) and Parcel No. 177-29-501-004 (1.61 +/- acres) – and seeks to consolidate the four parcels into a single parcel through the recording of a **Parcel Map** being processed contemporaneously with the subject vacation application – **MSM-23-600002**.

Incident to the filing of that Parcel Map, Applicant wishes to (i) clear title of roadway patent reservations in Parcel No. 177-29-501-004 and (ii) at the request of the Department of Public Works, vacate a small triangular remnant portion of Le Baron Avenue resulting from cul-de-sac design in the pending Parcel Map.

The subject patent reservations encumbering Parcel No. 177-29-501-004 have been partially vacated through previously-granted vacation applications relating to adjoining properties. The patent reservations that remain encumber the northerly and southerly 33' and the easterly 3' of the parcel. The subject property abuts the Interstate -15 right-of-way. The subject reservations serve no useful purpose and are requested to be vacated consistent with prior applications for adjoining properties.

The Parcel Map – MSM-23-600002 -- being processed contemporaneously with the subject Vacation Application will result in a small, isolated, triangular remnant parcel within the current right-of-way of Le Baron Avenue. The Department of Public Works desires that the small roadway area be vacated incident to the recording of the Parcel Map, and the Vacation Application so requests.

Applicant respectfully requests approval of the requested vacations. The undersigned is available to discuss any questions or concerns, cell phone 702.274.2910, as is Applicant's consulting engineer, Brian Ridinger, PE of The LandDesign Consultant, Incorporated, cell phone 702.218.9478.

Very truly yours,



K. MICHAEL LEAVITT

11/07/23 PC AGENDA SHEET

ACCESSORY STRUCTURES
(TITLE 30)

BUFFALO DR/FORD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0525-KELLIE AND MICHAEL NESTO:

WAIVER OF DEVELOPMENT STANDARDS for reduced accessory structure side setback on 0.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Buffalo Drive, 200 feet south of Ford Avenue within Enterprise. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

176-15-410-003

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side yard setback for a detached accessory structure to 1 foot 5 inches where 5 feet is required per Table 30.40-1 (a 72% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8741 Grand Pass Court
- Site Acreage: 0.4
- Project Type: Accessory structure setback (detached patio cover)
- Number of Stories: 1
- Building Height (feet): 11 feet 5 inches
- Square Feet: 200

Site Plan

The site plan depicts an existing 4,207 square foot single family house and detached patio cover on 0.4 acres at the end of Grand Pass Court located at the southeast corner of Buffalo Drive and Ford Avenue. The patio cover was constructed by the previous owner to protect an outdoor gas barbecue cooking facility. Grand Pass Court is a cul-de-sac road that dead ends at this property. The property also backs up to Buffalo Drive. The west property line extends approximately 15 feet (5 feet landscaping/5 feet sidewalk/5 feet landscaping) west of the existing 7 foot high decorative wall. The patio cover is located adjacent to the north property line with eaves shown

1 foot 5 inches from the property line, and support beams 1 foot 7 inches from the property line. The patio cover is over 10 feet from the west wall. The patio cover is located approximately 7 feet north of the existing in-ground swimming pool.

Landscaping

Landscaping is existing along Buffalo Drive and is not a part of this waiver request.

Elevations

The elevations depict an architecturally compatible patio cover with stucco support beams and alumawood cover that is approximately 10 feet high on the north side and 11 feet 5 inches high on the south side.

Floor Plans

The patio cover is oriented east to west at 20 feet in length and 10 feet deep from north to south for a total of 200 square feet of area. The eaves only protrude a few inches beyond the support beams on the north and south, and up to a foot on the east and west sides of the patio cover.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant explains that the purchase of the property included the patio cover as previously built by the seller. This application only includes the patio cover over the barbeque area and not the area now called a sports court. The sports court was previously envisioned as a covered bar area that is not being considered at this time. The barbeque patio cover is designed to match the home style and will not allow drainage directly onto the adjacent property.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE23-01489 is a current violation for constructing a patio cover without a building permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the

property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. The proposed patio cover is located within 2 feet of the adjacent property and has a sloped roof from a high side on the south to the low side on the north. The proximity to the property line will increase the bulk of the structure visible to the neighbor. The granting of the waiver request would not be in harmony with the intent of the general purpose of Title 30. Staff cannot support the waiver request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CASHDOOR, LLC

CONTACT: CASHDOOR, LLC, 2510 W. HORIZON RIDGE PKWY, SUITE 100, HENDERSON, NV 89052



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

7A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

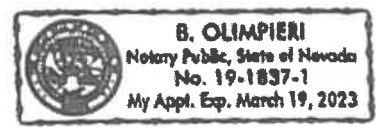
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0525</u> DATE FILED: <u>8-7-2023</u> PLANNER ASSIGNED: <u>BSR</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10-11-23</u> PC MEETING DATE: <u>11-7-23</u> BCC MEETING DATE: _____ FEE: <u>775</u> (<u>GE23-01489</u>)
	PROPERTY OWNER NAME: <u>Kellie & Michael Nesto</u> ADDRESS: <u>8741 Grand Pass Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>724 255-2138</u> CELL: <u>724-678-4734</u> E-MAIL: <u>Kellienesto@yahoo.com / michael_nesto@yahoo.com</u>
	APPLICANT NAME: <u>Cashdoor LLC</u> ADDRESS: <u>2510 W Horizon Ridge Pkwy Suite 100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>(702) 353-1218</u> CELL: _____ E-MAIL: <u>Carson@quickerhomesale.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Carson Roberts Carson Roberts</u> ADDRESS: <u>2510 W Horizon Ridge Pkwy Suite 100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>(702) 353-1218</u> CELL: _____ E-MAIL: <u>Carson@quickerhomesale.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-15-410-003
 PROPERTY ADDRESS and/or CROSS STREETS: 8741 Grand Pass Ct Las Vegas, NV 89113
 PROJECT DESCRIPTION: Waiver of patio cover setback requirements

(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.

Kellie Nesto Michael Nesto
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 2.16.2023 (DATE)
 By [Signature]
 NOTARY PUBLIC: B. Olimpieri



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

APR-22-101490

Justification Letter

WS-23-0525

This document serves to clearly communicate the series of events that have transpired, and actions that we will be taking to amend the situation.

In the rear of the property, we constructed a BBQ area and added an open patio cover to shield the BBQ area from weather. The patio cover was not permitted and was also constructed less than 5 feet from the perimeter wall that separates our yard from the neighbor's yard. That same neighbor complained to Code Enforcement about the addition, months after it was completed. He never brought it to our attention during the building phase, which took a few weeks. When speaking with the Code Enforcement officer, it was made apparent that this neighbor regularly takes it upon himself to make complaints about the neighbors. The roof of the patio cover does not hang over onto his side of the wall, nor does it attach to the wall.

We are applying for a use permit for the structure, so that the structure may remain in place.

Thank you in advance.

PLANNER
COPY



the homes and bedrooms at the front and rear of the homes. This creates diverse living options for future homeowners.

Colors and Materials

The proposed façades maintain a unique character on each elevation, providing new, distinct details that preserve individualized characteristics of each style. Three different color schemes will be offered on each elevation, consisting of light, medium, and darker tones, allowing for a varied streetscape, while five differing roof colors and nine differing stone veneers will be offered. The elevations will create unique street scenes within the community and offer diversified appeal to future homeowners.

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

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

11/07/23 PC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

PEBBLE RD/ROSANNA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0603-ZMU REVOCABLE LIVING TRUST & MALIK UMER ZAHID & IORA TRS:

WAIVER OF DEVELOPMENT STANDARDS for increased residential driveway width.
DESIGN REVIEW for single family residential models for a previously approved single family residential development on 9.3 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Pebble Road, 570 feet west of Rosanna Street within Enterprise. JJ/jud/syp (For possible action)

RELATED INFORMATION:

APN:

176-15-801-011; 176-15-801-021; 176-15-801-046 through 176-15-801-047

WAIVER OF DEVELOPMENT STANDARDS:

Increase the width of residential driveways to 37 feet where 28 feet is the maximum allowed per Uniform Standard Drawing 222 (a 33% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.3
- Number of Lots: 27
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): Up to 22

History & Request

In April 2022, the site was approved for a nonconforming zone change from R-E (RNP-I) to R-1. The site design shows Torino Avenue separating the northern half of the development from the southern half of the development. The applicant has provided plans to meet the conditions of approval from the nonconforming zone change, which requires some lots to be a minimum of 10,000 square feet and limits the homes to 1 story only. Six lots, all over 11,000 square feet in

size, are located on the north side of Torino Avenue. The remaining 21 lots range in size from a minimum of 7,855 square feet to a maximum of 16,316 square feet. In accordance with the original condition of approval, Lots 7 through 13 are all over 10,000 square feet.

This request is for a design review of the architectural floor plans and elevations (Plan 2488, Plan 3565, and Plan 3776). The developer is proposing all single story homes in accordance with the conditions of approval. All homes will include a full length driveway and 3 to 4 car garages, with the option to accommodate a recreational vehicle. A request for a waiver of development standards to allow for residential driveway widths of 37 feet is included with this application and is for Lots 5 through 17 and Lots 22 through 27. The subject lots have widths that vary from 80 feet to 135 feet.

Landscaping

Revisions to the approved landscape plans show all landscape easements were converted to common elements. There are a total 6 common elements. Landscaping complies with the approved plans, which pre-date the requirement for detached sidewalks on 60 foot wide local streets.

Elevations

Three single story models are proposed for this community with 3 distinct elevation styles. All 3 elevations provide for fenestration, articulation, and varied rooflines to create architectural interest and movement. The heights of the homes range from 19 feet 4 inches to 22 feet.

Floor Plans

Floor plans of 2,488 square feet, 3,365 square feet, and 3,776 square feet are provided and feature 3, 4, and 5 bedrooms and 2.5 to 3.5 bathrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the request to increase the driveway widths is to accommodate the 4 car garage offered with Plan 3565 to allow for unimpeded vehicular ingress and egress. This request is for Lots 5 through 17 and Lots 22 through 27. Further, the applicant states that driveway widths of 37 feet will still allow for landscaped front yards that adhere to the 60% maximum hardscape requirement described in Section 30.64.030.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0001	Reclassify 9.3 acres from R-E RNP-I to R-1 for a single family residential development	Approved by BCC	April 2022
VS-22-0002	Vacated easements and rights-of-way	Approved by BCC	April 2022
TM-22-500001	27 single family residential lots on 9.3 acres	Approved by BCC	April 2022

Surrounding Land Use

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

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Design Review

Staff finds that the proposed single family residential models are appropriate for the subdivision with lot sizes able to accommodate the plan models. The design elements and articulated facades are aesthetically pleasant and harmonious with the residential developments in the area. Therefore, staff finds the design of the project site is compatible with the adjacent and surrounding land uses.

Public Works - Development Review

Waiver of Development Standards

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

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the increased driveway width for the residential driveways. The residential driveways meet all the other minimum requirements per Uniform Standard Drawing 222.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0226-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89113



LAND USE APPLICATION

8A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>WS-23-0003</u> DATE FILED: <u>8/30/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10/11/2023</u> PC MEETING DATE: <u>11/7/2023</u> BCC MEETING DATE: _____ FEE: <u>\$1,150.00</u>	
		PROPERTY OWNER	NAME: <u>ZSKSAIZM Family Trust</u> ADDRESS: <u>11510 Mystic Rose Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>702-362-3764</u> CELL: _____ E-MAIL: <u>umerzmalik1@gmail.com</u>
		APPLICANT	NAME: <u>Greystone Nevada</u> ADDRESS: <u>9275 W. Russell Rd. Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-821-4832</u> CELL: _____ E-MAIL: <u>Jeanette.Jeffery@lennar.com</u> REF CONTACT ID #: _____
		CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>ElishaS@TaneyCorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-15-801-021
 PROPERTY ADDRESS and/or CROSS STREETS: Pebble & Rosanna
 PROJECT DESCRIPTION: Single Family Residential Development

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

Umer Zahid Malik ZSKSAIZM Family Trust
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON August 8, 2023 (DATE)
 By Umer Zahid Malik
 NOTARY PUBLIC: Elisha Scrogum



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



TANEY ENGINEERING

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

August 24, 2023

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

WS-23-0603

Re: Pebble & Belcastro
APR-23-101031
APN: 176-15-801-011, -021, -046, & -047
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Greystone Nevada, LLC, is respectfully submitting justification for a Waiver of Development Standards and Design Review for a previously approved single-family residential subdivision.

Waiver of Development Standards – Residential Driveway Width

This request is for a waiver of development standards to allow for residential driveway widths of 37 feet where 28 feet is the maximum allowed per Uniform Standard Drawing 222. To accommodate the 4-car garage offered with Plan 3565, it is necessary for the driveway widths to be increased to 37 feet to allow for unimpeded vehicular ingress and egress. This request would be for Home Sites (lots) 5-17 and 22-27. The subject lots have widths that vary from 80 feet to 135 feet, so a driveway width of 37 feet will still allow for landscaped front yards that adhere to the 60% maximum hardscape requirement described in Section 30.64.030(c)(3). There are no proposed changes to the previously approved landscape designs per NZC-22-0001.

Design Review – Architecture

This request is for a design review of the architectural floor plans and elevations (Plan 2488, Plan 3565, and Plan 3776). The developer is proposing all single-story homes in concurrence with the conditions of approval for NZC-22-0001. Additionally, all homes will include a full-length driveway and 3-4 car garages, with the option to accommodate a recreational vehicle.

Elevations

The proposed elevations are in conformance with Title 30 design standards. Three single-story models are proposed for this community with three distinct elevation styles. All three elevations provide for fenestrations, articulations, and varied roof lines to create architectural interest and movement.

The heights of the homes range from 19'4" to 22 feet, representing single-story homes in conformance with Title 30 design standards and the conditions of approval for NZC-22-0001.

Floor Plans

Floor plans of 2,488 square feet, 3,365 square feet, and 3,776 square feet are provided and feature 3, 4, and 5 bedrooms and 2.5 to 3.5 bathrooms. Each plan offers unique living options, including living areas at the rear of

KAEMPFER

CROWELL

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

Sincerely,

KAEMPFER CROWELL



Lexa D. Green

an amendment to CM, which contemplates a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. As discussed above, the proposed amendment is consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goal for Enterprise, where the Site is located:

- Policy EN-5.3: Designated Employment and Commercial Areas – “Limit the conversion of industrial and commercial lands for the purposes of residential development to protect the health and quality of life of residents, limit land use conflicts, reduce impacts from the airport, lessen impacts to airport operations, and to protect the viability of existing and future employers and business in Enterprise.”

As noted above, the Site is located on the busy intersection of Silverado Ranch Boulevard and Valley View Boulevard. The parcels immediately to the south and catty-cornered from the Site have recently been approved for a zone change to C-2. The Enterprise area is experiencing rapid growth when it comes to residential development. In the immediate vicinity of the Site, there is a dire need for more commercial developments to meet the needs of Enterprise residents. This need was echoed by residents at the recent neighborhood meeting, and is seen by the recent C-2 zone changes in the area. South of Silverado Ranch Boulevard and west of Arville Street are three parcels that were recently approved for zone changes from R-E to C-2. Therefore, the proposed master plan amendment meets the Master Plan Goals for Enterprise.

2. The proposed amendment is required based on changed conditions or further studies:

The proposed master plan amendment to CM meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies.

As previously discussed, there is a change in trends from single-family low density residential, to higher density developments and commercial uses happening in the area. Just south of Silverado Ranch Boulevard, between Arville Street and Valley View Boulevard are existing single-family developments and others that are currently under development which are zoned R-2 and R-3. This is also true as you move further west along Silverado Ranch Boulevard. Due to the increase in higher density developments and the influx of people to the area, there is a need for more commercial uses to meet the needs and demands of residents. The proposed amendment is in keeping with this consideration as identified in the Master Plan.

3. The proposed amendment is compatible with the surrounding area:

Due to the location and the change in trends in the area, the Site is not ideal for low density or mid-intensity residential uses. There are no adjacent single-family developments to the Site, and the proposed master plan amendment is similar to those recently approved in the area.

ROI-19-0504 was recently approved by the Board of County Commissioners for a zone change to C-2. Like the Site here, the subject site of that application, more particularly known as APNs:177-30-504-002, 003, and 007; fronts Silverado Ranch Boulevard and Valley View Boulevard. ROI-20-0030, ROI-19-0881 and ROI-21-0037 were also recently approved by the

Board of County Commissioners for a zone change to C-2. The subject sites of these applications, more particularly known as APN: 177-30-503-007, 009 (*See Application ROI-20-0030*); 177-30-104-001, 002 (*See Application ROI—19-0881*); 177-30-103-004 (*See Application ROI-21-0037*); all front Silverado Ranch Boulevard. Therefore, the proposed amendment is harmonious and compatible with the surrounding area.

4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:

The Master Plan for Enterprise contemplates that the Enterprise area is experiencing rapid growth and that development patterns are continuing to evolve. The evolution in development is being seen in the medium and high density communities and commercial uses that are emerging in the Enterprise area. As discussed throughout, the current proposal includes a 5.16 acre parcel, which is not ideally located for the intended use, due to the current trends in the area. As a result, the proposed master plan amendment is appropriate for the area, and would be keeping with the other core goals and policies of the Master Plan.

5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:

The proposed master plan amendment to CM will not have a negative effect on adjacent properties, transportation, or facilities. There are no existing Ranch Estate Neighborhoods immediately adjacent to the Site. The parcels immediately adjacent to the Site are undeveloped. Additionally, approval of the requested master plan amendment is conditioned upon a traffic study and compliance with the study. Therefore, it is unlikely that the proposed amendment will have a negative effect on adjacent properties or on transportation services and facilities.

6. The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Utilities are located near the Site.

7. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:

The proposed master plan amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. There is a serious need for additional housing opportunities, which is resulting in rapid growth in the Enterprise area. With rapid growth in residential development, comes a need for commercial uses. This project will be a benefit not a detriment to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

PLAN AMENDMENT
(TITLE 30)

SILVERADO RANCH BLVD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700028-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on a 3.9 acre portion of a 5.6 acre site.

Generally located on the northwest corner of Silverado Ranch Boulevard and Valley View Boulevard within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:
177-19-802-017 ptn

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

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 3.9 (portion)/5.6 (site)

Applicant's Justification

The applicant states the request for Corridor Mixed-Use (CM) is appropriate since the site is located at the intersection of 2 major streets (Silverado Ranch Boulevard and Valley View Boulevard). The southeast corner of the same intersection is already planned for CM land uses. The southwest corner was under Resolution of Intent for C-2 zoning but has since expired. There is a dire need for commercial development in the area to meet the needs of residents. The site is no longer ideal for low density residential as the trend in the area is for more intense commercial and higher density residential. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
South	Neighborhood Commercial	R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Open Lands	R-E	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped

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

Related Applications

Application Number	Request
ZC-23-0610	A zone change to reclassify a portion of the site from R-E to C-2 zoning, with a use permit, waivers of development standards, and design reviews is a companion item on this agenda.
VS-23-0612	A request to vacate and abandon portions of rights-of-way being Silverado Ranch Boulevard, Valley View Boulevard, Schuster Street, Gary Avenue, and Hinson Street; and government patent easements is a related item on this agenda.
PA-23-700029	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on the northern portion of the subject parcel and on parcels to the north and west is a related item on this agenda.
ZC-23-0611	A zone change to reclassify the northern portion of the subject parcel and on parcels to the north and west from R-E to R-5 zoning, with waivers of development standards and design reviews is a related item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant requests a change from Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed CM land use designation include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multiple family residential dwellings, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Corridor Mixed-Use (CM) land use designation appropriate for this location. The trend at the intersection of Silverado Ranch Boulevard and Valley View Boulevard has been for the establishment of C-2 zoning. The southeast corner is hard zoned C-2, while the southwest corner was approved under resolution of intent for C-2 zoning (NZC-20-0030 & NZC-19-0504), although those resolutions of intents have recently expired. Additionally, the site is located at the intersection of 2 major arterial streets; therefore, will be able to accommodate the higher intensity commercial use. The proposed request would allow commercial uses in an area with increasing residential development and a lack of commercial services; and thus, the request would comply with Policy 1.3.3 of the Master Plan which encourages the integration of grocery

stores, restaurants, medical offices, and other daily need services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 6, 2023 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

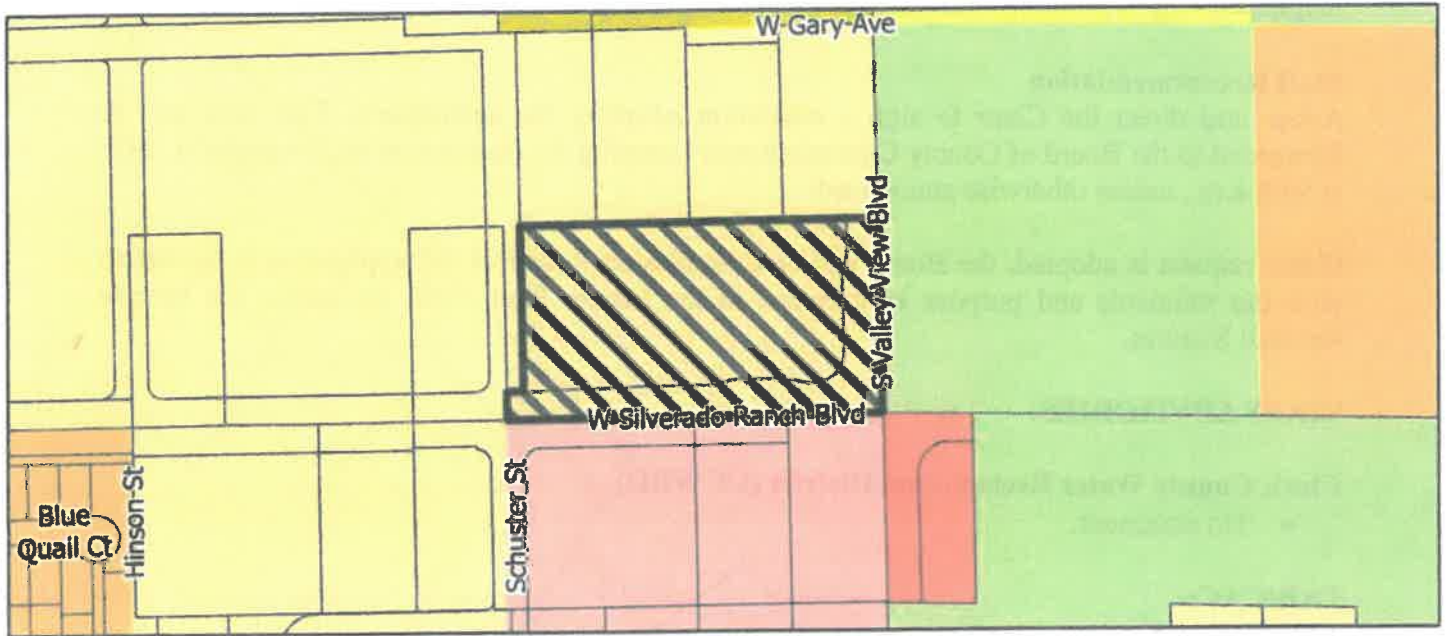
APPROVALS:

PROTEST:

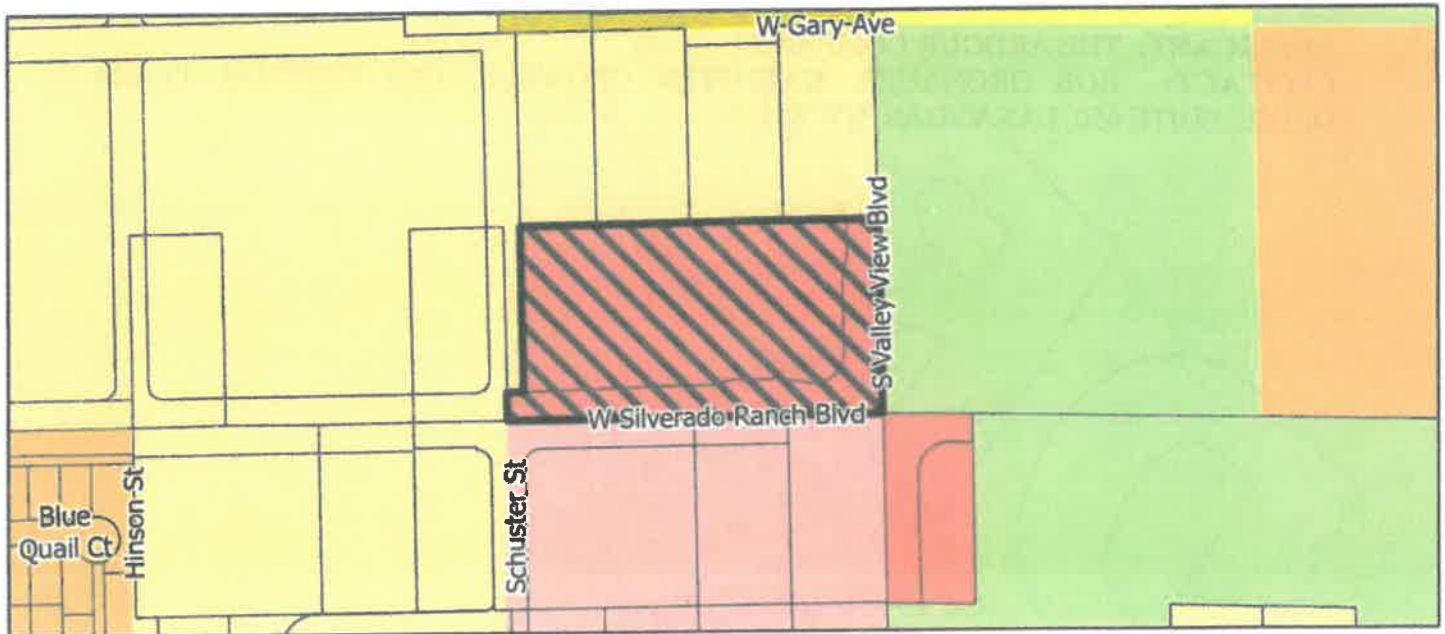
APPLICANT: THE ARDOUR COMPANY

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

Planned Land Use Amendment PA-23-700028



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas
- Requested Area To Change

DRAFT
Enterprise
Clark County, Nevada

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



MASTER PLAN AMENDMENT APPLICATION 9A

DEPARTMENT OF COMPREHENSIVE PLANNING
PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE <input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT	STAFF	APP. NUMBER: <u>PA-23-700028</u> DATE FILED: <u>9-5-23</u> PLANNER ASSIGNED: <u>GRC</u> TAB/CAC: <u>Enterprise</u> TAB/CAC MTG DATE: <u>10-11-23</u> PC MEETING DATE: <u>11-7-23</u> BCC MEETING DATE: <u>12-6-23</u> TRAILS? Yes <input type="checkbox"/> No <input type="checkbox"/> FEE: <u>\$ 2,700</u>	
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PROPERTY OWNER	NAME: <u>Roopani Family Trust</u> ADDRESS: <u>9500 Hillwood Dr. #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
-----------------------	--

APPLICANT	NAME: <u>The Ardour Company</u> ADDRESS: <u>8340 E. McDonald Dr. Unit 1006</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85250</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
------------------	---

CORRESPONDENT	NAME: <u>Kaempfer Crowell - Bob Gronauer</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>sp1srce@kcnvlaw.com</u> REF CONTACT ID #: <u>167674</u>
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ASSESSOR'S PARCEL NUMBER(S): portion of 177-19-802-017

CURRENT LAND USE PLAN DESIGNATION: MN

REQUESTED LAND USE PLAN DESIGNATION: CM

PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Blvd. and Valley View Blvd

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

_____ Property Owner (Signature)	KHUSRAV ROODHANI _____ Property Owner (Print)
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>	SUBSCRIBED AND SWORN BEFORE ME ON <u>11-28-2022</u> (DATE) by <u>Khusrav Roodhani - Trustee</u>
NOTARY PUBLIC: <u>Dorothy Grace Shoen</u>	

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

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

KAEMPFER

CROWELL

LEXA D. GREEN
lgreen@kcnvlaw.com
O: 702.792.7000

April 13, 2023

VIA ONLINE SUBMITTAL

PA - 23 - 700028

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

Re:

***Justification Letter – Master Plan Amendment
Commercial Development
APN: a portion of 177-19-802-017***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 5.16 acres and is generally located on the northwest corner of Silverado Ranch Boulevard and Valley View Boulevard. The property is more particularly described as a portion of APN: 177-19-802-017 (the "Site"). The Applicant is proposing a commercial development. As such, the Applicant is requesting a master plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed Use (CM).

Master Plan Amendment:

The Site is currently planned MN. This request for a master plan amendment to CM is in keeping with the surrounding area. The Site is located on the northwest corner of Silverado Ranch Boulevard and Valley View Boulevard, both of which are planned 100-foot right-of-ways. CM is appropriate for the Site, as Silverado Ranch Boulevard and Valley View Boulevard are major intersections, and the area is undergoing a change in trend from what was once single family low density residential use, to higher density residential uses and commercial uses. On the southwest corner of Silverado Ranch Boulevard and Valley View Boulevard is approximately 6.4 acres that was recently approved for a master plan amendments to NC. Additionally, the southeast corner of Silverado Ranch Boulevard and Valley View Boulevard is master planned CM.

A change of the land use plan to CM satisfies the requirements set forth in Table 30.12-3(h):

1. The proposed amendment is consistent with the overall intent of the Master Plan:

The Site is planned for MN which generally contemplates a medium intensity, single-family attached and detached residential uses, up to 8 du/ac. Whereas the Applicant is requesting

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

Sincerely,

KAEMPFER CROWELL



Lexa D. Green

SHOPPING CENTER
(TITLE 30)

SILVERADO RANCH BLVD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0610-ROOHANI FAMILY TRUST ETAL & ROOHANI KHUSROW TRS:

ZONE CHANGE to reclassify a 3.9 acre portion of 5.6 acres from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.

USE PERMITS for the following: 1) reduced separation from a convenience store to a residential use; 2) reduced separation from a car wash to a residential use; and 3) reduced separation from a tavern to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio adjacent to single family residential use; 2) allow alternative landscaping/screening adjacent to single family residential use; 3) allow a talk box to face future residential development; and 4) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) shopping center with a tavern, retail, convenience store, gasoline station, vehicle wash, and restaurants with drive-thru; and 2) finished grade.

Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-802-017 ptr.

USE PERMITS:

1. Reduce the separation from a convenience store to a residential use to 76 feet where a minimum of 200 feet is required per Table 30.44-1 (a 62% reduction).
2. Reduce the separation from a vehicle wash to a residential use to 87 feet where a minimum of 200 feet is required per Table 30.44-1 (a 57% reduction).
3. Reduce the separation from a tavern to a residential use to the north to 10 feet where 200 feet is the standard per Table 30.44-1 (a 95% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the height/setback ratio adjacent to a single family residential use (to the north) to a minimum 10 feet where 75 feet is required per Figure 30.56-10 (an 87% reduction).
- b. Reduce the height/setback ratio adjacent to single family residential uses (to the west) to a minimum 23 feet where 65 feet is required per Figure 30.56-10 (a 65% reduction).

2. Allow alternative landscaping/screening adjacent to a less intensive use to consist of a decorative fence where a decorative wall is required per Table 30.64-2 and Figure 30.64-11.
3. Allow a talk box to face future residential development.
4. Reduce throat depth to 14.6 feet for a driveway located along Valley View Boulevard where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 59% reduction).

DESIGN REVIEWS:

1. Shopping center with a tavern, retail, convenience store, gasoline station, vehicle wash, and restaurants with drive-thru.
2. Increase finished grade up to 42 inches (3.5 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 17% increase).

**PROPOSED LAND USE PLAN:
ENTERPRISE - CORRIDOR MIXED-USE**

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.9 (portion)/5.6 (site)
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): Up to 25
- Square Feet: 4,200 (convenience store & car wash); 6,600 (restaurant pad sites); 11,600 (in-line retail); 5,000 (tavern)
- Parking Required/Provided: 143/145

Site Plans

The plans depict a commercial shopping center consisting of a convenience store, vehicle wash, gasoline station, retail building, restaurant pad sites and a tavern on the northwest corner of Silverado Ranch Boulevard and Valley View Boulevard. The site is 3.9 acres which is surrounded by a proposed R-5 multiple family project to the north and west. The in-line retail building and tavern are located on the northern portion of the site and the convenience store, gasoline station, and vehicle wash are located on the eastern portion of the site adjacent to Valley View Boulevard. While the restaurant pad sites with drive-thrus are located on the southern portion of the site adjacent to Silverado Ranch Boulevard. One of the talk boxes associated with the restaurant pad site near the southwest corner of the site, faces north towards an undeveloped R-E parcel which is proposed for a future multiple family development. The talk box is approximately 137 feet from the north property line. For the remaining uses, the convenience store building is set back 76 feet from the north property line, the car wash is 87 feet from the north property line, and the in-line retail building and tavern is approximately 10 feet from the north property line. The closest restaurant pad site to residential property (to the west) is shown at 23 feet. A total of 145 parking spaces are distributed throughout the site. Access to the

proposed development is shown from 2 driveways on Silverado Ranch Boulevard and one driveway on Valley View Boulevard.

Landscaping & Screening

The plans depict a 15 foot wide landscape area along Silverado Ranch Boulevard and Valley View Boulevard featuring a 5 foot wide detached sidewalk. A 5 foot wide landscape buffer with trees spaced 20 feet apart is proposed along the north property line adjacent to a proposed multiple family development and a 10 foot wide landscape buffer with trees spaced 20 feet apart is proposed along the west property line. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprint. The applicant is requesting a waiver to the 6 foot decorative wall requirement along the northern and western property lines. The applicant is proposing a 6 foot decorative fence in lieu of the decorative wall.

Elevations

The buildings range in height from 24 feet to 31 feet, and the gasoline canopy is 15 feet. The buildings have flat roofs and similar facades including painted cement plaster, brick veneer accents, aluminum storefront windows and doors, and decorative metal awnings. The gasoline canopy will also utilize the same colors and textures to unify the design of the entire site.

Floor Plans

The square footage of the overall shopping center is 27,400 square feet. The plans indicate the buildings will be constructed with open floor plans that will be modified to meet the needs of the tenants. From east to west, the plans are as follows: the convenience store is 4,200 square feet with a car wash tunnel on the east side of the building, the tavern is 5,000 square feet; the in-line retail building consists of 5 lease spaces and is 11,600 square feet; and the 2 restaurants buildings are 3,200 square feet and 3,400 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the site is located along Silverado Ranch Boulevard and Valley View Boulevard, which are planned at full buildout as 100 foot rights-of-way. The C-2 commercial request is appropriate, as Silverado Ranch Boulevard is undergoing a change in trend from what was once a single family low density residential use, to higher intensity commercial uses. On the southwest corner of Silverado Ranch Boulevard and Valley View Boulevard is approximately 6.4 acres that was recently approved for a master plan amendment to NC and zone changes to commercial. Additionally, the southeast corner of Silverado Ranch Boulevard and Valley View Boulevard is master planned CM and hard zoned C-2. Due to the increase in higher density developments and the influx of people to the area, there is a need for more commercial uses to meet the needs and demands of residents. Therefore, the proposed zone change will help meet the needs of the growing Enterprise community and the proposed zone change to C-2 will not have a negative effect on adjacent properties.

Surrounding Land Use

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

Related Applications

Application Number	Request
PA-23-700028	A master Plan Amendment to re-designate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on the southern portion of APN 177-19-802-017 is a companion item on this agenda.
VS-23-0612	A vacation of patent easements and rights-of-way that traverse the site is a related item on this agenda.
PA-23-700029	A master Plan Amendment to re-designate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on the northern portion of the subject parcel and on parcels to the north and west is a related item on this agenda.
ZC-23-0611	A zone change to reclassify the northern portion of the subject parcel and on parcels to the north and west from R-E to R-5 zoning, with waivers of development standards and design reviews is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

**Comprehensive Planning
Zone Change**

There is a concurrent Master Plan Amendment application to re-designate the land use category from Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac) to Corridor Mixed-Use (CM), which staff is supporting. The trend at the intersection of Silverado Ranch Boulevard and Valley View Boulevard has been for the establishment of C-2 zoning. The southeast corner is hard zoned C-2, while the southwest corner was approved under resolution of intent for C-2 zoning (NZC-20-0030 & NZC-19-0504), although those resolutions of intent have recently expired. There is no indication that the project will have a substantial adverse effect on public facilities and services in this area and due to the increase in higher density developments and the influx of people to the area, there is a need for more commercial uses to meet the needs and demands of residents. As a result, staff can support the zone change.

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must

establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. A tavern, convenience store with gasoline station, and vehicle wash are permitted as a conditional use in the C-2 zoning district subject to complying with conditions. One of those conditions is complying with the minimum separation of 200 feet from residential. Staff finds that even though the proposed uses above are within the separation distances, the development can be beneficial to the surrounding community and will provide services and amenities for the surrounding area. The proposed request would allow commercial uses in an area with increasing residential development and a lack of commercial services; and thus, the request would comply with Policy 1.3.3 of the Master Plan which encourages the integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips. Additionally, the applicant is proposing to provide trees 20 feet on center per Figure 30.64-11 to "buffer adjacent to a less intensive use" along the residential property lines. However, staff finds to provide a better buffer adjacent to the future residential development, the applicant should provide more trees within the landscape planters along the north and west property lines; therefore, with the condition listed below, staff can support this portion of the request.

Waivers of Development Standards

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

Waiver of Development Standards #1 through #3 & Design Review #1

The applicant requests a waiver to allow the drive-thru talk box to face proposed residential development. Per Table 30.56-2, talk boxes shall be set behind the building or face to minimize noise when adjacent to residential developments. The applicant proposes 2 drive-thru aisles that have talk boxes facing north toward residential uses. The talk box for the more eastern drive-thru restaurant space has a call box that is buffered by the retail and tavern pads. However, the western drive-thru restaurant space, although not buffered by any buildings, is facing north, and set back a significant distance of approximately 137 feet from the residential use to the north. With that, this waiver request will not negatively impact the future residential uses to the north. The applicant is also requesting a waiver to the 6 foot decorative wall requirement along the northern and western property lines. Instead, the applicant is proposing a 6 foot decorative fence in lieu of the decorative wall. The decorative fence will be aesthetically pleasing and will provide sufficient screening once the shrubs are established next to the proposed multiple family project. Lastly, the design provides varying building heights as encouraged by policies of the Master Plan, the commercial development has placed buildings near the proposed residential development to the north; however, the opportunity to provide a variety of building placement on 3.9 acres is limited. Additionally, the proposed residential development to the north and west is designed with a maximum building height of 41 feet, while the commercial project has a maximum height of 25 feet. Therefore, staff can support this waiver request and the overall land use requests.

Public Works - Development Review

Waiver of Development Standards #4

Staff can support the request to reduce the throat depth for the driveway on Valley View Boulevard. The 3 driveways should see equal use, mitigating potential impacts from the reduced throat depths.

Design Review #2

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 6, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Provide trees spaced 10 feet on center along the north and west property lines;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan Amendment and zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permits, waivers of development standards, and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

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

- Traffic study and compliance;
- Full off-site improvements;
- Provide access for APNs 177-19-802-008 and 177-19-802-009.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0330-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE ARDOUR COMPANY

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



LAND USE APPLICATION 10A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>ZC-23-0610</u> DATE FILED: <u>9-5-23</u></p> <p>PLANNER ASSIGNED: <u>RK</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10-11-23</u></p> <p>PC MEETING DATE: <u>11-7-23</u></p> <p>BCC MEETING DATE: <u>12-6-23</u> R-E to C-2</p> <p>FEE: <u>\$2,875.00</u> Mid-Intensity Suburban Neighborhood JJ</p>
	PROPERTY OWNER	<p>NAME: <u>Rochani Family Trust, etal</u></p> <p>ADDRESS: <u>9500 Hillwood Dr. #201</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u></p>
	APPLICANT	<p>NAME: <u>The Ardour Company</u></p> <p>ADDRESS: <u>8340 E. McDonald Dr. Unit 1006</u></p> <p>CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85250</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u></p>
	CONSPONSOR	<p>NAME: <u>Kaempfer Crowell - Bob Gronauer</u></p> <p>ADDRESS: <u>1980 Festival Plaza Dr. #650</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u></p> <p>E-MAIL: <u>spierce@kcnv.com</u> REF CONTACT ID #: <u>184674</u></p>

ASSESSOR'S PARCEL NUMBER(S): portion of 177-19-802-017

PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Blvd. and Valley View Boulevard

PROJECT DESCRIPTION: Zone change for a commercial development

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

Property Owner (Signature)*

KALISROW ROOHHANI
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11-28-2002 (DATE)
 BY Khalisrow Roohani - Trustee

NOTARY PUBLIC: Dorothy Grace Shoen

DOROTHY GRACE SHOEN
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. NO. 96-5387-1
 MY APPT. EXPIRES DECEMBER 11, 2024

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

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

KAEMPFER

CROWELL

LEXA D. GREEN
lgreen@kcnvlaw.com
D: 702.792.7000

August 29, 2023

VIA ONLINE SUBMITTAL

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

2C-23-0610

***Re: Justification Letter – Zone Change, Design Review, Special Use Permit, Waiver of Development Standards, and Vacations
APN: a portion of 177-19-802-017***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is a 3.89 acre portion of a 5.55 acre parcel, generally located on the northwest corner of Silverado Ranch Boulevard and Valley View Boulevard. The property is more particularly described as a portion of APN: 177-19-802-017 (the "Site"). The Applicant is proposing a commercial development. As such, the Applicant is requesting a zone change from R-E to C-2, a design review and waivers of development standards.

Zone Change:

The Site is currently planned MN, and zoned R-E. This request for a zone change to C-2 is in keeping with the surrounding area. The Site is located on the northwest corner of Silverado Ranch Boulevard and Valley View Boulevard, both of which are planned 100-foot right-of-ways. C-2 is appropriate for the Site, as Silverado Ranch Boulevard and Valley View Boulevard are major intersections, and the area is undergoing a change in trend from what was once single-family low density residential use, to higher density residential uses and commercial uses. On the southwest corner of Silverado Ranch Boulevard and Valley View Boulevard is approximately 6.4 acres that was recently approved for a master plan amendments to NC and zone changes to C-2. Additionally, the southeast corner of Silverado Ranch Boulevard and Valley View Boulevard is master planned CM and zoned C-2.

An R-E zoning allows for low density, single-family detached residential uses, up to 2 du/ac. Whereas the Applicant is requesting a zone change to C-2, which allows for a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the entire community.

As noted above, the Site is located on the busy intersection of Silverado Ranch Boulevard and Valley View Boulevard. The parcels immediately to the south and catty-cornered from the

Site have recently been approved for a zone change to C-2. The Enterprise area is experiencing rapid growth when it comes to residential development. In the immediate vicinity of the Site, there is a dire need for more commercial developments to meet the needs of Enterprise residents. This need was echoed by residents at the recent neighborhood meeting, and is demonstrated by the recent C-2 zone changes in the area. South of Silverado Ranch Boulevard and west of Arville Street are two parcels that were recently approved for zone changes from R-E to C-2. Due to the increase in higher density developments and the influx of people to the area, there is a need for more commercial uses to meet the needs and demands of residents. Therefore, the proposed zone change will help meet the needs of the growing Enterprise community.

The proposed zone change to C-2 will not have a negative effect on adjacent properties, transportation, or facilities. There are no existing Ranch Estate Neighborhoods immediately adjacent to the Site. The parcels immediately adjacent to the Site are undeveloped. Additionally, approval of the requested zone change is conditioned upon a traffic study and compliance with the study. Therefore, it is unlikely that the zone change will have a negative effect on adjacent properties or on transportation services and facilities

Design Review:

The Applicant is proposing to develop a commercial development comprising of the following: 11,600 square feet of retail space; 5,000 square feet for a proposed tavern; a 3,400 square-foot and a 3,200 square-foot building with drive-thrus; and a 4,200 square-foot convenience store with 8 gas pumps. The maximum height of the proposed commercial buildings is 31 feet, where 50 feet is permitted within a C-2 zone. Access to the development will be from two (2) driveways located on Silverado Ranch Boulevard, and a third located on Valley View Boulevard.

The Applicant also request a design review to increase the grade fill to 3.5 feet, where 3 feet is standard. The increased fill is internal to the Site, and will be under the proposed retail building. Additionally, the increased fill is required for developmental and drainage purposes. The 3.5-foot fill request is based on preliminary data, and will require a subsequent drainage study.

Waivers of Development Standard:

- **Setback Reduction**

The Applicant is requesting a waiver from the required 3:1 height/setback ratio and 6 foot wall per Figure 30.56-10 along the north and property lines of the site. Along the north property line the required 3:1 setback is 75 feet, where 10 feet is proposed. Along the western property line the 3:1 setback for the drive-thru structure is 64 feet and 6 inches, where 23 feet is proposed. A decorative fence is proposed along the northern and western property lines in lieu of a wall. Additionally, the applicant's perimeter landscaping along these property lines is being increased to meet the requirements of Figure 30.69-11 to provide additional screening.

This area of Enterprise is undergoing a change in trend from what was once a single family low density residential use, to higher density residential uses and commercial uses. It is highly unlikely that the adjacent property will develop as a R-E residential use.

- **Decorative Wall**

The Applicant is requesting to waive the 6 foot decorative wall requirement along the northern and western property lines. The Applicant is proposing a 6 foot decorative fence in lieu of the decorative wall. This area of Enterprise is undergoing a change in trend from what was once a single family low density residential use, to higher density residential uses and commercial uses. It is highly unlikely that either the parcels to the north or the west will develop as R-E residential uses. The decorative fence will be aesthetically pleasing and provide sufficient screening of the proposed multi-family use.

- **Waiver for Talk Box Location**

The Applicant request a waiver to allow the drive-thru talk box adjacent to a residential development. Per Table 30.56-2, talk boxes shall be set behind the building or face to minimize noise when adjacent to residential developments. The Applicant proposes two drive-thru aisles that have talk boxes facing north toward residential uses. The talk box for the more eastern drive-thru restaurant space has a call box that is buffered by the retail and tavern pads. The western drive-thru restaurant space, although not buffered by any buildings, is facing north and set back a significant distance from the residential use to the north. With that, this waiver request will not negatively impact the proposed commercial development, nor will it negatively impact the future residential uses to the north and the west.

Special Use Permit:

- **Reduce Distance Separation to Residential Use**

The Applicant requests a use permit to reduce the distance separation between the proposed tavern, convenience store and car wash. As a condition under Title 30, the car wash facility, tavern and convenience store are to be setback a minimum of 200 feet from the residential use to the north. As noted on the site plan, the car wash, convenience store and tavern are setback 88 feet, 76 feet and 6 inches, and 10 feet and 7 inches, respectively, from the residential property line with Code compliant landscaping along the northern property line. Additionally, the Site is boarded to the north and the west by residentially zoned parcels, making it nearly impossible to accommodate the 200-foot setback requirement.

- **Decorative Wall**

The Applicant is requesting to waive the 6 foot decorative wall requirement along the northern property line and the property lines adjacent to APN 177-19-803-002 and part of APN 177-19-802-017, per Figure 30.64-11. The Applicant is proposing a 6 foot decorative fence in lieu of the decorative wall. This area of Enterprise is undergoing a change in trend from what was once a single family low density residential use, to higher density residential uses and commercial uses. It is highly unlikely that either the parcels to the north or the 0.89 acre parcel to the west will develop as R-E residential uses. The decorative fence will be aesthetically pleasing and provide sufficient screening of the proposed multi-family use. Additionally, the applicant's perimeter landscaping along the north and southwest portions the site was increased to meet the requirements of Figure 30.69-12 to provide additional screening.

Vacation Right-of-way, Resolution Relative to the Acquisition of Rights-of-way, and Patent Easements

Finally, the Applicant is requesting a vacation of existing government patent easements and right-of-ways on the Site as they are no longer needed for development. Gary Avenue is an undeveloped right-of-way that currently stops 490 feet east of Arville Street and 163 feet west of Valley View Boulevard. Gary Avenue is no longer needed for the development of this Site. Schuster Street is also an undeveloped right-of-way that runs north and south, and ends to the south of the site, approximately 325 feet south of Silverado Ranch Boulevard. The Applicant also requests to vacate a 5-foot wide portion of Hinson Street, Silverado Ranch Boulevard and Valley View Boulevard to allow for the development of detached sidewalks, as well as a 30-foot Resolution Relative to the Acquisition of Rights-of-way located in the northwest corner of APN: 177-19-802-017.

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

Sincerely,

KAEMPFER CROWELL



Lexa D. Green

There is only one existing Ranch Estate residence immediately adjacent to the Site, located on the northwest corner of West Gary Avenue and South Valley View Boulevard. The Site is surrounded by undeveloped lands to the north, east and west. South of the Site are existing single-family developments and others that are currently under development which are zoned R-2. Also to the southwest are existing single-family developments and others that are currently under development which are zoned R-3. Therefore, the proposed zone change will not negatively impact or interfere with existing Rural Estate Neighborhoods. Although there are properties in the in the immediate area that remain R-E, the general area has been master planned for more intense residential and commercial uses.

Additionally, the Site, zoned R-5, will act as an ideal transition site between the highly trafficked, 100-foot Silverado Ranch Boulevard right-of-way and the few existing single family homes further north, as well as between Valley View Boulevard and the recently approved RUD zoning to the west of the Site. The proposed zone change to R-5 meets the overall master plan goals for Enterprise.

Design Review:

- **Multi-Family Development**

The Applicant proposes to develop a multi-family residential subdivision, comprising of 15 residential buildings with 360 units, on 12.75 acres, with a proposed density of 27.8 du/ac. The maximum building height 41 feet and 6 inches, where 50 feet is permitted within an R-5 zone. The proposed development will include a 7,502 square-foot clubhouse, a resort-style pool, picnic areas, an outdoor activity area, a turf lawn and exterior amenities. The Site is proposing to provide 596 parking spaces where 590 are required. The Applicant is providing significantly more open space than what is required by Code. The Applicant is proposing 186,112 square feet of open space where 36,000 square feet is required. Access to the development will be from two gates accessed from a driveway on Silverado Ranch Boulevard. Additionally, there will be an exit only gate in the northeast corner of the Site, onto Valley View Boulevard. This gate will be a sliding gate to prevent encroachment into the adjacent pedestrian easement. Detached sidewalks will be provided along all street frontages.

- **Increase Grade Fill**

The Applicant is requesting a design review for grade fill increase of up to 6 feet, where 3 feet is permitted. The requested increase in fill is required to accommodate the existing topography and for drainage purposes. This maximum fill is located at the interior of the Site, and therefore, will not negatively impact surrounding land uses.

Waiver of Development Standards:

- **Setback Reduction**

The Applicant is requesting a waiver from the required 3:1 height/setback ratio and 6' wall per Figure 30.56-10 along the north property line (APN 177-19-802-019; 177-19-802-008; 177-19-802-018; & 177-19-802-010) as well as the southwest (APN 177-19-803-002) and southeast (APN 177-19-

802-017) corners of the site. The table below provides the required and proposed setback and screening.

APN – Adjacent Property	Buildings	Required Setback per Figure 30.56-10	Proposed Setback (Minimum)	Proposed Screening
177-19-802-017 (Southeast)	1, 3, 4, 5, & 6	97.5'	60'0"	Decorative Fence
177-19-803-002 (southwest)	13, 14, & 15	97.5'	8'0"	Decorative Fence & Intense Buffer Tree Planting (30.64-11)
177-19-802-019 (North)	10 & 11 12	97.5' 97.5	92.5' Bldg 12 is 20'	Decorative Fence & Intense Buffer Tree Planting (30.64-11)
177-19-802-008 (North)	9 & 10	97.5'	97.5'	Decorative Fence & Intense Buffer Tree Planting (30.64-11)
177-19-802-009 (North)	8 & 9	97.5'	96'	Decorative Fence & Intense Buffer Tree Planting (30.64-11)
177-19-802-018 (North)	7 & 8	97.5'	96'	Decorative Fence & Intense Buffer Tree Planting (30.64-11)
177-19-802-010 (North)	6	97.5'	97.5'	Decorative Fence & Intense Buffer Tree Planting (30.64-11)

APN: 177-19-803-002 is a 0.89 acre parcel that is zoned R-E and located on the northeast corner of Hinson Street and Silverado Ranch Boulevard. Due to the size and location of the neighboring parcel, it is very unlikely that the parcel will develop as a residential use. As previously mentioned, a 13 acres site just west of Hinson Street was recently approved for a zone change from R-E to Residential Urban Density (RUD), to allow for a 119 single family residential lots, at a density of 9.2 du/ac (See Application NZC-22-0381). With that, the requested setback reduction will not negatively impact the project or the use of the adjacent 0.89 acre parcel. Additionally, the applicant's perimeter landscaping plantings along the north and southwest portions the site was increased to meet the requirements of Figure 30.69-11 to provide additional screening.

This area of Enterprise is undergoing a change in trend from what was once a single family low density residential use, to higher density residential uses and commercial uses. It is highly unlikely that neither the parcels to the north, the 0.89 acre parcel to the west, nor the portion of the parcel to the southeast will develop as R-E residential uses.

- **Garage Opening Setback Reduction**

The Applicant is requesting a reduction in the distance separation from the garages to the vehicle drive aisle. The Applicant requests a distance separation of 1 foot, where 8 feet is required. Although this requested reduction reduces the amount of maneuvering space outside of the garages, the drive aisles throughout the development are a minimum of 24 feet wide, which provides adequate space for cars to maneuver and avoid traffic conflicts when necessary. With that, the requested distance reduction from the garages to the vehicle drive aisles will not negatively impact the Site.

11/07/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

SILVERADO RANCH BLVD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-23-700029-LV SILVERADO SCHUSTER, LLC; ET AL:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on 12.8 acres.

Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

177-19-802-011; 177-19-802-012; 177-19-802-017 ptn; 177-19-802-021; 177-19-803-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.8

Applicant's Justification

The applicant states the request for Urban Neighborhood (UN) is appropriate since Silverado Ranch Boulevard in the area has been transitioning from single family low density residential uses to higher density residential uses and commercial uses. The abutting property to the west was recently rezoned to RUD zoning. There is 1 single family residence located at the northeast corner of the site, but the remaining portions of the site to the north, east, and west are bordered by undeveloped lands. There is a similar R-5 zoned multiple family residential development recently approved in the area (NZA-21-0571) at the northeast corner of Decatur Boulevard and Pyle Avenue. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Developed single family home; undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-2	Undeveloped; single family homes
East	Open Lands	R-E	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD & R-E	Undeveloped

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

Related Applications

Application Number	Request
ZC-23-0611	A zone change to reclassify the site from R-E to R-5 zoning, with waivers of development standards and design reviews is a companion item on this agenda.
VS-23-0612	A request to vacate and abandon portions of rights-of-way being Silverado Ranch Boulevard, Valley View Boulevard, Schuster Street, Gary Avenue, and Hinson Street; and government patent easements is a companion item on this agenda.
PA-23-700028	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on the southern portion of APN 177-19-802-017 is a related item on this agenda.
ZC-23-0610	A zone change to reclassify the southern portion of APN 177-19-802-017 from R-E to C-2 zoning, with a use permit, waivers of development standards, and design reviews is a related item on this agenda.

STANDARDS FOR ADOPTION:

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

**Analysis
Comprehensive Planning**

The applicant requests a change from Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac) to Urban Neighborhood (UN) (greater than 18 du/ac). Intended primary land uses in the proposed UN land use designation include single family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multiple family. Supporting land uses include accessory dwelling units, multiple family dwellings, and neighborhood serving public facilities.

Staff finds the request to redesignate the site to Urban Neighborhood (UN) to be too intense for, and not compatible with, the surrounding area. The adjacent and abutting properties to the north, east, and west are planned for much lower densities than the applicant is proposing for this site. Additionally, these properties are undeveloped, except for 1 single family residence to the north, where there has been no deviation from the established land use plan except for a recent zone change to RUD (NZN-22-0381) on the abutting property to the west in December 2022. However, that RUD zoned development was approved at a density of 9.2 dwelling units per acre

which is significantly lower than the density associated with the UN land use designation. The properties to the north are planned Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac) and Low-Intensity Suburban Neighborhood (LN) (up to 5 du/ac). To the northeast, diagonally across Valley View Boulevard, the land is planned for Ranch Estate Neighborhood (RN) (up to 2 du/ac). Directly to the east, is land planned for Open Lands (OL). Therefore, this request does not comply with Policy 1.4.4 of the Master Plan which encourages development that is compatible with the scale and intensity of the surrounding area.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 6, 2023 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

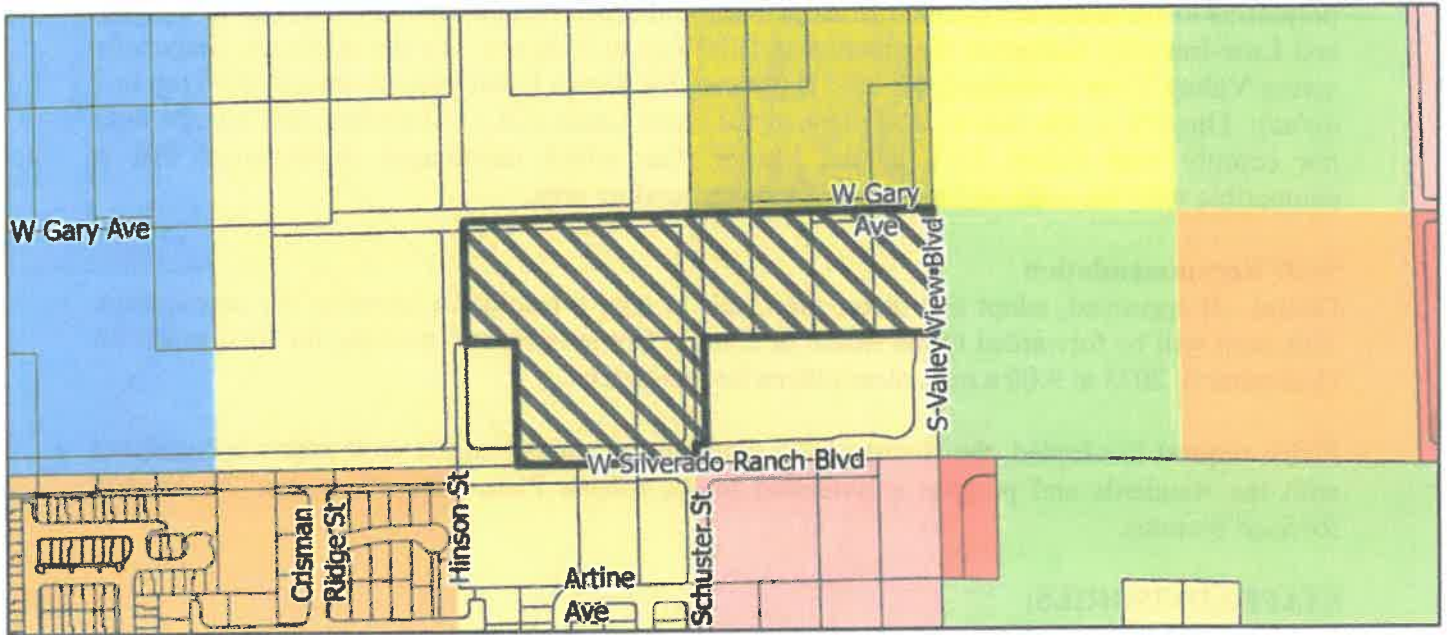
APPROVALS:

PROTEST:

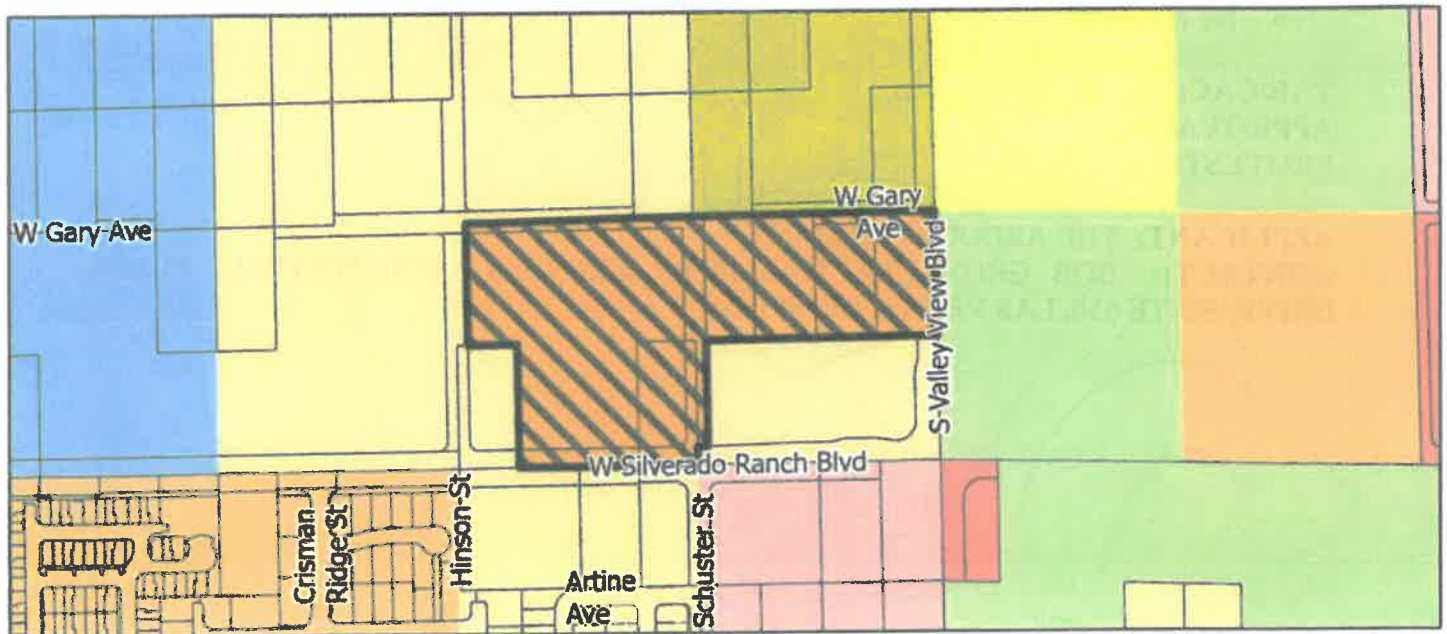
APPLICANT: THE ARDOUR COMPANY

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

Planned Land Use Amendment PA-23-700029



Current



Requested

DRAFT

**Enterprise
Clark County, Nevada**

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

Requested Area To Change

Planning Areas

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



MASTER PLAN AMENDMENT APPLICATION 11A

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE <input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT	STAFF	APP. NUMBER: <u>PA-23700029</u> PLANNER ASSIGNED: <u>GRC</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u>11-7-23</u> BCC MEETING DATE: <u>12-6-23</u> TRAILS? Yes <input type="checkbox"/> No <input type="checkbox"/> FEE: <u>\$2700</u>	DATE FILED: <u>9-5-23</u> TAB/CAC MTG DATE: <u>10-11-23</u>
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PROPERTY OWNER	NAME: <u>Rachant Family Trust</u> ADDRESS: <u>9500 Hillwood Dr. #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
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APPLICANT	NAME: <u>The Ardour Company</u> ADDRESS: <u>8340 E. McDonald Dr. Unit 1006</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85250</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
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CORRESPONDENT	NAME: <u>Kaempfer Crowell - Bob Gronauer</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>spierce@kcnvlaw.com</u> REF CONTACT ID #: <u>167674</u>
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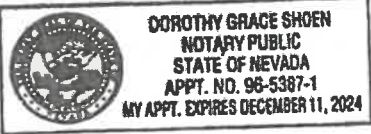
ASSESSOR'S PARCEL NUMBER(S): 177-19-802-002 177-19-802 011, 012 and a portion of 177-19-802-017 and

CURRENT LAND USE PLAN DESIGNATION: MN 177-19-802-021

REQUESTED LAND USE PLAN DESIGNATION: UN

PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Blvd. and Valley View Blvd

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

<u>15.7 [Signature]</u> Property Owner (Signature)*	<u>KHUSROW ROOHANI</u> Property Owner (Print)
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>11-28-2022</u> (DATE) By <u>Khusrav Roohani - Trustee</u>	
NOTARY PUBLIC: <u>Dorothy Grace Shoen</u>	

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

LAS VEGAS OFFICE
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KAEMPFER

CROWELL

LEXA D. GREEN
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August 16, 2023

VIA ONLINE SUBMITTAL

PA-23-700029

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

**Re: *Justification Letter – Master Plan Amendment
Multi-Family
APNs: 177-19-803-003; 177-19-802-011, 012, 021; and a portion of 177-19-802-017***

To Whom It May Concern:

Please be advised this office represents the “Applicant” in the above-referenced matter. The proposed project is located on approximately 12.75 acres and is generally located north of Silverado Ranch Boulevard and west of Valley View Boulevard. The property is more particularly described as APNs: 177-19-803-003; 177-19-802-011, 012, 021; and a portion of 177-19-802-017 (the “Site”). The Applicant is proposing a multi-family residential development. As such, the Applicant is requesting a master plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN).

Master Plan Amendment:

The Site is currently planned MN, and zoned R-E. This request for a master plan amendment to UN is in keeping with the surrounding area. The Site is located along Silverado Ranch Boulevard, which is a planned 100-foot right-of-way. UN is appropriate, as Silverado Ranch Boulevard is undergoing a change in trend from what was once a single family low density residential use, to higher density residential uses and commercial uses. On the southwest corner of Silverado Ranch Boulevard and Valley View Boulevard is approximately 6.4 acres that was recently approved for non-conforming zone changes to C-2. Additionally, just south of Silverado Ranch Boulevard, between Arville Street and Valley View Boulevard are both existing and future single-family developments which are zoned R-2 and R-3. Immediately adjacent to the west of the Site is a 13 acre site that was approved in December of 2022 for a zone change from R-E to Residential Urban Density (RUD), to allow for a 119 single family residential lots, at a density of 9.2 du/ac (See Application NZC-22-0381). This demonstrates the transition that is occurring in the immediate area near the Site.

A change of the land use plan to UN satisfies the requirements set forth in Table 30.12-3(h):

1. The proposed amendment is consistent with the overall intent of the Master Plan:

The Site is planned for MN which generally contemplates a medium intensity, single-family attached and detached residential uses, up to 8 du/ac. Whereas the Applicant is requesting an amendment to UN, which contemplates single-family attached and detached residential uses, as well as multi-family uses, greater than 18 du/ac. As discussed above, the proposed amendment is consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goal for Enterprise, where the Site is located:

- Policy EN-1.1: Neighborhood Integrity – “Preserve the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses.”

There is only one existing Ranch Estate residence immediately adjacent to the Site, near the northeast corner. Other than that one existing single family home, the Site is surrounded by undeveloped lands to the north, east and west. To the south of the Site are existing single-family developments and others that are currently under development which are zoned R-2 and R-3. Therefore, the proposed master plan amendment will not negatively impact or interfere with existing Rural Estate Neighborhoods.

Additionally, the Site, planned for UN, will act as an ideal transition site between the highly trafficked, 100-foot Silverado Ranch Boulevard, right-of-way and the few existing single family homes further north, as well as between Valley View Boulevard and the recently approved RUD zoning to the west of the Site. The proposed change to UN meets the overall master plan goals for Enterprise, which set forth the goal of “maintaining established large lot neighborhoods in Enterprise, while accommodating the diversification of housing options over time.”

2. The proposed amendment is required based on changed conditions or further studies:

The proposed master plan amendment to UN meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies.

There is a change in trends from single-family low density residential, to higher density developments and commercial uses happening in the area. Just south of Silverado Ranch Boulevard, between Arville Street and Valley View Boulevard are existing single-family developments and others that are currently under development which are zoned R-2 and R-3. This is also true as you move further west along Silverado Ranch Boulevard. The Site is substantially similar to nearby UN and CN-planned parcels in the area. Additionally, the Site here, functionally, is not well-suited for R-E residential given its location and proximity to Silverado Ranch Boulevard and R-2 and R-3 zoned homes to the south. This is demonstrated by the recently approved zone change from R-E to RUD of the land immediately adjacent to the west of the Site. Therefore, the proposed amendment is in keeping with this consideration as identified in the Master Plan.

3. The proposed amendment is compatible with the surrounding area:

Due to the location and the change in trends in the area, the Site is not ideal for low or medium density residential uses or the keeping of animals. There are no adjacent single-family developments to the Site, and the proposed master plan amendment is similar to those recently approved in the area.

NZC-21-0571 was recently approved by the Board of County Commissioners for a zone change to R-5. Like the Site here, the subject site of that application, more particularly known as APNs: 177-30-204-006, 004, and 005, front Decatur Boulevard., which is a 120-foot right-of-way, and west of Decatur Boulevard. is an existing single-family developed, zoned R-2. NZC-21-0199 was also recently approved by the Board of County Commissioners for a zone change to R-4. The subject site of that application, more particularly known as APNs: 177-30-401-017 and 002, also front Decatur Boulevard, and west of Decatur Boulevard. are existing single-family developments, also zoned R-2. Therefore, the proposed amendment and zone change are compatible with the surrounding area.

4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:

The Master Plan for Enterprise contemplates that the Enterprise area is experiencing rapid growth and that development patterns are continuing to evolve. The evolution in development is being seen in the medium and high-density communities that are emerging in the Enterprise area. As discussed throughout, the current proposal includes a 14.14-acre parcel, which is not ideally located for the intended use, due to the current trends in the area. As a result, the proposed master plan amendment is appropriate for the area, and would be keeping with the other core goals and policies of the Master Plan.

5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:

The proposed master plan amendment to UN will not have a negative effect on adjacent properties, transportation, or facilities. The immediate surrounding areas are undeveloped to the north, east and west of the Site. Approval of the requested master plan amendment separates the R-2 and R-3 zoned residential neighborhoods to the south and the zone change is conditioned upon a traffic study and compliance with the study. Therefore, the proposed amendment and zone change will not have a negative effect on adjacent properties or on transportation services and facilities.

6. The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Utilities are located near the Site.

7. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. There is a serious need for additional housing opportunities. This project will be a benefit not a detriment to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

Therefore, a master plan amendment to UN is appropriate, as the Applicant has satisfied the standard for approval. Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Lexa D. Green

MULTIPLE FAMILY DEVELOPMENT (TITLE 30)

SILVERADO RANCH BLVD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST ZC-23-0611-LV SILVERADO SCHUSTER, LLC:

ZONE CHANGE to reclassify 12.8 acres from an R-E (Rural Estates Residential) Zone to an R-5 (Apartment Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce height/setback ratio adjacent to single family residential use; 2) reduce the setback for garage openings to a drive aisle; and 3) allow alternative landscaping/screening adjacent to single family residential use.

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

Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-802-011; 177-19-802-012; 177-19-802-017 ptn.; 177-19-802-021; 177-19-803-003

WAIVERS OF DEVELOPMENT STANDARDS:

- 1. a. Reduce the height/setback ratio adjacent to a single family residential use (west and south) to a minimum 8 feet where 97 feet 6 inches is required per Figure 30.56-10 (a 92% reduction).
b. Reduce the height/setback ratio adjacent to single family residential uses (north) to a minimum 20 feet where 97 feet 6 inches is required per Figure 30.56-10 (a 79% reduction).
2. Reduce the setback from a multiple family garage opening to a drive aisle to 1 foot where a minimum of 8 feet is required per Section 30.56.040 (an 88% reduction).
3. Allow alternative landscaping/screening adjacent to a less intensive use where required per Table 30.64-2 and Figure 30.64-11.

DESIGN REVIEWS:

- 1. Multiple family residential development.
2. Increase the finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).

**PROPOSED LAND USE PLAN:
ENTERPRISE - URBAN NEIGHBORHOOD**

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.8
- Number of Units: 360
- Density (du/ac): 28.1
- Project Type: Multiple family development
- Number of Stories: 3
- Building Height (feet): Up to 41
- Open Space Required/Provided: 36,000/186,112
- Parking Required/Provided: 590/596

Site Plans

The plans depict a gated multiple family residential development consisting of 360 dwelling units distributed within fifteen, 3 story buildings. The site is 12.8 acres which surrounds a proposed 3.9 acre commercial development at the hard corner of Silverado Ranch Boulevard and Valley View Boulevard. The density of the project is shown at 28.1 dwelling units per acre. The complex will provide 1, 2, and 3 bedroom units. Minimum building setbacks are as follows: 20 feet to the north property line; 25 feet to the south property line (Silverado Ranch Boulevard); 26 feet to the east property line (Valley View Boulevard); and 20.5 feet to the west property line (Hinson Street). The development requires 36,000 square feet of open space where 186,112 square feet of open space is provided. A clubhouse with a pool, BBQ area, and dog park are centrally located to the project site. There is also a sports court located east of Building 1 along Silverado Ranch Boulevard. Access to the site is granted by a main driveway located along Silverado Ranch Boulevard to the south, and an exit only driveway located along Valley View Boulevard to the east. Internal circulation within the project consists of 24 foot wide drive aisles. Parking will consist of garage, covered, and surface parking spaces for both residents and visitors, which are distributed throughout the development.

Landscaping

The plans depict a 15 foot wide landscape area along Silverado Ranch Boulevard, Valley View Boulevard, and Hinson Street featuring a 5 foot wide detached sidewalk. A 5 foot wide landscape buffer with trees spaced 30 feet apart is proposed along the south property line adjacent to the proposed commercial development and a 5 foot to 15 foot wide landscape buffer with trees spaced 20 feet apart is proposed along the north property line. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas. The main recreation open space area is designed in a courtyard fashion near the center of the site. These amenities include a swimming pool, deck, BBQ area, and a clubhouse. There is also a sports court located east of Building 1 along Silverado Ranch Boulevard. The amount of passive and active open space is depicted at 186,112 square feet where 36,000 square feet is required.

Elevations

The residential buildings are 3 story structures with maximum heights up to 41 feet. Exterior materials include smooth plaster and stucco finishes, decorative metal awnings, and railings around balconies. The mass of the buildings are reduced by off-set surface planes and parapet walls along the roofline at varying heights. The clubhouse will be 1 story and is shown at a varying height of 24 feet to 41 feet. The design of the building will match the architecture and color palate of the apartment complex.

Floor Plans

The plans show a mix of 1, 2, and 3 bedroom units consisting of 252, one bedroom units; 90, two bedroom units; and 18, three bedroom units. The clubhouse is 7,502 square feet and consists of a leasing office, mail room, fitness room, lounge, offices, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the site is located along Silverado Ranch Boulevard and Valley View Boulevard, which are planned at full buildout as 100 foot rights-of-way. The R-5 multiple family request is appropriate, as Silverado Ranch Boulevard is undergoing a change in trend from what was once a single family low density residential use, to higher density residential uses and commercial uses. On the southwest corner of Silverado Ranch Boulevard and Valley View Boulevard is approximately 6.4 acres that was recently approved for a master plan amendment to NC and zone changes to commercial. Just south of Silverado Ranch Boulevard, between Arville Street and Valley View Boulevard are both existing and future single family developments which are zoned R-2 and R-3. West of Hinson Street is a 13 acre site that was approved in December 2022 for a zone change to RUD to allow a single family development, at a density of 9.2 du/ac. This demonstrates the transition that is occurring in the immediate area of the site. Furthermore, the development meets most required design standards for a multiple family project and the density and intensity of the project are compatible with the trend of the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Developed single family home & undeveloped
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-2	Undeveloped & single family homes
East	Open Lands	R-E	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD & R-E	Undeveloped

Related Applications

Application Number	Request
PA-23-700029	A Master Plan Amendment to re-designate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on the southern portion of APN 177-19-802-017 is a companion item on this agenda.
VS-23-0612	A vacation of patent easements and rights-of-way that traverse the site is a companion item on this agenda.
PA-23-700028	A Master Plan Amendment to re-designate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) is a related item on this agenda.
ZC-23-0610	A zone change to reclassify a 3.9 acre portion of this site for proposed C-2 multiple family development is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

There is a concurrent Master Plan Amendment application to re-designate the land use category from Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac) to Urban Neighborhood (UN), which staff is not supporting. One of the fundamental aims of the Master Plan is to provide a holistic approach to growing a community by ensuring that adequate services will be available when demand occurs. Establishing an isolated standalone R-5 zoned development in the immediate area through this zone change request could have adverse impacts to the immediate area. Unexpected land use patterns may have significant impacts on traffic, noise, and lighting that may lead to dramatic changes in the existing area. Therefore, staff finds the request to R-5 zoning in the middle of an area that has developed with commercial and mid to low intensity residential projects results in spot zoning that favors a particular owner. As a result, staff cannot support this request.

Waivers of Development Standards

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

The site design, building design, and development parameters are established and dependent on consideration of the zone change request, thereby requiring contingent consideration of the waiver of development standards. Since staff cannot support the zone change, staff cannot support the waiver requests.

Design Review #1

The site design, building design, and development parameters are established and dependent on consideration of the zone change request, thereby requiring contingent consideration of the design review. Since staff cannot support the zone change, staff cannot support the design review request.

Public Works - Development Review

Design Review #2

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

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 6, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan Amendment and zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development

standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Provide access for APNs 177-19-802-008 and 177-19-802-009.
- 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; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0120-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: THE ARDOUR COMPANY
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR, SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

12A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>2C-23-0611</u> DATE FILED: <u>9-5-23</u></p> <p>PLANNER ASSIGNED: <u>RK</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10-11-23</u></p> <p>PC MEETING DATE: <u>11-7-23</u></p> <p>BCC MEETING DATE: <u>12-6-23</u> R-E to R-5</p> <p>FEE: <u>\$ 2700.00</u> Mid-Intensity Suburban Neighborhood</p> <p style="text-align: right;">JJ</p>
	PROPERTY OWNER	<p>NAME: <u>Roohani Family Trust, etal</u></p> <p>ADDRESS: <u>9500 Hillwood Dr. #201</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u></p>
	APPLICANT	<p>NAME: <u>The Ardour Company</u></p> <p>ADDRESS: <u>8340 E. McDonald Dr. Unit 1006</u></p> <p>CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85250</u></p> <p>TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u></p> <p>E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u></p>
	CORRESPONDENT	<p>NAME: <u>Kaempfer Crowell - Bob Gronauer</u></p> <p>ADDRESS: <u>1880 Festival Plaza Dr. #850</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u></p> <p>E-MAIL: <u>spierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u></p>

ASSESSOR'S PARCEL NUMBER(S): 177-19-803-003 & 021; 177-19-802-011, 012 and a portion of 177-19-802-017

PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Blvd. and Valley View Boulevard 177-19-802021

PROJECT DESCRIPTION: Zone change for a multi-family development

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

Khusrow Roohani KHUSROW ROOHANI
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11-28-2022 (DATE)
 By Khusrow Roohani - Trustee

NOTARY PUBLIC: Dorothy Grace Shoen

DOROTHY GRACE SHOEN
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. NO. 98-5387-1
 MY APPT. EXPIRES DECEMBER 11, 2024

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



LAND USE APPLICATION


DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ARX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: SDIP Pre-Dev Holdings, LLC ADDRESS: 9345 W. Sunset Road, #101 CITY: Las Vegas STATE: NV ZIP: 89148 TELEPHONE: 000-000-0000 CELL: 000-000-0000 E-MAIL: n/a
	APPLICANT NAME: The Ardour Company ADDRESS: 8340 E. McDonald Dr. Unit 1006 CITY: Scottsdale STATE: AZ ZIP: 85250 TELEPHONE: 000-000-0000 CELL: 000-000-0000 E-MAIL: n/a REF CONTACT ID #: n/a
	CORRESPONDENT NAME: Kaempfer Crowell - Bob Gronauer ADDRESS: 1980 Festival Plaza Dr. #850 CITY: Las Vegas STATE: NV ZIP: 89135 TELEPHONE: 702-792-7000 CELL: 702-792-7048 E-MAIL: spierce@kcnvlaw.com REF CONTACT ID #: 164674

ASSESSOR'S PARCEL NUMBER(S): 177-19-802-003 & 021; 177-19-802-011, 012 and a portion of 177-19-802-017 and
 PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Blvd. and Valley View Boulevard 177-19-802-021
 PROJECT DESCRIPTION: Zone change for a Multi-Family development

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

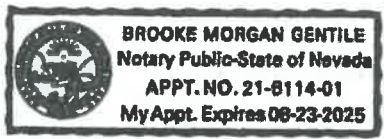

 Property Owner (Signature)*

Bill Lemmert
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10-17-2022 (DATE)
 By Bill Lemmert

NOTARY PUBLIC: Brooke Guerin



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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>LV Silverado Schuster, LLC</u> ADDRESS: <u>11510 Mystic Rose Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>The Ardour Company</u> ADDRESS: <u>8340 E. McDonald Dr. Unit 1006</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85250</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Kaempfer Crowell - Bob Gronauer</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164874</u>

ASSESSOR'S PARCEL NUMBER(S): 177-19-803-003 ; 177-19-802-011, 012 and a portion of 177-19-802-017 and

PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Blvd. and Valley View Boulevard 177-19-802-021

PROJECT DESCRIPTION: Zone change for a Mult. Family development

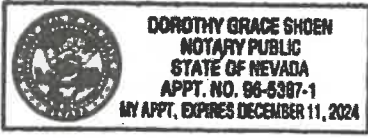
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Umer Malik Property Owner (Signature)* Umer Malik Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12-1-2022 (DATE)
 By Umer Malik

NOTARY PUBLIC: Dorothy Grace Shoen



*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.

August 30, 2023

VIA ONLINE SUBMITTAL

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

20-23-0611

To Whom It May Concern:

***Re: Justification Letter – Zone Change; Design Review; Waivers of Development Standards; and Vacations– Multi-Family
APNs: 177-19-803-003; 177-19-802-011, 012, 021; and a portion of 177-19-802-017***

To Whom It May Concern:

Please be advised this office represents the “Applicant” in the above-referenced matter. The proposed project is located on approximately 12.75 acres and is generally located north of Silverado Ranch Boulevard and west of Valley View Boulevard. The property is more particularly described as APNs: 177-19-803-003; 177-19-802-011, 012, 021; and a portion of 177-19-802-017 (the “Site”). The Applicant is proposing a multi-family residential development. As such, the Applicant is requesting a zone change from R-E to R-5, a design review, waivers of development standards and vacations.

Zone Change:

The Site is currently planned MN, and zoned R-E. The Site is located along Silverado Ranch Boulevard, which is a planned 100-foot right-of-way. R-5 is appropriate, as Silverado Ranch Boulevard is undergoing a change in trend from what was once a single family low density residential use, to higher density residential uses and commercial uses. On the southwest corner of Silverado Ranch Boulevard and Valley View Boulevard is approximately 6.4 acres that was recently approved for a master plan amendments to NC and zone changes to C-2. Just south of Silverado Ranch Boulevard, between Arville Street and Valley View Boulevard are both existing and future single-family developments which are zoned R-2 and R-3. West of Hinson Street is a 13 acre site that was approved in December of 2022 for a zone change from R-E to Residential Urban Density (RUD), to allow for a 119 single family residential lots, at a density of 9.2 du/ac (See Application NZC-22-0381). This demonstrates the transition that is occurring in the immediate area of the Site.

The Site is zoned R-E, which allows for low density, single-family detached residential uses, up to 2 du/ac. Whereas the Applicant is requesting a zone change to R-5, which allows for the development of high-density apartment residential uses, up to 50 du/ac.

There is only one existing Ranch Estate residence immediately adjacent to the Site, located on the northwest corner of West Gary Avenue and South Valley View Boulevard. The Site is surrounded by undeveloped lands to the north, east and west. South of the Site are existing single-family developments and others that are currently under development which are zoned R-2. Also to the southwest are existing single-family developments and others that are currently under development which are zoned R-3. Therefore, the proposed zone change will not negatively impact or interfere with existing Rural Estate Neighborhoods. Although there are properties in the in the immediate area that remain R-E, the general area has been master planned for more intense residential and commercial uses.

Additionally, the Site, zoned R-5, will act as an ideal transition site between the highly trafficked, 100-foot Silverado Ranch Boulevard right-of-way and the few existing single family homes further north, as well as between Valley View Boulevard and the recently approved RUD zoning to the west of the Site. The proposed zone change to R-5 meets the overall master plan goals for Enterprise.

Design Review:

- **Multi-Family Development**

The Applicant proposes to develop a multi-family residential subdivision, comprising of 15 residential buildings with 360 units, on 12.75 acres, with a proposed density of 27.8 du/ac. The maximum building height 41 feet and 6 inches, where 50 feet is permitted within an R-5 zone. The proposed development will include a 7,502 square-foot clubhouse, a resort-style pool, picnic areas, an outdoor activity area, a turf lawn and exterior amenities. The Site is proposing to provide 596 parking spaces where 590 are required. The Applicant is providing significantly more open space than what is required by Code. The Applicant is proposing 186,112 square feet of open space where 36,000 square feet is required. Access to the development will be from two gates accessed from a driveway on Silverado Ranch Boulevard. Additionally, there will be an exit only gate in the northeast corner of the Site, onto Valley View Boulevard. This gate will be a sliding gate to prevent encroachment into the adjacent pedestrian easement. Detached sidewalks will be provided along all street frontages.

- **Increase Grade Fill**

The Applicant is requesting a design review for grade fill increase of up to 6 feet, where 3 feet is permitted. The requested increase in fill is required to accommodate the existing topography and for drainage purposes. This maximum fill is located at the interior of the Site, and therefore, will not negatively impact surrounding land uses.

Waiver of Development Standards:

- **Setback Reduction**

The Applicant is requesting a waiver from the required 3:1 height/setback ratio and 6' wall per Figure 30.56-10 along the north property line (APN 177-19-802-019; 177-19-802-008; 177-19-802-018; & 177-19-802-010) as well as the southwest (APN 177-19-803-002) and southeast (APN 177-19-

802-017) corners of the site. The table below provides the required and proposed setback and screening.

APN – Adjacent Property	Buildings	Required Setback per Figure 30.56-10	Proposed Setback (Minimum)	Proposed Screening
177-19-802-017 (Southeast)	1, 3, 4, 5, & 6	97.5'	60'0"	Decorative Fence
177-19-803-002 (southwest)	13, 14, & 15	97.5'	8'0"	Decorative Fence & Intense Buffer Tree Planting (30.64-11)
177-19-802-019 (North)	10 & 11 12	97.5' 97.5	92.5' Bldg 12 is 20'	Decorative Fence & Intense Buffer Tree Planting (30.64-11)
177-19-802-008 (North)	9 & 10	97.5'	97.5'	Decorative Fence & Intense Buffer Tree Planting (30.64-11)
177-19-802-009 (North)	8 & 9	97.5'	96'	Decorative Fence & Intense Buffer Tree Planting (30.64-11)
177-19-802-018 (North)	7 & 8	97.5'	96'	Decorative Fence & Intense Buffer Tree Planting (30.64-11)
177-19-802-010 (North)	6	97.5'	97.5'	Decorative Fence & Intense Buffer Tree Planting (30.64-11)

APN: 177-19-803-002 is a 0.89 acre parcel that is zoned R-E and located on the northeast corner of Hinson Street and Silverado Ranch Boulevard. Due to the size and location of the neighboring parcel, it is very unlikely that the parcel will develop as a residential use. As previously mentioned, a 13 acres site just west of Hinson Street was recently approved for a zone change from R-E to Residential Urban Density (RUD), to allow for a 119 single family residential lots, at a density of 9.2 du/ac (See Application NZC-22-0381). With that, the requested setback reduction will not negatively impact the project or the use of the adjacent 0.89 acre parcel. Additionally, the applicant's perimeter landscaping plantings along the north and southwest portions the site was increased to meet the requirements of Figure 30.69-11 to provide additional screening.

This area of Enterprise is undergoing a change in trend from what was once a single family low density residential use, to higher density residential uses and commercial uses. It is highly unlikely that neither the parcels to the north, the 0.89 acre parcel to the west, nor the portion of the parcel to the southeast will develop as R-E residential uses.

- **Garage Opening Setback Reduction**

The Applicant is requesting a reduction in the distance separation from the garages to the vehicle drive aisle. The Applicant requests a distance separation of 1 foot, where 8 feet is required. Although this requested reduction reduces the amount of maneuvering space outside of the garages, the drive aisles throughout the development are a minimum of 24 feet wide, which provides adequate space for cars to maneuver and avoid traffic conflicts when necessary. With that, the requested distance reduction from the garages to the vehicle drive aisles will not negatively impact the Site.

- **Decorative Wall**

The Applicant is requesting to waive the 6 foot decorative wall requirement along the northern property line and the property lines adjacent to APN 177-19-803-002 and part of APN 177-19-802-017, per Figure 30.64-11. The Applicant is proposing a 6 foot decorative fence in lieu of the decorative wall. This area of Enterprise is undergoing a change in trend from what was once a single family low density residential use, to higher density residential uses and commercial uses. It is highly unlikely that either the parcels to the north or the 0.89 acre parcel to the west will develop as R-E residential uses. The decorative fence will be aesthetically pleasing and provide sufficient screening of the proposed multi-family use. Additionally, the applicant's perimeter landscaping along the north and southwest portions the site was increased to meet the requirements of Figure 30.69-12 to provide additional screening.

Vacation Right-of-way, Resolution Relative to the Acquisition of Rights-of-way, and Patent Easements

Finally, the Applicant is requesting a vacation of existing government patent easements and right-of-ways on the Site as they are no longer needed for development. Gary Avenue is an undeveloped right-of-way that currently stops 490 feet east of Arville Street and 163 feet west of Valley View Boulevard. Gary Avenue is no longer needed for the development of this Site. Schuster Street is also an undeveloped right-of-way that runs north and south, and ends to the south of the site, approximately 325 feet south of Silverado Ranch Boulevard. The Applicant also requests to vacate a 5-foot wide portion of Hinson Street, Silverado Ranch Boulevard and Valley View Boulevard to allow for the development of detached sidewalks, as well as a 30-foot Resolution Relative to the Acquisition of Rights-of-way located in the northwest corner of APN: 177-19-802-017.

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

Sincerely,

KAEMPFER CROWELL



Lexa D. Green

11/07/23 PC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY SILVERADO RANCH BLVD/VALLEY VIEW BLVD
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0612-LV SILVERADO SCHUSTER LLC:

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Hinson Street (alignment), and between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of a right-of-way being Schuster Street located between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of right-of-way being Gary Avenue located Valley View Boulevard and Hinson Street (alignment); and a portion of right-of-way being Silverado Ranch Boulevard located between Valley View Boulevard and Hinson Street (alignment); and a portion of right-of-way being Valley View Boulevard located between Silverado Ranch Boulevard and Gary Avenue (alignment); and a portion of right-of-way being Hinson Street (alignment) located between Silverado Ranch Boulevard and Gary Avenue (alignment) within Enterprise (description on file). JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-802-011; 177-19-802-012; 177-19-802-017; 177-19-802-021; 177-19-803-003

LAND USE PLAN:

ENTERPRISE - URBAN NEIGHBORHOOD

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans show the vacation and abandonment of patent easements located on the perimeter of 3 subject parcels, excepting out the dedication needed for public right-of-way. Included in plans is the vacation and abandonment of Schuster Street, Gary Avenue with associated spandrels, and a resolution of right-of-way along the Gary Avenue alignment. Additionally, the plans show the vacation and abandonment of 5 foot wide portions of the north side of Silverado Ranch Boulevard, the west side of Valley View Boulevard, and east side of Hinson Street to accommodate detached sidewalks in conjunction with a proposed multiple family development and commercial development on the northwest corner of Silverado Ranch Boulevard and Valley View Boulevard.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Developed single family home & undeveloped
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-2	Undeveloped & single family homes
East	Open Lands	R-E	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD & R-E	Undeveloped

Related Applications

Application Number	Request
PA-23-700028	A master Plan Amendment to re-designate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on the southern portion of APN 177-19-802-017 is a related item on this agenda.
ZC-23-0610	A zone change to reclassify a 3.9 acre portion of this site for proposed C-2 commercial development is a related item on this agenda.
PA-23-700029	A master Plan Amendment to re-designate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on the northern portion of the subject parcel and on parcels to the north and west is a companion item on this agenda.
ZC-23-0611	A zone change to reclassify 12.8 acre portion of this site for proposed R-5 multi family development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 6, 2023 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Provide access for APN 177-19-802-008 ad 177-19-802-009;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE ARDOUR COMPANY

CONTACT: KAEMPER CROWELL, 1980 FESTIVAL PLAZA DR, SUITE 650, LAS VEGAS, NV 89135



VACATION APPLICATION 13A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS.23-0612</u> DATE FILED: <u>9-5-23</u> PLANNER ASSIGNED: <u>RK.</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10-11-23</u> PC MEETING DATE: <u>11-7-23</u> BCC MEETING DATE: <u>12-6-23</u> FEE: <u>\$875.00</u>
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R-5
M.D. Intensity Suburban
JJ

PROPERTY OWNER	NAME: <u>Roohani Family Trust, etal</u> ADDRESS: <u>9500 Hillwood Dr. #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
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APPLICANT	NAME: <u>The Ardour Company</u> ADDRESS: <u>8340 E. McDonald Dr. Unit 1006</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85250</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
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CORRESPONDENT	NAME: <u>Kaempfer Crowell - Bob Gronauer</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7000</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-19-802-011 & 012, 017 & 021; 177-19-803-003

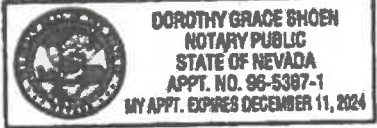
PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Blvd and Valley View Blvd.

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

[Signature]
Property Owner (Signature)

KHUSROW ROOHANI
Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 12-5-2022 (DATE)
 By Khusrow Roohani
 NOTARY PUBLIC: Dorothy Grace Shoen



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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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

PROPERTY OWNER	NAME: <u>LV Silverado Schuster, LLC</u>
	ADDRESS: <u>11510 Mystic Rose Court</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u>
	E-MAIL: <u>n/a</u>

APPLICANT	NAME: <u>The Ardour Company</u>
	ADDRESS: <u>8340 E. McDonald Dr. Unit 1006</u>
	CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85250</u>
	TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u>
	E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>

CORRESPONDENT	NAME: <u>Kaempfer Crowell - Bob Gronauer</u>
	ADDRESS: <u>1980 Festival Plaza Dr. #650</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7000</u>
	E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 177-19-802-011 & 012, 017 & 021; 177-19-803-003

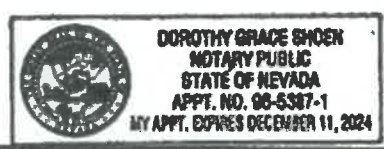
PROPERTY ADDRESS and/or CROSS STREETS: Silverado Ranch Blvd and Valley View Blvd.

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

[Signature]
 Property Owner (Signature)*

Umer MAIK
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 12-5-2022 (DATE)
 By Umer MAIK
 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.

LANDSCAPING
(TITLE 30)

WINDY ST/ARBY AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-23-400125 (WS-21-0525)-LMG LAS VEGAS, LLC:

WAIVER OF DEVELOPMENT STANDARDS APPLICATION FOR REVIEW for landscaping in conjunction with an existing distribution facility and outside storage yard on 4.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the east and west sides of Windy Street and the north side of Arby Avenue within Enterprise. MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:
177-05-701-031; 177-05-701-033

LAND USE PLAN:
ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description
General Summary

- Site Address: 7060 Windy Street
- Site Acreage: 4.6
- Project Type: Outside storage yard in conjunction with an existing distribution center
- Number of Stories: 2
- Building Height (feet): 60
- Square Feet: 87,974
- Parking Required/Provided: 82/92

Site Plan & History

The project includes two parcels, an existing 87,974 square foot distribution center located on the eastern parcel APN 177-05-701-031 and an approved outside storage yard located on the western APN 177-05-701-033. The storage yard will have access to the distribution center from the adjacent parcel to the east and Windy Street. Two parking spaces are located on the parcel to the west and the remaining parking is located on the eastern parcel. Access to the distribution center is granted via an existing commercial driveway adjacent to Windy Street.

Landscaping

Per Code requirements, the previously approved landscape plan for NZC-19-0903 (APN 177-05-701-033) featuring the outside storage yard depicted a freeway buffer wall with landscaping,

parking lot landscaping, and street landscaping. The applicant was approved to temporarily waive all Code required landscape for the parcel to the west, APN 177-05-701-033, of the distribution center.

Previous Conditions of Approval

Listed below are the approved conditions for WS-21-0525:

Current Planning

- Until February 1, 2023 to review;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the subject property will be in violation of the Development Code if the installation of landscaping and the construction of the freeway buffer wall are not completed by February 1, 2023; NZC-21-0903 is subject to a resolution of intent to complete in 3 years by February 19, 2023; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that approval of waiver of development standards to waive landscaping has had no issues or impact to the public or neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400032 (NZC-19-0903)	First extension of time for a zone change to M-D zoning for outside storage in conjunction with an existing distribution center, waivers for reduced parking, alternative driveway geometrics, gate setback, and a design review for an outside storage yard	Approved by BCC	June 2023
WS-21-0525	Waivers for landscaping in conjunction with an existing distribution facility and outside storage yard	Approved by BCC	November 2021

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0903	Reclassified a portion of the project site, APN 177-05-701-033 (western parcel), from R-E to M-D zoning for outside storage in conjunction with an existing distribution center, waivers for reduced parking, alternative driveway geometrics, gate setback, and a design review for an outside storage yard	Approved by BCC	February 2020
VS-18-0849	Vacated and abandoned an access easement	Approved by PC	December 2018
WS-18-0627	Waiver for water commitment requirement, off-site improvements, and drainage study in conjunction with a minor subdivision parcel map	Approved by BCC	October 2018
WS-18-0215	Waiver for increased building height, reduced throat depth for driveway with a design review for expansion of existing distribution center	Approved by BCC	June 2018
WS-1497-04	Distribution center for a stage and lighting facility	Approved by BCC	September 2004
VS-1498-04	Vacated and abandoned patent easements	Approved by BCC	September 2004
ZC-1235-99	Reclassified the site from R-E and H-1 to M-D zoning for an office/warehouse building	Approved by BCC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Entertainment Mixed-Use	C-2	Retail
South	Entertainment Mixed-Use	R-E, M-D, & H-1	Undeveloped & office/warehouse
East	Entertainment Mixed-Use	H-1	Undeveloped
West*	Entertainment Mixed-Use	M-D	I-215

*Immediately to the north and west is the interchange for the I-215 and the I-15.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an application for review 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 since the original approval.

Staff is not aware of any complaints from the public about the waiver to eliminate parking lot, street landscaping, and freeway buffer. The request is temporary; therefore, staff can support the request. However, staff wants to ensure landscaping will be installed per Code and recommends a time limit commensurate with the related zone change, NZC-19-0903, to review the landscaping.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until February 19, 2025 to review landscaping.
- Applicant is advised that the County has adopted a rewrite to Title 30, effective January 1, 2024, and future land use applications, including applications for extensions of time or applications for review, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: DANTE AMATO
CONTACT: CHAMPION RESOURCE GROUP, LLC, 4310 PLUMERIA MIST STREET,
LAS VEGAS, NV 89129



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

14A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) WS-21-0525 (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>AR-23-400125</u> DATE FILED: <u>8/29/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10/11/23</u> PC MEETING DATE: <u>N/A</u> BCC MEETING DATE: <u>11/8/23</u> FEE: <u>5300</u>
	PROPERTY OWNER NAME: <u>LMG Nevada Land Expansion</u> ADDRESS: <u>2350 Investors Row</u> CITY: <u>Orlando</u> STATE: <u>FL</u> ZIP: <u>32837-8331</u> TELEPHONE: <u>407-597-4878</u> CELL: <u>407-597-4878</u> E-MAIL: <u>tom.savelli@lmg.net</u>
	APPLICANT NAME: <u>Dante Amato, AIA Encompass Studio</u> ADDRESS: <u>241 West Charleston Blvd., Ste. 155</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-733-7759</u> CELL: <u>702-683-3646</u> E-MAIL: <u>dante@estudiovegas.com</u> REF CONTACT ID #: <u>39880611</u>
	CORRESPONDENT NAME: <u>Mack McKnight</u> ADDRESS: <u>4310 Plumeria Mist</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>702-526-1313</u> CELL: <u>702-526-1313</u> E-MAIL: <u>frmackmcknight@gmail.com</u> REF CONTACT ID #: <u>222027</u>

ASSESSOR'S PARCEL NUMBER(S): 177-05-701-033

PROPERTY ADDRESS and/or CROSS STREETS: S. Windy Street & Arby Ave.

PROJECT DESCRIPTION: Proposed construction of North property line barrier fence defining separation of a truck yard from I-15 off ramp.

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

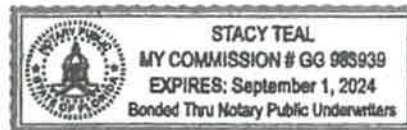
Property Owner (Signature)* [Signature] Property Owner (Print) Les Goldberg

STATE OF Florida
COUNTY OF Orange

SUBSCRIBED AND SWORN BEFORE ME ON August 24, 2023 (DATE)

By Les Goldberg

NOTARY PUBLIC: Stacy Teal



*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.



August 24, 2023

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

Re: Justification Letter – Architectural Review
Ref: WS-21-0525 (NOFA November 16, 2021)
Nonconforming Zone Change/Waiver of Development Standards
Request for a 'Truck Yard' for the Triangle Parcel at the Dead-End of S.
Windy St/I-215., Las Vegas, NV, APN: 177-05-701-033

To Whom it May Concern:

We are respectfully prevailing upon the Department to grant an additional extension of time due to a number of circumstances that are entirely beyond the control of the Owner, namely, current construction conditions in the aftermath of the Covid pandemic and the resultant escalation of materials prices and the reduction in the availability of competent construction personnel.

The NOFA associated with WS-21-0525 related to NZC-18-0865, dated November 16, 2021 features Conditions of Approval that were to have been completed by February 1, 2023, pursuant to the previously granted extension of time. This extension of time was granted in consideration of severely challenging economic factors sustained by the property owner.

We assert on behalf of the property owner that the satisfaction of the criteria listed below with respect to the previously approved nonconforming zone boundary amendment remains unaffected as originally stated.

1. *A change in law, policies, trends, or facts after the adoption of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*
2. *The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

principals:

Barrett Powley, architect 5492
Deb Hopson, registered interior designer 056

241 W Charleston Blvd, Suite 155, Las Vegas, NV 89102 | 702.733.7759

Justification Letter – Architectural Review
Ref: WS-21-0525 (NOFA November 16, 2021)

Page 2

3. *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*
4. *The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

Moreover, on behalf of the Property Owner, with respect to the following points included within the Compelling Justification Letter associated with the approved 'Waiver of Development Standards', all remains valid and unaffected and we are not aware of any issues that have arisen from the public or neighbors due to the 'Waiver' having been approved.

- 1) *The opening to the subject property being at the end of a cul-de-sac public street is relatively constricted. In deference to local ordinances petitioner requests that a driveway throat width of 32 feet from face of curb to face of curb be allowed where 32 feet from lip of gutter is required, i.e., 35 feet face of curb to face of curb. The subject driveway will not be located within 6 feet of a light pole, fire hydrant, mailbox, above ground electrical transfer box, or block wall higher than 2 feet.*
- 2) *The petitioner intends to install a rolling bi-parting security gate at the entrance to the parcel that will be operated by a wi-fi controlled activator. Petitioner's adjacent parking lot is subject to vandalism/theft on an ongoing basis thus requiring enhanced security measures including close-circuit camera monitoring. Security concerns notwithstanding, petitioner requests that a throat depth of 25 feet be allowed where a minimum throat depth of 25 feet is required generally and a throat depth of 50 feet is required for a security gate per Commercial and Multi-Family Security Gate Geometrics (DWG. No. 222.1). Allowing this waiver will allow the petitioner maximum usage of the subject property whereas compliance with current policy unmodified would hinder the petitioner's business operation.*
- 3) *A Waiver of Development Standards relative to a required parking deficit is sought in conjunction with this application. The Owner's current 'distribution/warehousing' operation including the 'addition' features 5 permanent full-time employees; 'visitors' at any one time rarely account for more than*

principals:

Barrett Powley, architect

Deb Hopson, registered interior designer

241 West Charleston Blvd, Suite 155, Las Vegas, NV 89102 | 702.733.7759

Justification Letter – Architectural Review
Ref: WS-21-0525 (NOFA November 16, 2021)

Page 3

five, i.e., and for this aspect of the Owner's operation 64 parking spaces would ever be used at any one time. The Audio/Demo (10,338 sq. ft.) portion of the Owner's operation will be intermittently used commensurate with bookings of production crews associated with entertainment productions. These production crews will most likely arrive to the site on a Tour Bus, rather than passenger vehicles. In any event, it is our contention that the remaining eighteen parking spaces (82 – 64 = 18) would adequately address Audio/Demo bookings, particularly so, since many of the Audio/Demo bookings might occur at times other than normal business hours when the majority of the provided parking would be available. The Owner requests a reduction of ten required parking spaces from the 92 required spaces commensurate with the 82 parking spaces featured on the accompanying overall site plan. Petitioner contends that by acquiring and developing the subject property as described herein the overall quality of the immediate business community will be considerably improved to the benefit of all neighboring properties.

Lastly, landscaping requirements will be satisfied per Title 30 and property security illumination will be addressed such that required light levels and luminaire brightness shielding will be designed and accordingly maintained; moreover, two existing parking spaces, relocated to provide paved continuity between the subject property and the petitioner's existing M-D zoned property, have been relocated to the proposed 'Outside Storage' yard'. Required clearances will be maintained.

Should you require additional information and/or clarification please do not hesitate to contact me.

Thank you.



Dante Amato, AIA
 Project Director | Architect

CC: Barrett Powley, AIA , Principal | Encompass Studio
 Les M. Goldberg, LMG, CEO/President
 Tom Savelli, LMG, Director of Construction
 Mack McKnight, Special Consultant to the Owner

principals:

Barrett Powley, architect
 Deb Hopson, registered interior designer

241 West Charleston Blvd, Suite 155, Las Vegas, NV 89102 | 702.733.7759

EASEMENTS
(TITLE 30)

CHARTAN AVE/PLACID ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400126 (VS-21-0124)-PN II, INC.:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road within Enterprise (description on file). MN/nai/syp (For possible action)

RELATED INFORMATION:

APN:

177-33-801-012; 177-33-801-028

LAND USE PLAN:

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

BACKGROUND:

Project Description

The previously approved request was to vacate 33 foot wide and 3 foot wide government patent easements along the boundary of APN 177-33-801-012, excepting out the 30 feet for Terrill Avenue which is needed for the dedication of a public right-of-way.

The applicant indicates VS-21-0124 was approved by the Board on September 22, 2021. Since the approval in 2021, progress has been made toward recordation but the applicant has encountered delays. The related final map will not record before the expiration date of this vacation request; therefore, the applicant is requesting an additional 2 years.

Previous Conditions of Approval

Listed below are the approved conditions for VS-21-0124:

Current Planning

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

Public Works - Development Review

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

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0016	Waiver for setbacks and design review for finished grade for a single family residential development	Approved by BCC	March 2023
ET-21-400181 (VS-19-0145)	Extension of time for a vacation and abandonment of a 6 foot wide, 630 foot long, portion of Chartan Avenue, and a 3 foot wide streetlight and traffic control easement along Chartan Avenue	Approved by BCC	February 2022
VS-21-0124	Vacated and abandoned patent easements	Approved by BCC	September 2021
NZC-21-0123	Reclassified R-E (RNP-I) to R-D zoning, with a waiver for setbacks, increased wall height, perimeter landscaping along a local street, off-site improvements, and design review for finished grade for a single family residential development	Approved by BCC	September 2021
TM-21-500032	22 single family residential lots and common lots	Approved by BCC	September 2021
LUP-20-700144	Redesignate from (RNP) (Rural Neighborhood Preservation) to RS (Residential Suburban)	Approved by BCC	July 2020
TM-19-500047	Single family residential lots on 4.9 acres	Approved by BCC	April 2019
VS-19-0145	Vacated and abandoned a 6 foot wide, 630 foot long, portion of Chartan Avenue, and a 3 foot wide streetlight and traffic control easement along Chartan Avenue	Approved by BCC	April 2019
WS-19-0144	Waivers to allow modifications for off-site improvements with a design review for a single family residential development	Approved by BCC	April 2019
VS-18-0056	Vacated easements and rights-of-way	Withdrawn at BCC	June 2018
ZC-1026-05	Reclassified from an R-E to R-E (RNP-I) zoning	Approved by BCC	October 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac) & Low Intensity Suburban Neighborhood (up to 5 du/ac)	R-D, R-1, & R-E (RNP-I)	Single family residential & undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I) & R-2	Single family residential

Related Applications

Application Number	Request
ET-23-400127 (VS-19-0145)	An extension of time to record a vacation and abandonment of easements and right-of-way is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

Public Works - Development Review

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

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until October 2, 2025 to record.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a

substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PN II, INC.

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

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PLANNER
15A
COPY

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): VS-21-0124	DEPARTMENT USE	APP. NUMBER: <u>ET-23-400126</u>	DATE FILED: <u>8/29/23</u>
		PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u>	TAB/CAC DATE: <u>10/11/23</u>
		PC MEETING DATE: _____ BCC MEETING DATE: <u>11/9/23</u>	
		FEE: <u>1300</u>	

PROPERTY OWNER	NAME: <u>PN II, Inc.</u>
	ADDRESS: <u>7255 S. Tenaya Way, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-804-7554</u> CELL: _____
	E-MAIL: <u>kendra.saffle@pultegroup.com</u>

APPLICANT	NAME: <u>PN II, Inc.</u>
	ADDRESS: <u>7255 S. Tenaya Way, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-804-7554</u> CELL: _____
	E-MAIL: <u>kendra.saffle@pultegroup.com</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 177-33-801-012 & 028

PROPERTY ADDRESS and/or CROSS STREETS: Chartan / Placid

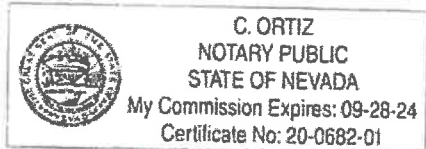
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Brenin Anderson
Property Owner (Signature)*

Brenin Anderson
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON 8/29/23 (DATE)

By Brenin Anderson
NOTARY PUBLIC: C. Ortiz



*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.

E 1-23-400126

PUL2101-000

August 18, 2023

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

**Subject: Silverado Court VIII
Justification Letter for Vacation Extension of Time (VS-21-0124)
APN: 177-33-801-012 and 177-33-801-028**

Dear Staff,

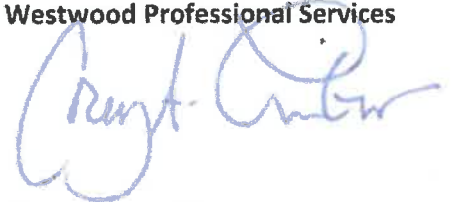
Westwood Professional Services, Inc., on behalf of our client, PN II, Inc., respectfully submits this justification letter with an application for an Extension of Time for the above referenced Vacation. The community is generally located at the northwest corner of Starr Avenue and Fairfield Avenue. The Assessor's Parcel Numbers for the proposed community are 177-33-801-012 and 177-33-801-028.

This previously approved vacation proposed to vacate easements that are in conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but were no longer required for the proposed development. The vacation included a 33.0' patent easement (Patent No. 1211949) along the west, north, and east boundary of parcel 177-33-801-012 for roadway and public utilities. The vacation also included 3.0' of the same patent easement along the south border of the aforementioned parcel.

This vacation is tied to our Final Map (NFM-22-500150). This project has experienced several setbacks, such as additional coordination with FEMA to obtain the CLOMR and additional land use needed for plan approval. The final map will not record prior to the Vacation Expiration Date. We are submitting a 2-year extension of time to allow enough time for the Vacation to record concurrent with the Final Map.

Please accept and approve this request and application for a Vacation Extension of Time.

Westwood Professional Services



Corey Lieber, P.E.
Project Manager

11/08/23 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

CHARTAN AVE/PLACID ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400127 (VS-19-0145)-PN II, INC.:

VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road, and a portion of right-of-way being Chartan Avenue located between Placid Street and Bermuda Road within Enterprise (description on file). MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:
177-33-801-028

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

BACKGROUND:

Project Description

This application is to request an extension of time to vacate and abandon the following: 1) a 6 foot wide, 630 foot long, portion of Chartan Avenue that is dedicated as a public right-of-way; 2) a 6 foot wide portion of a Bureau of Land Management grant along Chartan Avenue; and 3) a 3 foot wide streetlight and traffic control easement along Chartan Avenue. The applicant indicates these easements are no longer necessary for the proposed development or surrounding area as private and public streets will be constructed to provide access to the development.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400181 (VS-19-0145):

Current Planning

- Until April 3, 2023 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for VS-19-0145:

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

- Streetlight and traffic control easement vacation to include Placid Street;
- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

Applicant's Justification

The applicant indicates the project has experienced several setbacks, such as additional coordination with Federal Emergency Management Agency (FEMA) to obtain a Conditional Letter of Map Revision (CLOMR) and additional land use needed for plan approval. The applicant is applying for a second extension of time to complete the recordation of the vacation.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0016	Wavier for setback and design review for finished grade	Approved BCC	March 2023
ET-21-400181 (VS-19-0145)	First extension of time for easements located between Chartan Avenue and Terrill Avenue, and between Placid Street and Bermuda Road, and a portion of right-of-way being Chartan Avenue located between Placid Street and Bermuda Road	Approved BCC	February 2022
NZC-21-0123	Reclassified this property and the parcel to the south to R-D zoning for a single family development	Approved by BCC	September 2021
TM-21-500032	22 single family residential lots on 7.4 acres	Approved by BCC	September 2021
VS-21-0124	Vacated and abandoned patent easements along the boundary of the parcel to the south	Approved by BCC	September 2021
TM-19-500047	8 single family residential lots on 4.9 acres Chartan Avenue	Approved by BCC	April 2019
WS-19-0144	Waivers to allow modifications for off-site improvements with a design review for a single family residential development	Approved by BCC	April 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0145	Vacated and abandoned a 6 foot wide, 630 foot long, portion of Chartan Avenue, and a 3 foot wide streetlight and traffic control easement along Chartan Avenue	Approved by BCC	April 2019
VS-0623-16	Vacated and abandoned an easement located between Erie Avenue and Chartan Avenue, and between Bermuda Road and La Cienega Street, and a portion of right-of-way being Siddall Avenue located between Bermuda Road and La Cienega Street, and a portion of right-of-way being Fairfield Avenue	Approved by BCC	December 2016
VS-0023-16	Vacated and abandoned an easement located between Eric Avenue and Starr Avenue	Approved by BCC	March 2016
WS-0908-15	Single family residential development and a waiver for off-site improvements on this site and surrounding parcels - expired	Approved by BCC	March 2016
TM-0225-15	70 single family residential lots - expired	Approved by BCC	March 2016
NZC-1026-05	Reclassified this property and the parcel to the south to R-E (RNP-I) zoning for a Rural Estates Residential Neighborhood Preservation District	Approved by BCC	October 2005

Surrounding Land Use

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

Related Applications

Application Number	Request
ET-23-400126 (VS-21-0124)	An extension of time to record a vacation and abandonment of easements is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until April 3, 2025 to record.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: PN II, INC.

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



VACATION APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

16A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): VS-19-0145	DEPARTMENT USE	APP. NUMBER: <u>ET-23400127</u> DATE FILED: <u>8/30/23</u>
		PLANNER ASSIGNED: <u>Rp</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10/11/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/8/23</u> FEE: <u>\$000</u>

PLANNER COPY

PROPERTY OWNER	NAME: <u>PN II, Inc.</u>
	ADDRESS: <u>7255 S. Tenaya Way, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-804-7554</u> CELL: _____
	E-MAIL: <u>kendra.saffle@pultegroup.com</u>

APPLICANT	NAME: <u>PN II, Inc.</u>
	ADDRESS: <u>7255 S. Tenaya Way, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-804-7554</u> CELL: _____
	E-MAIL: <u>kendra.saffle@pultegroup.com</u> REF CONTACT ID #: <u>195025</u>

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

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

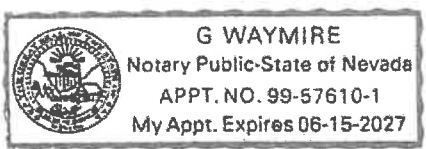
PROPERTY ADDRESS and/or CROSS STREETS: Charan / Placid

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

[Signature]
Property Owner (Signature)*

Brenin Anderson
Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON August 25th 2023 (DATE)
 By G Waymire
 NOTARY PUBLIC: Gina Waymire
 Expires: 6-15-2027



*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.

PUL2101-000

August 18, 2023

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

**Subject: Silverado Court VIII
Justification Letter for Vacation Extension of Time (VS-19-0145)
APN: 177-33-801-028**

Dear Staff,

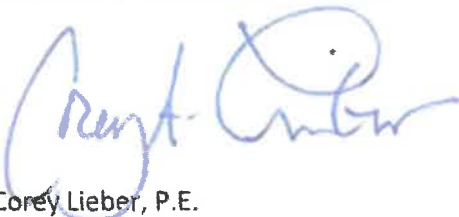
Westwood Professional Services, Inc., on behalf of our client, PN II, Inc., respectfully submits this justification letter with an application for an Extension of Time for the above referenced Vacation. The community is generally located at the northwest corner of Starr Ave. and Fairfield Ave. The Assessor's Parcel Number for the proposed community is 177-33-801-028.

This previously approved vacation proposed to vacate easements that are in conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but were no longer required for the proposed development. The original vacation requested to vacate 3.0' along Chartan Avenue (OR:20170814:00671), a portion of the right-of-way within the bulb of Chartan Avenue (OR:20110809:00797), 6.0' of Chartan Avenue (OR:20170222:00978), and 6.0' of the BLM Grant N-76131.

This vacation is tied to our Final Map (NFM-22-500150). This project has experienced several setbacks, such as additional coordination with FEMA to obtain the CLOMR and additional land use needed for plan approval. The final map will not record prior to the Vacation Expiration Date. We are submitting a 2-year extension of time to allow enough time for the Vacation to record concurrent with the Final Map.

Please accept and approve this request and application for a Vacation Extension of Time.

Westwood Professional Services



Corey Lieber, P.E.
Project Manager

11/08/23 BCC AGENDA SHEET

CONVENIENCE STORE/GASOLINE STATION
(TITLE 30)

WINDMILL LN/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400134 (UC-18-0874)-CLAYTON PLAZA, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** convenience store; **2)** gasoline station; **3)** reduce the separation from a proposed convenience store to a residential use; and **4)** reduce the separation from a proposed gasoline station to a residential use.
DESIGN REVIEW for a convenience store and gasoline station on a portion of 3.9 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Windmill Lane and the west side of Buffalo Drive within Enterprise. JJ/tpd/syp (For possible action)

RELATED INFORMATION:

APN:
176-16-501-010 ptn

USE PERMITS:

1. Allow a convenience store.
2. Allow a gasoline station.
3. Reduce the separation from a proposed convenience store to a residential use to 38 feet where 200 feet is required per Table 30.44-1 (an 81% reduction).
4. Reduce the separation from a gasoline station to a residential use to 175 feet where 200 feet is required per Table 30.44-1 (a 13% reduction).

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.3 (project site)/3.9 (overall site)
- Project Type: Convenience store and gasoline station
- Number of Stories: 1
- Building Height (feet): 22 (convenience store)/19.5 (fuel canopy)
- Square Feet: 3,225 (convenience store)
- Parking Required/Provided: 13/15

Request

This is the second extension of time request to keep the previously approved use permits active for the site. While the original site design was approved by UC-18-0874, a new site design was approved per WS-20-0485. The plan descriptions in this report have been updated to match the latest approved plans in WS-20-0485 with the design conditions of UC-18-0874 having been addressed on the plans.

Site Plans

The approved plans depict a 3,225 square foot proposed convenience store, located on the northern portion of the site, consisting of 1.3 acres. The convenience store is set back 23 feet 2 inches from the east property line. A gasoline station, consisting of a fuel canopy with an area measuring 3,154 square feet, is located immediately to the north of the convenience store and set back 143 feet from the west property line. The gasoline station is set back 75 feet from the north property line and 53 feet 8 inches from the east property line. The required trash enclosure is located to the south of the convenience store. The required bicycle spaces are located adjacent to the north side (front) of the convenience store. Five foot wide internal pedestrian walkways connect the proposed convenience store to the detached sidewalks along the public streets. Six fueling pumps are located underneath the fuel canopy. Parking spaces are provided for the proposed development along Windmill Lane and adjacent to the convenience store. Access to the site is granted via proposed commercial driveways along Windmill Lane and Buffalo Drive.

Landscaping

The approved plans depict a 15 foot wide landscape area that includes 5 foot wide detached sidewalks adjacent to portions of Windmill Lane and Buffalo Drive. Along Buffalo Drive, south of the commercial driveway, there is a proposed 5 foot wide landscape area located on a portion of Buffalo Drive with a 5 foot wide sidewalk behind the property line with an additional 10 feet of landscaping. Groundcover will be provided behind the sidewalk at the corner of Windmill Lane and Buffalo Drive, with a minimum of 15 feet of landscaping located behind the property line. As previously required, an intense landscape buffer, measuring 25 feet in width with large Evergreen trees planted 20 feet on center, is located along the northwestern property line adjacent to the existing single family residential development. Interior parking lot landscaping is equitably distributed throughout the site.

Elevations

The approved plans depict a proposed convenience store with a height ranging from 20 feet to 22 feet to the top of the parapet wall. An aluminum storefront window system with decorative stone veneer is featured on the north elevation of the building. The north, south, east, and west elevations of the convenience store feature varying rooflines and a stucco exterior. The convenience store features a baked clay and sandstone color scheme.

The approved plans depict a fuel canopy that has been reduced in size from what was previously approved (UC-18-0874) and measures 19.5 feet in height and 83 feet in length with 6 fuel pumps. A 4 foot high stone veneer base is featured on each steel supporting column of the fuel canopy. Decorative stone veneer and a stucco coating is featured along the roofline of the canopy. The supporting columns of the fuel canopy will be stucco coated.

Floor Plans

The approved plans depict a proposed convenience store with an open floor plan measuring 3,225 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400028 (UC-18-0874):

Current Planning

- Until February 20, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-18-0874:

Current Planning

- Per revised plans submitted on February 20, 2019;
- On western edge of the proposed development, mature landscaping to be installed in a 25 foot dense landscape buffer with 24 inch box evergreen trees (Mondell Pines), 12 feet high, planted 20 feet on center with shrubs;
- Landscape buffer of at least 15 feet to be maintained on the remainder of boundary between parcel and residential homes on the western border of the parcel;
- No car wash permitted;
- Any changes to the proposed development must be brought to the Enterprise Town Board and the Board of County Commissioners;
- All mechanical equipment on roofs to be screened;
- Color scheme of building elevations to match color schemes of residential homes west of the proposed development;
- Parking lot lighting to face downward;
- Signage shall be monument size;
- No music or sales announcements to be played outside of the buildings;
- The Air/Water Fill unit is to be located closest to Buffalo Drive or at least 185 feet away from the residential wall;
- No more than 6 fuel pumps to be installed;
- Outside sales (other than gas) such as fireworks sales, food trucks/carts, and similar are prohibited;
- Design review as a public hearing for significant changes to plans;
- Design review as a public hearing on final plans for the remaining portion of the project site;

- 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; 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;
- Applicant shall install a median island on Buffalo Drive as approved by Public Works - Development Review;
- Right-of-way dedication to include up to 15 feet for Windmill Lane together with any additional right-of-way necessary for the spandrel with the correct back of curb radius and property line radius at the intersection of Windmill Lane and Buffalo Drive;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- Applicant is advised that plans must be in compliance with the Uniform Standard Drawings; and that the installation of detached sidewalks will require the dedication of right-of-way to back of curb, or vacation of right-of-way as necessary, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0633-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states they had a change of representative as the previous representatives were not fulfilling their duties. In the process of starting over and vetting new architects for the project, the applicants lost track of the expiration date; therefore, are requesting this extension of time to start the construction within the next 6 to 10 months.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400028 (UC-18-0874)	First extension of time for a convenience store with gasoline station	Approved by BCC	April 2021
WS-20-0485	Allowed alternative street landscaping and non-standard street improvements for a convenience store with gasoline station	Approved by BCC	December 2020

Prior Land Use Requests

Application Number	Request	Action	Date
WC-20-400127 (UC-18-0874)	Waived a condition on a use permit requiring development per revised plans	Approved by BCC	December 2020
TM-20-500167	1 lot commercial subdivision	Approved by BCC	December 2020
UC-18-0874	Convenience store with gasoline station	Approved by BCC	February 2019
VS-0085-12	Vacated and abandoned right-of-way (Mistral Avenue) and patent easements - recorded	Approved by PC	April 2012
ZC-0964-08	Reclassified the project site from R-E to C-1 zoning for a future shopping center	Approved by BCC	February 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-2	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Compact Neighborhood (up to 18 du/ac)	R-3	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

Staff understands the complexities the developer faced and can support this extension of time request as the applicant indicates it will take no more than a year to commence the construction. However, staff may not be able to support future extension of time requests if steps are not taken towards commencement of the project.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until February 20, 2025 to commence;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: TONY MERSHO

CONTACT: TONY MERSHO, 5752 COUNTRY CLUB PARKWAY, SAN JOSE, CA 95138



LAND USE APPLICATION

17A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <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"/> 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) UC-18-0874 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-23-400134</u> DATE FILED: <u>9/11/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10/11/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/08/23</u> FEE: <u>\$ 600</u>
	PROPERTY OWNER NAME: <u>Clayton Plaza LLC</u> ADDRESS: <u>745 Jarvis Drive</u> CITY: <u>Morgan Hill</u> STATE: <u>CA</u> ZIP: <u>95037</u> TELEPHONE: _____ CELL: <u>N/A</u> E-MAIL: <u>Tonym@MershoCo.com</u>
	APPLICANT NAME: <u>SAME AS PROPERTY OWNER</u> ADDRESS: _____ CITY: _____ STATE: <u>CA</u> ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Tony Mersho</u> ADDRESS: <u>5752 Country Club Pkwy</u> CITY: <u>San Jose</u> STATE: <u>CA</u> ZIP: <u>95138</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>Tonym@MershoCo.com</u> REF CONTACT ID #: <u>228898</u>	

PLANNER COPY

ASSESSOR'S PARCEL NUMBER(S): 176-16-501-010
 PROPERTY ADDRESS and/or CROSS STREETS: Buffalo Drive and Windmill Lane
 PROJECT DESCRIPTION: Extension of Time for a Previously Approved Convenience store with gasoline station (WC-20-400127)

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

Property Owner (Signature)* [Signature] Property Owner (Print) TONY MERSHO

STATE OF California
 COUNTY OF Santa Clara

SUBSCRIBED AND SWORN BEFORE ME ON 01 September 2023 (DATE)

By Tony Mersho
 NOTARY PUBLIC: Brenda K Conner

*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.

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

~~_____
Signature of Document Signer No. 1~~

~~_____
Signature of Document Signer No. 2 (if any)~~

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

Subscribed and sworn to (or affirmed) before me
on this 01 day of September, 2023
by Tony Merish
(and (2) _____),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature Brenda K Conner
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Land Use Application Document Date: 01 September
Number of Pages: _____ Signer(s) Other Than Named Above: _____

ET-23-400134
JL

CLAYTON PLAZA, LLC

5752 Country Club Pkwy,
San Jose, CA 95138
Tony Mersho
Tel: (408)744-2444

8/28/23

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

RE: Justification Letter for an Extension of Time for UC-18-0874 (APN-176-16-501-010)

Hi Sami,

Thanks for the phone call earlier today.

To clarify:

We have had a change of representatives and consultants as they were not fulfilling their duties to the landlord. As our team revoked and terminated their duties, we felt it was best in our interest to take on the job ourselves. As we were busy starting over vetting and hiring Architects, GC, etc., we lost track and focus on the Extension of time and didn't know we needed one as this is my first time as a landlord going through this process. We would like to ask for permission for an extension of time to help us catch up and start construction within the next 6-10 months.

APPLICATION # UC-18-0874

Best,

Tony Mersho
Clayton Plaza, LLC
Owner/Developer/Design

408.744.2444

MONORAIL
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0631-BUDGET RENT A CAR SOUTHERN CA:

USE PERMIT for a monorail on approximately 11.2 acres in an M-1 (Light Manufacturing) Zone and a C-2 (General Commercial) (AE-70, AE-65, & AE-60) Zone.

Generally located between Desert Inn Road and Warm Springs Road, and between Maryland Parkway and Valley View Boulevard within Paradise and Enterprise. MN/JG/JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-17-101-001; 162-17-101-002; 162-17-101-006; 162-22-402-001; 177-04-401-028; 162-29-301-001; 162-29-301-002

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE
PARADISE - ENTERTAINMENT MIXED-USE
PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 11.2
- Project Type: Monorail (underground people mover system)

History & Request

Previous land use applications were approved to allow previous alignments of a monorail (underground people mover system). DR-19-0429 was approved for 6 aboveground entrances to the underground stations which connect the Las Vegas Convention Center (LVCC) parking lots and exhibition halls. DR-20-0261 was approved for a single point to point connection between the West Hall expansion of the LVCC to Resorts World. The underground tunnel connecting the LVCC and Wynn Resort Hotel was approved via DR-20-0262. In addition, UC-20-0546 is a Project of Regional Significance which expands the monorail within the Resort Corridor from Russell Road along Las Vegas Boulevard South heading north towards Sahara Avenue. Furthermore, UC-20-0547 was a figure 8 route alignment (Caesar's Loop) which connects existing resorts south of Sands Avenue, north of Harmon Avenue, west of Koval Lane, and East

of Las Vegas Boulevard South. DR-22-0412 was subsequently approved and added 4613 Las Vegas Boulevard South as a new station to the Vegas Loop. UC-23-0126 approved additional alignments for the monorail, with individual stations to be reviewed in the future.

This application adds 4 new station locations to the Vegas Loop alignment map.

Site Plan

The submitted map indicates 4 new station markers to be added to the overall monorail and Vegas Loop station map.

Proposed stations with this application:
3310 S. Valley View Blvd. 162-17-101-001, 162-17-101-002, 162-17-101-006
Tahiti Village 177-04-401-028
4744 Paradise Road 162-22-402-001
3755 W. Hacienda Ave. 162-29-301-001, 162-29-301-002

Landscaping

Landscaping is not a part of this application.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to add 4 additional stations to the Vegas Loop Monorail map outlined in existing use permits UC-20-0546 and UC-23-0126. Station designs will be submitted for administrative design review at a later date. As a transportation facility, the proposed Vegas Loop expansion is consistent with the existing land use and zoning of the properties listed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0126	Monorail station alignment map updates	Approved by BCC	May 2023
DR-22-0412	Station addition located at 4613 Las Vegas Boulevard South	Approved by BCC	September 2022
UC-20-0547	Monorail (underground people mover system) in a figure 8 loop which connects the Cromwell Resort Hotel, Flamingo Resort Hotel, the High Roller, Harrah's Resort Hotel, the Linq Resort Hotel, Caesar's Palace Resort Hotel, and Bally's Resort Hotel	Approved by BCC	October 2021
UC-20-0546	Monorail (underground people mover system) which extends from Sahara Avenue along Las Vegas Boulevard S (Resort Corridor) to Russell Road	Approved by BCC	October 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-20-900564	Modifications to the alignment of the underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel and changes to the station location at the Las Vegas Convention Center	Approved by ZA	December 2020
DR-20-0262	Underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel	Approved by BCC	August 2020
DR-20-0261	Underground people mover system connecting the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
ADR-19-900879	Modifications to the previously approved underground people mover system at the Las Vegas Convention Center, which included moving stations and changing the entrance structures for stations	Approved by ZA	January 2020
DR-19-0429	Underground people mover system at the Las Vegas Convention Center with both below grade and surface level stations	Approved by BCC	July 2019

Numerous prior land use applications are associated with all the project parcels; however, these applications are related to the monorail.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	M-1	Industrial, warehouses, City of Las Vegas
South	Entertainment Mixed-Use	C-2	Tahiti Village & Undeveloped
East	Corridor Mixed-Use	C-2 & P-F	UNLV campus
West	Entertainment Mixed-Use	M-1	Industrial warehouses

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that this request will establish 4 additional stations located on extensions of the previously approved monorail line, and therefore, will increase connectivity and convenience to

visitors within the Resort Corridor and surrounding establishments. In addition, the project will create economic, transportation, and environmental benefits. The proposed stations, along with the previously approved monorail alignments, comply with Policy 3.1.2 of the Master Plan which encourages pursuing a variety of strategies to reduce reliance on private automobile travel, with the goal of reducing fossil fuel consumption and associated pollutant emissions from vehicles, including efforts to encourage the use of electric vehicles. Lastly, this project complies with Urban Specific Policy 28 which encourages unique transportation opportunities and Policy 1 which encourages growth patterns that reduce automobile dependence, support alternative modes of transportation, and reduce air pollution. Staff supports these requests.

Department of Aviation

Department of Aviation is aware that applicant has proposed the use of cranes for parcel 162-22-402-001, as reflected in Aeronautical Study Numbers (ASN) 2023-AWP-12953-OE, 2023-AWP-13005(thru 13007)-OE that will penetrate the 100:1 notification airspace surface for Harry Reid 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.

More importantly, the proposed cranes will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, applicant is advised that final action for a land use application which proposes or will utilize said cranes, CANNOT occur until the FAA has issued an airspace Determination of No Hazard and the Department of Aviation has reviewed the determination. (Note that Section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted two weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B].)

Parcel 162-22-402-001 lies within the AE-70 (70 - 75 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a

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

Public Works - Development Review

- No comment.

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 for the use of cranes and potentially, future proposed structures (including temporary structures) and temporary construction equipment on parcel 162-22-402-001;
- 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 for the use of cranes and potentially, future proposed structures (including temporary structures) and temporary construction equipment on parcel 162-22-402-001; Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA for the use of cranes and potentially, future proposed structures (including temporary structures) and temporary construction equipment on parcel 162-22-402-001;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; the FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD has existing sanitary sewer infrastructure within the project boundaries; continue coordination efforts as project progresses; the CCWRD requires submittal of civil improvement plans for review and approval by the CCWRD (Plan Review Requirements noted below); if a POC is required, find instructions for submitting a Point of Connection (POC) request on the CCWRD's website and a signed Sump Connection Agreement will be required; during plan review, all CCWRD public

sanitary sewer facilities that are found to need relocation or abandonment to accommodate the Developer's project shall be done solely at the Developer's expense; any new relocation of sewers, along with the granting of any needed sanitary sewer easements, shall be constructed and flows diverted into the new relocated facilities prior to the old sanitary sewers being removed; to protect the integrity of CCWRD sewers, PRE and POST construction televising of CCWRD sewers is required for sewers in close proximity of the Developer's project. Tunnels are required to be at least 40 feet deep at major streets.

- Plan Review Requirements:
- Regardless of discharge location:
 1. Show connection location on these plans of where the drainage system for the tunnels, tunnel side structures, stations, and any other structure will discharge.
 2. Reference the BD Permit numbers on these plans for all proposed structures (such as Foundation, Structural and/or Build-Out).
 3. Tunnels are required to be at least 40 feet deep at major streets or as determined by the Agency.
 4. It is assumed that every underground structure is going to have perforated pipe around it. Show otherwise or show where this pipe is discharging to. No groundwater is allowed to discharge to sewer.
- If discharging into Storm Drain:
 1. Upload supplemental plans approved by the Building Department (CCBD) and/or Public Works (CCPW) to the PIPES Portal for CCWRD review.
- If discharging into Sanitary Sewer:
 - Ensure the following is addressed on these plans:
 1. A Sand/oil interceptor is required before connecting to Sewer. Any pressurized flows need to discharge to a gravity MH first before going through the interceptor.
 2. A Rain Diversion Structure (i.e. Trench Drain) is required at every ramp entrance.
 3. Have an approved POC # and proposed average flow (in MGD or number of ERUs) listed on the General Notes sheet.
 4. Have an Executed Sump Connection Agreement between CCWRD and The Boring Company (TBC) for each project.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TYLER FAIRBANKS

CONTACT: TYLER FAIRBANKS, VEGAS LOOP, 3395 CAMBRIDGE STREET, LAS VEGAS, NV 89169



LAND USE APPLICATION 18A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

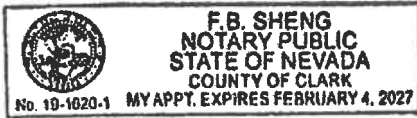
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>UC-23-0631</u> DATE FILED: <u>9-11-2023</u> PLANNER ASSIGNED: <u>EBB</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10-11-2023</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>11-8-2023</u> FEE: <u>675</u>
	PROPERTY OWNER	NAME: <u>HWGA, LLC</u> ADDRESS: <u>N/A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>TBC - THE BORING COMPANY</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>TYLER FAIRBANKS</u> ADDRESS: <u>3395 CAMBRIDGE ST.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>301-928-9221</u> CELL: <u>301-928-9221</u> E-MAIL: <u>TYLER@BORINGCOMPANY.COM</u> REF CONTACT ID #: <u>204717</u>

ASSESSOR'S PARCEL NUMBER(S): 177-04-401-028
 PROPERTY ADDRESS and/or CROSS STREETS: Haven St x E Arby Ave
 PROJECT DESCRIPTION: Station

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

Property Owner (Signature)* CRAIG CHILTON
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON MAY 18, 2023 (DATE)
 By CRAIG CHILTON
 NOTARY PUBLIC: F.B. SHENG



*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.



August 21, 2023

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

UC-23-0631

RE: Justification Letter
Use Permit Application

This Use Permit (UC) application is submitted by The Boring Company (TBC) as a part of its proposal to add three (3) stations (see Table 1) to the Vegas Loop monorail outlined in the existing use permits UC-20-0546 and UC-23-0126. Station designs will be submitted for an administrative design review at a later date.

Table 1 – Proposed Stations

Station Name	Parcels	Land Use	Zoning
3310 Valley View	162-17-101-001, -002, -006	EM	M-1
Tahiti Village	177-04-401-028	EM	C-2
4744 Paradise Rd	162-22-402-001	CM	C-2
3755 Hacienda	162-29-301-001, -002	EM	M-1

Per Table 1, the proposed station parcels are designated by land use for Entertainment Mixed-Use (EM) or Corridor Mixed-Use (CM); and the parcels are classified by zoning Light Manufacturing (M-1) or General Commercial (C-2). As a transportation facility, the proposed Vegas Loop expansion is consistent with the existing land use and zoning of the properties listed.

We appreciate your review of this Use Permit application. Please feel free to contact us to discuss any relevant comments.

Sincerely,

Tyler Fairbanks
The Boring Company
(301) 928-9221
tyler@boringcompany.com

PLANNER
COPY

11/08/23 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

MOHAWK ST/OLETA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0621-ROMAN CATHOLIC BISHOP LAS VEGAS:

VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Mohawk Street and between Agate Avenue and Serene Avenue (alignment) and a portion of right-of-way being Lindell Road located between Agate Avenue and Serene Avenue (alignment) within Enterprise (description on file). JJ/jor/syp (For possible action)

RELATED INFORMATION:

APN:

176-24-601-013; 176-24-601-019; 176-24-601-051; 176-24-601-055

LAND USE PLAN:

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

BACKGROUND:

Project Description

The existing patent easements are located within APNs 176-24-601-013 and 176-24-601-019. These easements are no longer needed for the proposed subdivision. Furthermore, the applicant is requesting to vacate a portion of right-of-way being Lindell Road to allow detached sidewalks to be installed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1098-07	Place of worship - expired	Approved by BCC	January 2008
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Ranch Estate Neighborhood (from 2 du/ac to 3 du/ac)	R-E (RNP-I) & R-D	Single family residential

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

Related Applications

Application Number	Request
TM-23-500128	A tentative map consisting of 16 lots for a proposed single family residential subdivision is a companion item on this agenda.
WS-23-0620	A waiver of development standards for increased retaining wall height and design reviews for increased finished grade and proposed single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Lindell Road, 60 feet for Oleta Avenue, 30 feet for Mohawk Street and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that 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; and that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

**CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118**



VACATION APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

19A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	VS-23-0621- ROMAN CATHOLIC	23-0621	DATE FILED: <u>9-6-23</u>
		BISHOP LAS VEGAS	ISE	TAB/CAC DATE: <u>10-11-23</u>
		PC ME: _____ BCC M: _____ FEE: _____	8-23	

PROPERTY OWNER	NAME: <u>The Roman Catholic Bishop of Las Vegas</u>
	ADDRESS: <u>336 Cathedral Way</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u>
	TELEPHONE: <u>702-228-0720</u> CELL: _____
	E-MAIL: <u>frank@pinnaclelv.com</u>

APPLICANT	NAME: <u>Pinnacle Homes</u>
	ADDRESS: <u>9225 W Flamingo Road, Suite 190</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-228-0720</u> CELL: _____
	E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____

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

ASSESSOR'S PARCEL NUMBER(S): 176-24-601-013, -019, -051, & -055

PROPERTY ADDRESS and/or CROSS STREETS: Oleta St & Mohawk Ave

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

[Signature]

Property Owner (Signature)*

STATE OF NEVADA
COUNTY OF Clark

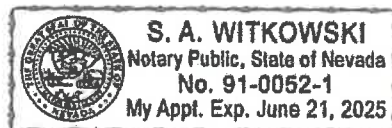
SUBSCRIBED AND SWORN BEFORE ME ON June 26, 2023 (DATE)

By (DEACON) ARUNA SINVA

NOTARY PUBLIC: [Signature]

The Roman Catholic Bishop of Las Vegas,
and His Successors, a Corporation Sole

Property Owner (Print)



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

PLANNER COPY



TANEY ENGINEERING

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

August 17, 2023

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

**Re: Oleta & Mohawk
APR-23-100822
APN: 176-24-601-013, 176-24-601-019, 176-24-601-051, & 176-24-601-055
Justification Letter (Revised)**

To whom it may concern:

Taney Engineering, on behalf of Pinnacle Homes, is submitting justification for the following vacations:

Patent Easement Vacations:

This request is to vacate portions of existing patent easements on the following parcels:

- 176-24-601-013
- 176-24-601-019

Due to the proposed single-family residential development, the patent easements are no longer necessary.

Right-of-Way Grant Vacations:

This request is to vacate portions of right-of-way grants for Lindell Road on the following parcels:

- 176-24-601-051
- 176-24-601-055

These vacations are requested so that we may dedicate 35-feet of public right-of-way and construct a 5-foot detached sidewalk along Lindell Road.

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

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

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

PLANNER COPY

11/08/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

MOHAWK ST/OLETA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0620-ROMAN CATHOLIC BISHOP LAS VEGAS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) retaining wall height; and 2) eliminate sidewalks and reduce street landscaping; and 3) eliminate sidewalk and street landscaping.

DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) finished grade on 9.8 acres in an R-E (RNP-I) Zone.

Generally located on the north and south side of Oleta Avenue, the west side of Mohawk Street, and east side of Lindell Road within Enterprise. JJ/jor/syp (For possible action)

RELATED INFORMATION:

APN:

176-24-601-013; 176-24-601-019; 176-24-601-051; 176-24-601-055

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the combined retaining and screen wall height to 12 feet (6 foot screen wall and 6 foot retaining wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64-050 (a 33% increase).
2.
 - a. Eliminate the requirement for detached sidewalks and permit alternative landscaping along Oleta Avenue where detached sidewalks and street landscaping are required per Figure 30.64-17 and Section 30.64-030.
 - b. Eliminate sidewalk and street landscaping along Mohawk Street where a detached sidewalk and landscaping is required per Figure 30.64-17 and Section 30.64-030.

DESIGN REVIEWS:

1. A single family residential subdivision.
2. Increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 67% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 9.8
- Number of Lots: 16
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 20,792/23,590 (gross)/18,428/21,956 (net)
- Project Type: Single family residential development
- Number of Stories: 1 (maximum)
- Building Height (feet): 23 (maximum)
- Square Feet: 4,090 to 4,260

Site Plan & Request

The submitted plans depict a proposed single family residential development consisting of 16 lots with a density of 1.7 dwelling units per acre. Oleta Avenue will be dedicated and runs east to west and bisects the development and provides access to the parcels. The plan shows that Lots 1 through 4 face west toward Mohawk Street only.

The northern portion of the proposed development (north of Oleta Avenue) include Lots 5 through 7 and 14 through 16, and are accessed via 1 private street which terminates in a cul-de-sac on the north end of the private street.

The southern portion of the proposed development (south of Oleta Avenue) include Lots 8 through 10 and Lots 11 through 13. Access is also via a private street which terminates in a cul-de-sac on the southern end of the private street. Lastly, the plans show that the lot sizes of this subdivision comply with the Title 30 minimum gross lot size of 20,000 square feet and minimum net lot size of 18,000 square feet.

The applicant is requesting to increase the combined retaining and screen wall height to 12 feet (6 foot screen wall and 6 foot retaining wall) on the rear property lines of Lot 11 through 16 (west of the subdivision). In addition, the applicant is requesting to eliminate the requirement for detached sidewalks and allow alternative landscaping along Oleta Avenue. Lastly, no detached sidewalks or landscaping will be provided along Mohawk Street. There is a request for a design review for the proposed subdivision, and a design review for increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040. The increase finished grade is located under Lot 5.

Landscaping

The plans show detached sidewalks with landscaping on the western portion of the development adjacent to Lindell Road. Oleta Avenue and Mohawk Street will be improved to rural street standards. Side yards for Lots 7, 8, 13, and 14 (north and south of Oleta Avenue) will be adjacent to a 7.5 foot wide landscape strip. Lots 1 through 4 will have access from Mohawk Street; therefore, any proposed landscaping will be provided within the front yard only, no sidewalks or street landscaping will be provided along Mohawk Street.

Elevations

The maximum overall height of the proposed 1 story homes is 23 feet. The applicant is proposing a casita option to be added on-site. The overall height of the casita option is 13 feet, 6 inches. The

exterior finishes include neutral toned paint colors, faux stone veneer, stucco walls and stucco pop-out, and shingled roof tiles.

Floor Plans

The plans include bedrooms, bathrooms, a kitchen, and other ancillary areas of the home. There is an option for residents to choose a 3 or 4 car garage with RV parking. The plans vary from a minimum of 4,090 square feet to 4,260 square feet. Lastly the casita option has an overall area of 600 square feet.

Applicant's Justification

The applicant is not requesting any modifications to the current zoning category or planned land use. The intent is to develop the site with residences that are harmonious to the neighborhood. The maximum retaining wall being requested is between Lot 16 and Lindell Road, and this retaining wall decreases with each subsequent lot to the south. The proposed development is within an RNP-I (Rural Neighborhood Preservation) Overlay District where rural street standards have been previously accepted. No other sidewalks have been constructed along Oleta Avenue to the east or west of the subject parcels. To maintain the existing rural character of the area, the applicant is proposing a 7.5 foot wide landscape buffer, with no sidewalks, along the Oleta Avenue with 24 inch box trees to be planted every 20 feet. No detached sidewalks with landscaping is proposed along Mohawk Street since the homes fronting Mohawk Street will include landscaping within the front yards only. Lastly, the excess fill is needed along the north side of the property in order to balance out the cut and fill within the site while matching the existing grade of Mohawk Street. The excess fill is only needed for a small portion of the site and does not increase the elevation above the adjacent properties.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1098-07	Place of worship - expired	Approved by BCC	January 2008
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & single family residential
West	Ranch Estate Neighborhood (from 2 du/ac to 3 du/ac)	R-E (RNP-I) & R-D	Single family residential

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

Related Applications

Application Number	Request
VS-23-0621	A vacation and abandonment for easements is a companion item on this agenda.
TM-23-500128	A tentative map consisting of 16 lots for a proposed single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant is requesting to increase the combined retaining and screen wall height to 12 feet (6 foot screen wall and 6 foot retaining wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Code. Per the applicant, the maximum retaining wall height is located on the west property line of Lot 16 and the retaining wall height decreases in a southerly direction towards Lot 11. The submitted cross section shows that the proposed retaining wall will be located below the finished grade of Lindell Road; therefore, only proposed screen walls will be seen from Lindell Road. However, since staff does not support waiver of development standards #2, staff cannot support this request.

Waiver of Development Standards #2a

The applicant is requesting to eliminate detached sidewalks and allow alternative landscaping along Oleta Avenue where detached sidewalks and street landscaping are required per Figure 30.64-17 and Section 30.64-030. The submitted plans show a proposed 7.5 foot wide landscape strip along Oleta Avenue. Aerial views along Oleta Avenue depict rural street standards only, and there is no existing landscaping along Oleta Avenue to the east or to the west of the development. Staff finds that at minimum, the applicant should install attached sidewalks with the proposed street landscaping to provide safe pedestrian paths for residents within this proposed subdivision. The residents can utilize a sidewalk along Oleta Avenue since 12 out of 16 proposed total lots are accessed from Oleta Avenue. Since the applicant is installing detached sidewalks along Lindell Road to the west, installing sidewalks along Oleta Avenue would provide safe pedestrian continuity. For these reasons, staff does not support this request.

Waiver of Development Standards #2b

Lastly, the applicant is requesting to eliminate sidewalk and street landscaping along Mohawk Street where a detached sidewalk and landscaping is required per Figure 30.64-17 and Section 30.64-030. The plans show that rural street standards are proposed for Mohawk Street. Lots 1 through 4 will face Mohawk Street only and will include residential driveways and front yard landscaping. Staff finds that providing landscaping within the front yards can supplement the lack of street landscaping, however, staff recommends that an attached sidewalk be provided along Mohawk Street so that there is safe pedestrian continuity from Oleta Avenue. Therefore, staff cannot support this request.

Design Review #1

The proposed single family residential subdivision is consistent with the surrounding residences in terms of design, layout, and lot sizes. Staff finds that the proposed subdivision is not out of character for this neighborhood; however, since staff does not support the waivers of development standards, staff cannot support this request.

Public Works - Development Review

Design Review #2

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

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements on Lindell Road;
- Right-of-way dedication to include 35 feet to the back of curb for Lindell Road, 60 feet for Oleta Avenue, 30 feet for Mohawk Street and associated spandrels.
- 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; and that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

**CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118**



LAND USE APPLICATION 20A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-23-0620</u> DATE FILED: <u>9-6-23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>10-11-23</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>11-8-23</u></p> <p>FEE: <u>\$ 1150.00</u></p>
	PROPERTY OWNER	<p>NAME: <u>The Roman Catholic Bishop of Las Vegas</u></p> <p>ADDRESS: <u>336 Cathedral Way</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u></p> <p>TELEPHONE: <u>702-228-0720</u> CELL: _____</p> <p>E-MAIL: <u>frank@pinnaclelv.com</u></p>
	APPLICANT	<p>NAME: <u>Pinnacle Homes</u></p> <p>ADDRESS: <u>9225 W Flamingo Road, Suite 190</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u></p> <p>TELEPHONE: <u>702-228-0720</u> CELL: _____</p> <p>E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Taney Engineering; Attn: Elisha Scrogum</u></p> <p>ADDRESS: <u>6030 S Jones Blvd</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-362-8844</u> CELL: _____</p> <p>E-MAIL: <u>ElishaS@taneycorp.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-24-601-013, -019, -051, & -055

PROPERTY ADDRESS and/or CROSS STREETS: Oleta St & Mohawk Ave

PROJECT DESCRIPTION: 16 lot Single Family Residential

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

[Signature]
Property Owner (Signature)*

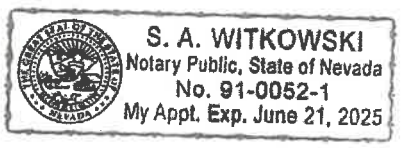
Nevada
STATE OF _____
COUNTY OF Clark

The Roman Catholic Bishop of Las Vegas,
and His Successors, a Corporation sole
Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON June 26, 2023 (DATE)

By DERON ARENA SILVA

NOTARY PUBLIC: [Signature]



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



TANEY ENGINEERING

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

August 15, 2023

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

**Re: Oleta & Mohawk
 APR-23-100822
 APN: 176-24-601-013, 176-24-601-019, 176-24-601-051, & 176-24-601-055
 Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Pinnacle Homes, is respectfully submitting justification for a Tentative Map, Waiver of Development Standards, and Design Reviews for a proposed single-family residential subdivision.

Tentative Map

A Tentative Map is requested for a 9.77 gross-acre, 16 lot single-family residential subdivision with 1.64 dwelling units per acre located approximately 300 feet south of Agate Avenue between Lindell Road and Mohawk Street. The lots range in size from 20,792 gross square feet (*18,428 net square feet*) to 23,590 gross square feet (*21,956 net square feet*), with an average lot size of 22,043 gross square feet (*19,592 net square feet*).

The parcels are currently zoned R-E (Rural Estates Residential District), with a planned land use of RN (Ranch Estates Neighborhood), within an RNP-I (Rural Neighborhood Preservation) Overlay District. We are not requesting any modifications to the current zoning category or planned land use.

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

- North, East, & South: R-E (Rural Estates Residential District); RN (Ranch Estate Neighborhood)
- West: R-D (Suburban Estates Residential District); RN (Ranch Estates Neighborhood); R-E (Rural Estates Residential District); RN (Ranch Estate Neighborhood)

Oleta Avenue between Mohawk Street and Lindell Road will be dedicated as a 60-foot public right-of-way and improved to rural street standards with a 32-foot-wide paved roadway and no curb, gutter, detached sidewalks, or streetlights. Mohawk Street will remain in its existing rural street condition and Lindell Road will receive full off-site improvements. The internal 39-foot-wide private streets will utilize 30" modified roll curb.

A 15-foot perimeter landscape buffer and detached sidewalk is provided along Lindell Road in accordance with Section 30.64.040.



Waiver of Development Standards – Wall Height

This request is to waive Section 30.64-50 (a)(4) to allow for a 6-foot maximum retaining wall between the western lots (lots 11-16) and Lindell Road where a 3-foot maximum is allowed. The maximum retaining wall being requested is between lot 16 and Lindell Road. The increase in height is necessary so that these lots match the existing grade of Mohawk Street while maintaining a comparable grade to the adjacent right-of-way. As these walls are internal and the waiver only affects the proposed lots, the expected impact is negligible.

Design Review – Excess Fill

This request is for a design review to allow for an excess fill of 5 feet where a 3-foot maximum is allowed per Section 30.32.040-9. The excess fill is needed along the north side of the property in order to balance out the cut and fill within site while matching the existing grade of Mohawk Street. As the excess fill is only needed for a small portion of the site and does not increase the elevation above the adjacent properties, the expected impact is negligible.

Design Review – Architecture

This request is for a design review of architectural floor plans and elevations. The proposed single-story homes are 4,090 square feet, 4,190 square feet, and 4,260 square feet. The exterior elevations reflect mid-century, prairie, and modern designs and finishes. A three or four car garage will be provided for each home, in addition to a full-length driveway.

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

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

11/08/23 BCC AGENDA SHEET

OLETA & MOHAWK
(TITLE 30)

OLETA AVE/MOHAWK ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500128-ROMAN CATHOLIC BISHOP LAS VEGAS:

TENTATIVE MAP consisting of 16 single family residential lots on 9.8 acres in an R-E (RNP-1) Zone.

Generally located on the north and south sides of Oleta Avenue, the west side of Mohawk Street, and east side of Lindell Road within Enterprise. JJ/jor/syp (For possible action)

RELATED INFORMATION:

APN:

176-24-601-013; 176-24-601-019; 176-24-601-051; 176-24-601-055

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.8
- Number of Lots: 16
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 20,792/23,590 (gross)/18,428/21,956 (net)
- Project Type: Single family residential development

Site Description

The submitted plans depict a proposed single family residential development consisting of 16 lots with a density of 1.7 dwelling units per acre. Oleta Avenue will be dedicated and runs east to west and bisects the development and provides access to the parcels. The plan shows that Lots 1 through 4 face west toward Mohawk Street only.

The northern portion of the proposed development (north of Oleta Avenue) include Lots 5 through 7 and Lots 14 through 16 and are accessed via 1 private street which terminates in a cul-de-sac on the north end of the private street.

The southern portion of the proposed development (south of Oleta Avenue) include Lots 8 through 10 and Lots 11 through 13. Access is also via a private street which terminates in a cul-de-sac on the southern end of the private street.

The subdivision includes detached sidewalks with landscaping on the western portion of the development adjacent to Lindell Road. Oleta Avenue and Mohawk Street will be improved to rural street standards. Side yards for Lots 7, 8, 13, and 14 (north and south of Oleta Avenue) will be adjacent to a 7.5 foot wide landscape strip. Lastly, the plans show that the lot sizes of this subdivision comply with the Title 30 minimum gross lot size of 20,000 square feet and minimum net lot size of 18,000 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1098-07	Place of worship - expired	Approved by BCC	January 2008
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & single family residential
West	Ranch Estate Neighborhood (from 2 du/ac to 3 du/ac)	R-E (RNP-I) & R-D	Single family residential

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

Related Applications

Application Number	Request
WS-23-0620	A waiver of development standards for increased retaining wall height and design reviews for increase finished grade and propose single family residences is a companion item on this agenda.
VS-23-0621	A vacation and abandonment for easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Comprehensive Planning**

This request meets the tentative map requirements as outlined in Title 30. Approval of this request is contingent upon approval of WS-23-0620. However, since staff is not supporting WS-23-0620, staff cannot support this request.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements on Lindell Road;
- Right-of-way dedication to include 35 feet to the back of curb for Lindell Road, 60 feet for Oleta Avenue, 30 feet for Mohawk Street and associated spandrels.
- 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; and that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Comprehensive Planning - Addressing

- No comment.

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 at landuse@lasairport.com is strongly encouraged; that the Federal Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0213-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

**CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118**

DRAFT



TENTATIVE MAP APPLICATION 21A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500128</u>	DATE FILED: <u>9-6-23</u>
		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>10-11-23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>ENTERPRISE</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>11-8-23</u>	
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>The Roman Catholic Bishop of Las Vegas</u>
	ADDRESS: <u>336 Cathedral Way</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u>
	TELEPHONE: <u>702-228-0720</u> CELL: _____
	E-MAIL: <u>frank@pinnaclelv.com</u>

APPLICANT	NAME: <u>Pinnacle Homes</u>
	ADDRESS: <u>9225 W Flamingo Road, Suite 190</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u>
	TELEPHONE: <u>702-228-0720</u> CELL: _____
	E-MAIL: <u>frank@pinnaclelv.com</u> REF CONTACT ID #: _____

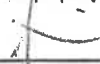
CORRESPONDENT	NAME: <u>Taney Engineering; Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S Jones Blvd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>ElishaS@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-24-601-013, -019, -051, & -055

PROPERTY ADDRESS and/or CROSS STREETS: Oleta St & Mohawk Ave

TENTATIVE MAP NAME: Oleta & Mohawk

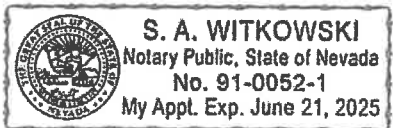
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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


The Roman Catholic Bishop of Las Vegas,
and His Successors, in Corporation sole
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 26, 2023 (DATE)
By DEACON ACUNA SILVA

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.

PLANNER COPY



TANEY ENGINEERING

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

August 15, 2023

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

Ty. 23-500128

**Re: Oleta & Mohawk
APR-23-100822
APN: 176-24-601-013, 176-24-601-019, 176-24-601-051, & 176-24-601-055
Tentative Map Hold Request**

To whom it may concern:

Taney Engineering, on behalf of Pinnacle Homes, realizes that the Tentative Map will not be acted on within NRS time frames. We respectfully request that the Tentative Map is submitted concurrently with our other land use applications (Waiver of Development Standards, Design Reviews, & Vacations).

Thank you for your attention to this request. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

PLANNER COPY

TOWING SERVICES
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-23-400136 (ZC-1254-06)-MTL TRUST:

WAIVER OF CONDITIONS of a zone change requiring the following: 1) right-of-way dedication to include 30 feet for Mann Street and associated spandrels, and 2) construct full off-site improvements in conjunction with a towing services yard with ancillary building on 4.3 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Oleta Avenue, 328 feet east of Torrey Pines Drive within Enterprise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:
176-23-601-001; 176-23-601-007

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.3
- Project Type: Towing services yard
- Building Height: 17 (feet)
- Square Feet: 1,800 (ancillary office)/1,200 (ancillary storage)
- Parking Required/Provided: 14/14

Site Plan & History

The original request was a conforming zone change from H-2 to M-1 zoning with no plans submitted at that time. The applicant has now applied for a proposed towing services yard with an ancillary building on undeveloped parcels along Blue Diamond Road. Both parcels are zoned M-1 where towing services is a permitted use. Access to the parcels will be from Mann Street by way of Oleta Avenue and will be secured by a 36 foot wide security gate and is set back 20 feet from the street. No access is proposed from Blue Diamond Road. This application is to waive approved conditions under ZC-1254-06, whereby the applicant is required to provide full off-site improvements and right-of-way dedication for Mann Street.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-1254-06:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing before the Board of County Commissioners on final plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- All applicable standard conditions for this application type.

Civil Engineering

- Right-of-way dedication to include 30 feet for Mann Street, and associated spandrels;
- Drainage study and compliance;
- Traffic study and compliance;
- Project may qualify for an exception to the traffic analysis with Civil Engineering Division approval;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards;
- Construct full off-sites;
- If the sidewalk is detached, dedication to be to back of curb and grant necessary pedestrian access, streetlight and traffic control easements, which may require a vacation of excess right-of-way;
- Vacate any unnecessary rights-of-way and/or easements;
- Any applicable vacations to be recordable prior to building permit issuance or applicable map submittal;
- Nevada Department of Transportation approval.

Applicant's Justification

The applicant states the request to waive the approved conditions of approval for ZC-1254-06 include dedication of 30 feet of Mann Street and full off-site improvements. According to the applicant, Mann Street alignment, north of Oleta Avenue dead-ends at Blue Diamond Road and is not expected to have access to Blue Diamond Road (Nevada Department of Transportation (NDOT) right-of-way) due to the elevational difference and due to the NDOT access separation regulations. Vacating Mann Street will not landlock any adjacent parcels. Full off-site improvements currently on Oleta Avenue with a paved access road, which dead-ends at Torrey Pines Drive to the west and El Camino Road to the east. There is no municipal water or sewer on Oleta Avenue. The closest water line is across Blue Diamond Road. Given the industrial nature of the whole area and undeveloped Bureau of Land Management parcels, the applicant would like to waive the requirement for full off-sites.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0418-17	Vacated and abandoned easements and right-of-way being Mann Street	Approved by PC	October 2017
UC-0030-16	Retail sale of landscape materials with waivers for design standards for a temporary modular structure, street landscape requirements, eliminated parking lot landscaping, eliminated loading space, eliminated trash enclosure, on-site paving, and full off-site improvements with a design review for landscape materials for retail/wholesale and storage facility including modular building - expired	Approved by BCC	April 2016
UC-0118-13	Private recreation facility (zoo), included several waivers and a design review - expired	Approved by BCC	May 2013
UC-0355-09	Swap meet with related storage units - expired	Approved by BCC	July 2009
UC-0227-09	Swap meet and included waivers, design review, and waivers of conditions (design review was denied) - expired	Approved by BCC	May 2009
UC-1204-07	Recreational facility (paintball fields) and included a design review and waivers for reduced parking, landscaping, alternative exterior materials, and reduced setbacks - expired	Approved by PC	November 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & East	Business Employment	H-2	Undeveloped
South	Business Employment	M-1	Undeveloped & outside storage

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

Related Applications

Application Number	Request
WS-23-0597	A waiver of development standards for street and parking lot landscaping and to permit a pan driveway where a commercial driveway is required and design review for towing services yard with ancillary office is a companion item on this agenda.
VS-23-0598	A vacation and abandonment of patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Waiver of Conditions #1

Staff has no objection to the waiver of condition to dedicate Mann Street and associated spandrels as Mann Street will never connect to Blue Diamond Road. Blue Diamond Road has a significant grade separation at the proposed location of Mann Street.

Waiver of Conditions #2

Staff cannot support the request to waive the off-site improvements condition. Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians.

Staff Recommendation

Approval of waiver of conditions #1; denial of waiver of conditions #2.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

If approved:

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0201-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MTL TRUST

**CONTACT: PETYA BALOVA, BALOVA ENGINEERING, 7495 W. AZURE DRIVE
SUITE 140-C, LAS VEGAS, NV 89130**



LAND USE APPLICATION

22A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>ZC-1254-06</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WC-23-400136</u> DATE FILED: <u>9/12/23</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10/11/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/8/23</u> FEE: <u>455</u>
	PROPERTY OWNER NAME: <u>M T L TRUST</u> ADDRESS: <u>9145 Mann Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-271-6338</u> CELL: _____ E-MAIL: <u>nganle89147@yahoo.com</u>
	APPLICANT NAME: <u>M T L TRUST</u> ADDRESS: <u>9145 Mann Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>702-271-6338</u> CELL: _____ E-MAIL: <u>nganle89147@yahoo.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Balova Engineering</u> ADDRESS: <u>7495 West Azure Drive, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89130</u> TELEPHONE: <u>702-682-1706</u> CELL: <u>702-682-1706</u> E-MAIL: <u>petya@balovaengineering.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-23-601-001 and 176-601-007

PROPERTY ADDRESS and/or CROSS STREETS: Oleta Avenue and Mann Street

PROJECT DESCRIPTION: _____

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

Property Owner (Signature)* [Signature] Property Owner (Print) Ngan V. Le

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON Feb 28, 2023 (DATE)

By [Signature]
 NOTAR PUBLIC Christina Delgado



*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.



August 17, 2023

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

Re: IMPOUNDED VEHICLES STORAGE FACILITY – APR-23-100507
APN 176-23-601-001 and 007

The purpose of this letter is to request a Design Review with Waivers on behalf of the owner, MTL Trust, for a proposed police impound and insurance holding lot in association with a towing service, located at the Northeast corner of Oleta and Mann, Assessor’s Parcel Numbers 176-23-601-001 (Parcel 1) and 176-23-601-007 (Parcel 2). The total land area is 4.34 acres.

Both parcels are zoned M-1 (Light Manufacturing) with a Planned Land Use for Business Employment. Towing Service is permitted use in M-1. Outside Storage is conditionally permitted in M-1. The proposed facility meets all the conditions of an Outside Storage. The parcel across Oleta Avenue is an industrial property, also zoned M-1. Adjacent to the east and west are vacant BLM parcels, zoned H-2 (General Highway Frontage). Parcel 1 is adjacent to Blue Diamond Road and a BLM parcel to the north.

We are requesting the following:

DESIGN REVIEW

A Design Review is requested as a condition of ZC-1254-06. The proposed project includes:

- A proposed 3,000-square feet office/warehouse premanufactured metal building (1,200 square feet of storage space and 1,800 square feet offices
- Paved storage yard on Parcel 1 and Parcel 2
- Paved access from Oleta Avenue, which is a local paved access road
- An 8-foot CMU block wall and two sliding gates for access exist on the perimeter of Parcel 2. Both gates will be replaced by an 8-foot block wall. An 8-foot-high CMU block wall is proposed on the perimeter of Parcel 1. Access will be provided through the existing approach at the

southeast corner of Parcel 2 and continue through a gate to the north and a gate to the west. The storage yard will be fully enclosed and secured. The gates will be kept closed at all times. Facility operator will install security cameras as well. Customers will not have access to the storage yard. Parking for customers and employees is provided along the east side of the building as shown on the attached Site Plan.

- A trash enclosure is provided north of the building as shown
- A natural wash crosses the north Parcel 1 from west to east. We are proposing to install a culvert to convey offsite flows through the lot
- Parcel 2 is currently served by a private well and a septic system, which will also be used for the proposed building. There are no municipal water and sewer available. Parcel 1 will not require any additional utility connections. Water storage tank will be added for fire protection
- The facility will be open 24/7. Customers: Police Department and insurance adjustors will be escorted by trained employees
- The Facility is expected to have 5 employees
- Parking analysis has been provided on the Site Plan. The number of parking spaces was based on the area of the yard dedicated to storage of impounded vehicles and the total area of the proposed building. The 14 parking spaces provided along the east property line meet code and are adequate given the expected number of employees and customers. The facility operator also states that they expect no more than 2 to 3 customers at any given time. Please refer to the attached Snap Towing letter attached here.

WAIVERS OF CONDITIONS OF ZC-1254-06

WAIVER 1

Right-of-way dedication to include Mann Street and associated spandrels.

Justification: Mann Street alignment, north of Oleta Avenue dead ends at Blue Diamond Road and is not expected to have access to Blue Diamond (NDOT right-of-way) due to the elevational difference and due to the NDOT access separation regulations. Vacating Mann Street will not landlock any adjacent parcels.

WAIVER 2

Full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Oleta Avenue.

Justification: Currently Oleta is a paved access road, which dead ends at Torrey Pines to the west and El Camino Road to the east. There is no municipal water or sewer in Oleta. The closest water line is across Blue Diamond Road. Given the Industrial nature of the whole area and undeveloped BLM parcels, we would like to waive the requirement for full offsites.

WAIVERS OF DEVELOPMENT STANDARDS

WAIVER 3

Construct a commercial driveway per Uniform Standard Drawing 222.1

Justification: We are asking for a waiver of full offsites and using only a paved approach starting past the existing NV Energy transformer, as shown on the attached Site Plan. The paved approach meets the requirements for a fire access, and also it is 36 feet wide to service the needs of the business operations, allowing large vehicles to enter the site.

WAIVER 4

Waive landscape buffer along a public street and the on-site parking lot landscaping.

Justification: As this parking lot will serve as a storage area for impounded vehicles, landscaping islands will not be needed for shade. The addition of landscape islands in the storage area will interfere with the maneuvering and wrecked vehicles deliveries. Customers will be prohibited from entering and or parking in the storage yard.

In regard to street landscaping, we are proposing a gravel cover with boulders as an alternative to landscaping. There is an existing 10-foot NV Energy utility easement along the south property line, which should remain free of trees.

VACATION AND ABANDONMENT OF PATENT EASEMENTS

33-foot patent easements exist on both properties, which will no longer be needed for roadway and utility purposes. Any utility and/or drainage easements will be retained per agencies' and/or utility companies' requests.

We have prepared a separate application for Vacation and Abandonment of those patent easements.

VACATION OF RIGHT-OF-WAY

We are requesting to vacate the west 30 feet of Mann Street along with the spandrel area at Oleta.

We believe that our request is compatible with the adjacent developments within the area and the approval of this request will have no detrimental effect on the surrounding areas.

If you require further information, please feel free to contact me at (702) 682-1706.

Sincerely,

Petya Balova

Petya Balova, P.E.

Balova Engineering



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pky • PO Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Barbara Ginoulias, Director



NOTICE OF FINAL ACTION

October 25, 2006

JOHN VORNSAND, AICP
2564 WIGWAM PARKWAY #308
HENDERSON, NV 89074

REFERENCE: ZC-1254-06

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of October 18, 2006 and was APPROVED subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval apply only to this specific application. A property may have several approved applications on it, each will have its own expiration date. It is the applicant's responsibility to keep each application current.

CONDITIONS:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing before the Board of County Commissioners on final plans;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- All applicable standard conditions for this application type.

Civil Engineering

- Right-of-way dedication to include 30 feet for Mann Street, and associated spandrels;
- Drainage study and compliance;
- Traffic study and compliance;
- Project may qualify for an exception to the traffic analysis with Civil Engineering Division approval;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards;
- Construct full off-sites;

11/08/23 BCC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

OLETA AVE/MANN ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0598-MTL TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Oleta Avenue, and between Mann Street and Torrey Pines Drive and a portion of right-of-way being Mann Street located between Oleta Avenue and Blue Diamond Road within Enterprise (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:
176-23-601-001; 176-23-601-007

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements and right-of-way. The request is to vacate 3 foot to 33 foot wide patent easements on the north, south, east, and west sides of APNs 176-23-601-001 and 176-23-601-007. In addition, the applicant is requesting to vacate the west 30 feet of Mann Street. The applicant states that vacation of the easements and the right-of-way will not have a negative effect on the surrounding area and will facilitate development of the 2 parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0418-17	Vacated and abandoned easements and right-of-way being Mann Street	Approved by PC	October 2017
UC-0030-16	Retail sale of landscape materials with waivers for design standards for a temporary modular structure, street landscape requirements, eliminated parking lot landscaping, eliminated loading space, eliminated trash enclosure, on-site paving, and full off-site improvements with a design review for landscape materials for retail/wholesale and storage facility including modular building - expired	Approved by BCC	April 2016

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0118-13	Private recreation facility (zoo), included several waivers and a design review - expired	Approved by BCC	May 2013
UC-0355-09	Swap meet with related storage units - expired	Approved by BCC	July 2009
UC-0227-09	Swap meet and included waivers, design review, and waivers of conditions (design review was denied) - expired	Approved by BCC	May 2009
UC-1204-07	Recreational facility (paintball fields) and included a design review and waivers for reduced parking, landscaping, alternative exterior materials, and reduced setbacks - expired	Approved by PC	November 2007
ZC-1254-06	Reclassified 2.4 acres from H-2 to M-1 zoning	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & East	Business Employment	H-2	Undeveloped
South	Business Employment	M-1	Undeveloped & outside storage

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

Related Applications

Application Number	Request
WC-23-400136 (ZC-1254-06)	A waiver of conditions to provide full off-site improvements and right-of-way dedication for a towing services yard is a companion item on this agenda.
WS-23-0597	A waiver of development standards and design review for landscaping and driveway geometrics is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MTL TRUST

**CONTACT: PETYA BALOVA, BALOVA ENGINEERING, 7495 W. AZURE DRIVE,
SUITE 140-C, LAS VEGAS, NV 89130**



VACATION APPLICATION 23A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0598</u>	DATE FILED: <u>9/13/23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>S.W.D</u>	TAB/CAC DATE: <u>10/11/23</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>11/8/23</u>	
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>M T L TRUST</u>
	ADDRESS: <u>9145 Mann Street</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u>
	TELEPHONE: <u>702-271-6338</u> CELL: _____
	E-MAIL: <u>nganle89147@yahoo.com</u>

APPLICANT	NAME: <u>M T L TRUST</u>
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	E-MAIL: <u>nganle89147@yahoo.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>BALOVA ENGINEERING</u>
	ADDRESS: <u>7495 West Azure Drive, Suite 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89130</u>
	TELEPHONE: <u>702-682-1706</u> CELL: <u>702-682-1706</u>
	E-MAIL: <u>petya@balovaengineering.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-23-601-001 and 176-601-007

PROPERTY ADDRESS and/or CROSS STREETS: Oleta Avenue and Mann Street

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 NEVADA
 COUNTY OF Nevada Clark

SUBSCRIBED AND SWORN BEFORE ME ON Feb 28, 2023 (DATE)

By _____

NOTARY PUBLIC: Christina Delgado

CHRISTINA DELGADO
 Notary Public, State of Nevada
 Appointment No. 21-4817-01
 My Appt. Expires Mar 26, 2025

***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.



VS-230528

August 17, 2023

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

Re: IMPOUNDED VEHICLES STORAGE FACILITY – APR-23-100507
APN 176-23-601-001 and 007

The purpose of this letter is to request a Design Review with Waivers on behalf of the owner, MTL Trust, for a proposed police impound and insurance holding lot in association with a towing service, located at the Northeast corner of Oleta and Mann. Assessor’s Parcel Numbers 176-23-601-001 (Parcel 1) and 176-23-601-007 (Parcel 2). The total land area is 4.34 acres.

Both parcels are zoned M-1 (Light Manufacturing) with a Planned Land Use for Business Employment. Towing Service is permitted use in M-1. Outside Storage is conditionally permitted in M-1. The proposed facility meets all the conditions of an Outside Storage. The parcel across Oleta Avenue is an industrial property, also zoned M-1. Adjacent to the east and west are vacant BLM parcels, zoned H-2 (General Highway Frontage). Parcel 1 is adjacent to Blue Diamond Road and a BLM parcel to the north.

We are requesting the following:

DESIGN REVIEW

A Design Review is requested as a condition of ZC-1254-06. The proposed project includes:

- A proposed 3,000-square feet office/warehouse premanufactured metal building (1,200 square feet of storage space and 1,800 square feet offices
- Paved storage yard on Parcel 1 and Parcel 2
- Paved access from Oleta Avenue, which is a local paved access road
- An 8-foot CMU block wall and two sliding gates for access exist on the perimeter of Parcel 2. Both gates will be replaced by an 8-foot block wall. An 8-foot-high CMU block wall is proposed on the perimeter of Parcel 1. Access will be provided through the existing approach at the

southeast corner of Parcel 2 and continue through a gate to the north and a gate to the west. The storage yard will be fully enclosed and secured. The gates will be kept closed at all times. Facility operator will install security cameras as well. Customers will not have access to the storage yard. Parking for customers and employees is provided along the east side of the building as shown on the attached Site Plan.

- A trash enclosure is provided north of the building as shown
- A natural wash crosses the north Parcel 1 from west to east. We are proposing to install a culvert to convey offsite flows through the lot
- Parcel 2 is currently served by a private well and a septic system, which will also be used for the proposed building. There are no municipal water and sewer available. Parcel 1 will not require any additional utility connections. Water storage tank will be added for fire protection
- The facility will be open 24/7. Customers: Police Department and insurance adjustors will be escorted by trained employees
- The Facility is expected to have 5 employees
- Parking analysis has been provided on the Site Plan. The number of parking spaces was based on the area of the yard dedicated to storage of impounded vehicles and the total area of the proposed building. The 14 parking spaces provided along the east property line meet code and are adequate given the expected number of employees and customers. The facility operator also states that they expect no more than 2 to 3 customers at any given time. Please refer to the attached Snap Towing letter attached here.

WAIVERS OF CONDITIONS OF ZC-1254-06

WAIVER 1

Right-of-way dedication to include Mann Street and associated spandrels.

Justification: Mann Street alignment, north of Oleta Avenue dead ends at Blue Diamond Road and is not expected to have access to Blue Diamond (NDOT right-of-way) due to the elevational difference and due to the NDOT access separation regulations. Vacating Mann Street will not landlock any adjacent parcels.

WAIVER 2

Full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Oleta Avenue.

Justification: Currently Oleta is a paved access road, which dead ends at Torrey Pines to the west and El Camino Road to the east. There is no municipal water or sewer in Oleta. The closest water line is across Blue Diamond Road. Given the Industrial nature of the whole area and undeveloped BLM parcels, we would like to waive the requirement for full offsites.

WAIVERS OF DEVELOPMENT STANDARDS

WAIVER 3

Construct a commercial driveway per Uniform Standard Drawing 222.1

Justification: We are asking for a waiver of full offsites and using only a paved approach starting past the existing NV Energy transformer, as shown on the attached Site Plan. The paved approach meets the requirements for a fire access, and also it is 36 feet wide to service the needs of the business operations, allowing large vehicles to enter the site.

WAIVER 4

Waive landscape buffer along a public street and the on-site parking lot landscaping.

Justification: As this parking lot will serve as a storage area for impounded vehicles, landscaping islands will not be needed for shade. The addition of landscape islands in the storage area will interfere with the maneuvering and wrecked vehicles deliveries. Customers will be prohibited from entering and or parking in the storage yard.

In regard to street landscaping, we are proposing a gravel cover with boulders as an alternative to landscaping. There is an existing 10-foot NV Energy utility easement along the south property line, which should remain free of trees.

VACATION AND ABANDONMENT OF PATENT EASEMENTS

33-foot patent easements exist on both properties, which will no longer be needed for roadway and utility purposes. Any utility and/or drainage easements will be retained per agencies' and/or utility companies' requests.

We have prepared a separate application for Vacation and Abandonment of those patent easements.

VACATION OF RIGHT-OF-WAY

We are requesting to vacate the west 30 feet of Mann Street along with the spandrel area at Oleta.

We believe that our request is compatible with the adjacent developments within the area and the approval of this request will have no detrimental effect on the surrounding areas.

If you require further information, please feel free to contact me at (702) 682-1706.

Sincerely,

Petya Balova

Petya Balova, P.E.

Balova Engineering



August 16, 2023

To whom it may concern,

Parking lot for property located at 9145 Mann St, Las Vegas, NV will be used primarily for police and insurance adjusters as the lot is going to be a police impound and insurance holding lot. The amount of customers that fall outside of these distinction will be minimal. Using our current lot located at 350 W Warm Springs Rd, Henderson, NV as an example we have 7 parking spots located at the front of the property for the 8 years that this lot has been used as a police impound/insurance holding lot we have at no point had a need for more parking as average only 2-3 customers at the lot at a given time.

If you have any questions, please contact me at 702-564-1180

Sincerely,
Ngan Le

SNAP Towing
Work 702-564-1180
Fax 702-565-3952

TOWING SERVICES
(TITLE 30)

OLETA AVE/MANN ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0597-MTL TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking lot landscaping; 2) eliminate street landscaping and detached sidewalk, and 3) not construct a commercial driveway.

DESIGN REVIEW for a towing services yard with an ancillary office and storage building on 4.3 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Oleta Avenue, 328 feet east of Torrey Pines Drive within Enterprise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-23-601-001; 176-23-601-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping where required per Figure 30.64-14.
2.
 - a. Eliminate street landscaping and detached sidewalk along Oleta Avenue where required per Figure 30.64-17.
 - b. Eliminate street landscaping and detached sidewalk along Blue Diamond Road where required per Figure 30.64-17
3. Eliminate pan driveway where a commercial driveway is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.3
- Project Type: Towing services yard
- Building Height (feet): 17
- Square Feet: 1,800 (ancillary office)/1,200 (ancillary storage)
- Parking Required/Provided: 14/14

Site Plans

The plans submitted depict a proposed towing services yard with an ancillary building on undeveloped parcels along Blue Diamond Road. Both parcels are zoned M-1 where towing services is a permitted use. Access to the parcels will be from Oleta Avenue and will be secured by a 36 foot wide security gate. No access is proposed from Blue Diamond Road. An ancillary office is shown in the southeast corner of the site with 14 customer parking spaces located along the east side of the office building. The trash enclosure is shown along the eastern property line and will be located outside of the perimeter wall. On the interior there is a 24 foot wide fire lane around the outer portion of the parcels with no landscape island or parking lot landscaping shown.

Landscaping

The applicant has applied for waiver of development standards to eliminate street landscaping and detached sidewalk along Blue Diamond Road. In addition, the applicant is also requesting a waiver of development standards to eliminate parking lot landscaping and landscape islands.

Elevations

The plans depict an ancillary office and storage building associated with the tow services yard that is 17 feet in height to the pitched roofline with standing seam metal roof and vertical metal with roll-up doors. The ancillary building will utilize beige colors to prevent vivid hues.

Floor Plans

The plans depict an ancillary office building divided into 2 separate suites with 1 being 1,200 square feet storage and the other 1,800 square feet for office use which will be used for administration purposes related to the proposed use of tow services.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed use of this parcel is for a towing service use, which is a permitted use in M-1 zone. The proposed use includes a 3,000 square foot office/warehouse premanufactured metal building, paved storage yard on parcels 1 and 2, paved access from Oleta Avenue, which is a local paved access road, and an 8 foot CMU block wall and 2 sliding gates for access to the yard. Both gates will be replaced by an 8 foot block wall and an 8 foot high CMU block wall is proposed on the perimeter of parcel 1.

Parking analysis has been provided on the site plan. The number of parking spaces was based on the area of the yard dedicated to storage of impounded vehicles and the total area of the proposed building. The 14 parking spaces provided along the east property line meet Code and are adequate given the expected number of employees and customers. The facility operator also states they expect no more than 2 to 3 customers at any given time.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0418-17	Vacated and abandoned easements and right-of-way being Mann Street	Approved by PC	October 2017
UC-0030-16	Retail sale of landscape materials with waivers for design standards for a temporary modular structure, street landscape requirements, eliminated parking lot landscaping, eliminated loading space, eliminated trash enclosure, on-site paving, and full off-site improvements with a design review for landscape materials for retail/wholesale and storage facility including modular building - expired	Approved by BCC	April 2016
UC-0118-13	Private recreation facility (zoo), included several waivers and a design review - expired	Approved by BCC	May 2013
UC-0355-09	Swap meet with related storage units - expired	Approved by BCC	July 2009
UC-0227-09	Swap meet and included waivers, design review, and waivers of conditions (design review was denied) - expired	Approved by BCC	May 2009
UC-1204-07	Recreational facility (paintball fields) and included a design review and waivers for reduced parking, landscaping, alternative exterior materials, and reduced setbacks - expired	Approved by PC	November 2007
ZC-1254-06	Reclassifying 2.4 acres from H-2 to M-1 zoning	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & East	Business Employment	H-2	Undeveloped
South	Business Employment	M-1	Undeveloped & outside storage

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

Related Applications

Application Number	Request
WC-23-400136 (ZC-1254-06)	A waiver of conditions to provide full off-site improvements and right-of-way dedication for a towing services yard is a companion item on this agenda.
VS-23-0598	A vacation and abandonment of patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

Waivers of Development Standards #1 & #2

Staff finds that redesigning the proposed parking lot could allow for placement of requisite landscape islands and parking lot landscaping. The existing parcel is vacant and will allow for the applicant to incorporate landscaping to the site and provide development standards of the Code, including landscape islands or alternative parking lot landscaping. The applicant has not provided other mitigation measures to off-set any landscaping within the parking lot, including planting of required trees elsewhere on the property. Street and parking lot landscaping are provided for not only community beautification, but to also reduce the urban heat island effect.

With continued warming from urban heat island effect, Policy 3.6.1 of the Master Plan encourages new development through site design providing shade to reduce heat absorption by exterior surfaces. The opportunity to provide the required parking lot landscaping is available with the new site design. Therefore, staff is unable to support these requests.

Design Review

Staff finds the proposed use is consistent with Policy SM-5.1 of the Master Plan which encourages the compatible development of businesses that provide an employment base near residents. However, the proposed plans do not provide nor is the proposed design consistent with other developments that incorporate landscape areas that have been approved for other similar uses. Since staff cannot support the waivers for street landscaping and parking lot landscaping; therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas having no driveways will confuse vehicles as to if this was a street or the access to the driveway causing vehicles to nearly come to a stop to help negotiate where to go. With development of the on-site portions of the site, staff finds that it is imperative to improve the driveway as public safety is more important than the on-site redevelopment.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved.

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@clearwaterteam.com and reference POC Tracking #0201-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MIL TRUST

CONTACT: PETYA BALOVA, BALOVA ENGINEERING, 7495 W. AZURE DRIVE, SUITE 140-C, LAS VEGAS, NV 89130



LAND USE APPLICATION 24A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>ZC-1254-06</u> (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-23-0597</u> DATE FILED: <u>9/12/23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10/11/23</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>11/8/23</u></p> <p>FEE: <u>\$ 1,150</u></p>
	PROPERTY OWNER	<p>NAME: <u>M T L TRUST</u></p> <p>ADDRESS: <u>9145 Mann Street</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u></p> <p>TELEPHONE: <u>702-271-6338</u> CELL: _____</p> <p>E-MAIL: <u>nganle89147@yahoo.com</u></p>
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ASSESSOR'S PARCEL NUMBER(S): 176-23-601-001 and 176-601-007

PROPERTY ADDRESS and/or CROSS STREETS: Oleta Avenue and Mann Street

PROJECT DESCRIPTION: _____

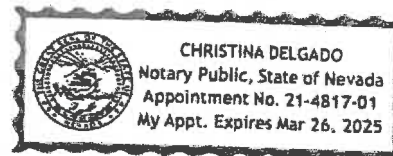
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[Signature]
Property Owner (Signature)*
Ngan V. Le
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Feb 28, 2023 (DATE)

By _____
NOTARY PUBLIC: Christina Delgado



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August 17, 2023

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Las Vegas, NV 89155

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Petya Balova

Petya Balova, P.E.

Balova Engineering



August 16, 2023

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If you have any questions, please contact me at 702-564-1180

Sincerely,
Ngan Le

SNAP Towing
Work 702-564-1180
Fax 702-565-3952

11/08/23 BCC AGENDA SHEET

SIGNAGE & LIGHTING
(TITLE 30)

BLUE DIAMOND RD/EL CAPITAN WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0606-SOUTHERN HILLS MEDICAL CENTER, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow roof signs, **DESIGN REVIEWS** for the following: 1) lighting; and 2) signage for a previously approved emergency medical care facility on a portion of an approved shopping center on 4.5 acres in a C-2 (General Commercial) Zone.

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

RELATED INFORMATION:

APN:

176-20-215-004 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Allow roof sign where not allowed per Table 30.72-1

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.5 (portion)
- Project Type: Signage and lighting for a previously approved emergency care facility
- Number of Stories: 1
- Building Height (feet): Up to 26

Site Plan & Request

The emergency care facility was approved via UC-18-0780 by the Board in December 2018. The approved site plans depict a 10,840 square foot emergency care facility located on the western half of the subject site. The building fronts Blue Diamond Road and is approximately 480 feet west of El Capitan Way. The site has access to both Blue Diamond Road and El Capitan Way. The plans show 2 porte-cocheres for emergency and ambulance entries located on the east and west sides of the building. Parking spaces are shown on the east, north, northwest, and south

sides of the building. A condition of approval required a design review as a public hearing for signage and lighting.

This application is for proposed signage and site lighting. Lighting is shown around the perimeter of the building with 20 foot high shielded light poles located within existing landscape areas adjacent to parking stalls and drive aisles.

Landscaping

There are no proposed or required changes to the approved landscape plans.

Signage

The proposed monument sign is located at the northwest corner of the site along Blue Diamond Road and 13 feet from the west property line. The monument sign has an overall height of 9 feet and includes a light blue background with a logo detailing the emergency center with brick veneer to match the elevation of the building.

The wall signs are located on the west, north, and east sides of the approved building. Wall signs include directional information and signage on the entry doors.

The roof signs are located on the entry porte cochere canopies on the east and west sides of the building facing north. The east sign indicates "Emergency", and the west sign indicates "Ambulance". The roof signs will be internally illuminated with channel letters that face north towards Blue Diamond Road. The signs are approximately 24 feet wide and 2 feet high. The signs sit upon an aluminum mounting plate with a total area of 96 square feet.

Applicant's Justification

The applicant indicates all the proposed lighting meets development standards. The request for site monument and wall signage also meets development standards. The requested roof signs are for the safety and welfare of those entering and using the facility and will not negatively impact the surrounding areas as there is no illumination on the south face of the signs.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400169 (UC-18-0780)	First extension of time for an emergency medical facility	Approved by BCC	December 2021
UC-18-0780	Emergency care facility and increased finished grade	Approved by BCC	December 2018
VS-0464-17	Vacated and abandoned a 5 foot easement	Approved by PC	July 2017
UC-0117-17	Reduced the separation for a proposed convenience store to a residential use and waived alternative landscaping with a design review	Approved by BCC	April 2017
ZC-0051-16	Reclassified the site from H-2 to C-2 zoning for a proposed shopping center	Approved by BCC	March 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	H-2	Undeveloped
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential
East	Corridor Mixed-Use	C-2	Undeveloped
West	Corridor Mixed-Use	R-4	Senior housing

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Waiver of Development Standards & Design Reviews

Staff finds that the proposed roof signs do not pose a negative impact on the existing commercial building or overall commercial center. The design is architecturally compatible with existing signs along Blue Diamond Road, and the signs do not face any residences to the south. Likewise, the roof sign is part of the port-a-cochere canopy and will not extend above the roofline of the building. The proposed monument sign and wall signs meet development standards and do not face the residential properties to the south. Additionally, the proposed shielded site lighting is located over 50 feet from the residential properties to the south; therefore, staff supports these requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SOUTHERN HILLS MEDICAL CENTER, LLC

**CONTACT: CIVIL 360 PLANNING & ENGINEERING, 6490 W. DESERT INN ROAD,
LAS VEGAS, NV 89146**



LAND USE APPLICATION 25A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>WS-23-0606</u> DATE FILED: <u>8/31/2023</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>10/11/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/8/2023</u> FEE: _____
	PROPERTY OWNER	NAME: <u>Southern Hills Medical Center LLC</u> ADDRESS: <u>9075 Blue Diamond Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>702-916-9001</u> CELL: _____ E-MAIL: <u>Alexis.Mussi@hcahealthcare.com</u>
	APPLICANT	NAME: <u>Southern Hills Medical Center LLC</u> ADDRESS: <u>9075 Blue Diamond Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: _____ CELL: <u>614-519-3921</u> E-MAIL: <u>john.sinnacle@sevalus.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Civil 360 Planning & Engineering - John Martinez</u> ADDRESS: <u>6490 W Desert Inn Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-899-6068</u> CELL: <u>702-250-5744</u> E-MAIL: <u>jmartinez@civil360lv.com</u> REF CONTACT ID #: <u>197034</u>

ASSESSOR'S PARCEL NUMBER(S): 176-20-2115-004

PROPERTY ADDRESS and/or CROSS STREETS: 9075 Blue Diamond Rd, LV, NV 89178

PROJECT DESCRIPTION: Signage and Lighting

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

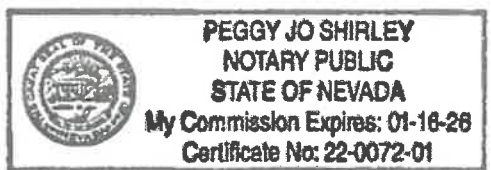
 Property Owner (Signature)* Alexis Mussi, Vice President

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 07/05/2023 (DATE)

By Alexis Mussi
 NOTARY PUBLIC: Peggy Jo Shirley



*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.

August 30, 2023

Clark County Comprehensive Planning
Department 500 S. Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155-1744

WS-23-0606

RE: ER at Mountains Edge (APN: 176-20-215-004)
Justification Letter – Signage and Lighting Design Review (APR23-100804)
CIVIL 360 Project No. 12-2204

To Whom It May Concern,

Please be advised that CIVIL 360 Planning & Engineering is representing the Applicant, Southern Hills Medical Center LLC, on this request for the following, related to the *Improvement Plans for ER at Mountains Edge* project (PW22-18507) and per previously approved application UC-18-0780.

- Design Review for a proposed lighting and signage plan for an emergency medical care facility, UC-18-0780.
- Waiver of Development Standards to allow a roof sign where not allowed per Table 30.72-1.

DESIGN REVIEW

The design review is for a proposed lighting and signage plan for a 10,840 square foot emergency care facility located within the retail center at the southwest corner of El Capitan and Blue Diamond Road, located more specifically at 9075 Blue Diamond Road.

The facility site plan provides for 45 parking stalls, including 4 accessible parking stalls, while the entire retail center provides a total of 141 parking stalls.

The on-site signage (30.72) and lighting (30.56) meet Title 30 standards and is consistent with Southern Hills Medical Center's other existing facility locations. The signage will be aesthetically incorporated into the building's architecture.

A complete Sign Package prepared by Patrick Signs (monument sign area = 69 SF), an Electrical Site Plan (ES01), and a Site Photometric Plan (ESL) have been included as a part of this Design Review package.



WAIVER OF DEVELOPMENT STANDARDS – Allow for a roof sign where not allowed.

We are requesting a Waiver of Development Standards to allow for a roof sign where not allowed per Table 30.72-1.

The proposed roof signs are canopy mounted illuminated lettering that is 2-foot high. The two (2) signs are located at the entrances to identify the “AMBULANCE” and “EMERGENCY” entrance areas. These signs provided for the safety and welfare of those entering and using the facility. This signage will not negatively impact the surrounding area as the displays are located directly atop the porte cochere entrances for identification purposes only. The signage is channel lettering signage with no illumination on the backside of the signs, facing west or south. This signage will be consistent with the hospital’s existing other locations.

On behalf of the Applicant, we respectfully request your review and approval of this application. If there are any questions regarding this request, please contact me directly at (702) 940-6942 or via email at jescobedo@civil360lv.com.

Respectfully Submitted,

CIVIL 360 LLC

A handwritten signature in blue ink that reads "Jennifer L. Escobedo".

Jennifer L. Escobedo, P.E.
Principal

11/08/23 BCC AGENDA SHEET

LANDSCAPE/RETAINING WALL/FINISHED GRADE
(TITLE 30)

PYLE AVE/POLARIS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0638-CFT LANDS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height, and 2) alternative landscaping.
DESIGN REVIEW for finished grade in conjunction with a previously approved residential subdivision on 9.3 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southwest corner of Pyle Avenue and Polaris Avenue within Enterprise.
JJ/jud/syp (For possible action)

RELATED INFORMATION:

APN:
177-29-301-002; 177-29-301-033; 177-29-301-036

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase combination of screen and retaining wall height to 13.4 feet (7.4 feet retaining wall and 6 feet screen wall) where a maximum of 9 feet (3 foot retaining and 6 foot screen wall) is permitted per Section 30.64.050 (a 49% increase).
2. Allow 10 feet of landscaping along Pyle Avenue where 15 feet of landscaping is required per Section 30.64.030 (a 33% reduction).

DESIGN REVIEW:

Increase finished grade to 7 feet where 4 feet was previously approved (a 75% increase) and 3 feet is the standard per Section 30.32.040 (a 133% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.3
- Number of Lots/Units: 57
- Project Type: Landscape, retaining wall, and finished grade

History & Request

The originally approved plans depicted a single family residential subdivision with common lots on approximately 21 acres. Off-site improvements (except partial paving) were waived via ZC-21-0371. The project is surrounded by existing rights-of-way and developments that currently conform to rural standards. Access to the subdivision is shown from Haleh Avenue and Pyle Avenue and connect to various private streets. The southern lots are fronting and take access from Haleh Drive.

The present plans depict Phase 2 of the previously approved development on 9.3 acres, which include 57 single family residential lots and 2 Common Elements (Common Element A and Common Element B). The plans depict a retaining wall ranging from 3 feet to a maximum height of 7.4 feet high along the south boundary line of Lots 1, 40, and 41, as well as an increase in finished grade up to 7 feet. Lots 1, 40, and 41 are adjacent to an undeveloped site to the south.

Landscaping

The plans depict landscaping in areas within the subdivision and common elements. Common Element A shows a 10 foot wide landscape strip along Pyle Avenue, where a 15 foot wide landscape strip was previously approved, with 2 large trees, rock mulch, and groundcover. Landscaping is also shown along Polaris Avenue, and along the entrances to the subdivision for each private street.

Elevations

The plans show a retaining wall up to 7.4 feet in height with a 6 foot screen wall on top, for a total of 13.4 feet of overall height.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed project has an approved drainage study under PW21-18759. The approved drainage study utilized a permission to grade letter from the owner of APN 177-29-301-011 (to the south and west of the site) to allow grading along the north and east limits of their parcel. This was requested to provide positive drainage based on the existing patterns of the topography. Permission to grade on APN 177-29-301-011 will not be received; therefore, Lots 1 through 6 in the enclosed site plan have been shifted 5 feet north to allow for a 5 foot drainage easement to be proposed along the side of Lots 1, 40, and 41. To accomplish this update with minimal impact on what has already been approved, a 10 foot landscape area is proposed on Pyle Avenue adjacent to Lot 6. The future curb location will not be impacted in the event Clark County Public Works develops full off-site improvements along Pyle Avenue. The future improvements would ultimately comply with requirements stated in Title 30 and CCAUSD No. 205.1.S1, which requires a 5 foot right-of-way vacation and a 15 foot landscape area with a detached sidewalk. Additional cross sections are included with this submittal showing the future condition along this portion of Pyle Avenue.

Similarly, to provide positive drainage, the proposed drainage easement adjacent to Lots 1, 40, and 41 is required to be lower than the existing ground to successfully take on the flows from

APN 177-29-301-011. Within the subdivision, Lindwall Street is graded at the minimum allowable slope. To accommodate the worst-case grade difference on each side of the wall at Lot 40, an increase in grade to 7 feet, and a 7 foot 4 inch retaining wall is needed. An increase in grade to 4 foot 7 inches was approved by ZC-21-0371.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0371	Reclassified 21 acres from R-E to R-2 zoning	Approved by BCC	October 2021
TM-21-500115	109 single family lots and common lots	Approved by BCC	October 2021
VS-21-0372	Vacated and abandoned patent easements	Approved by BCC	October 2021
NZC-0340-13	Reclassified a portion of 80 acres from R-E to R-1 zoning and R-2 zoning, waiver for alternative landscaping, street intersection off-set, private street without County approved turnaround and off-site improvements, and design review for a single family residential development - expired	Approved by BCC	November 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	R-E	Undeveloped
South	Mid-Intensity Suburban (up to 8 du/ac)	R-1, R-2, & R-E	Undeveloped & single family residential
East	Mid-Intensity Suburban (up to 8 du/ac)	R-1 & R-D	Single family residential
West	Mid-Intensity Suburban (up to 8 du/ac)	R-E	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

The applicant indicates the increase retaining wall height is necessary due to existing topography and drainage patterns. The existing topography of the site and engineering constraints can be a unique circumstance for this site, which makes it necessary to increase retaining wall heights to retain fill. Staff finds the request for the retaining wall height increase to be agreeable given the fact that 13.4 foot wall will not be visible from any street and the maximum proposed increase is only along the south side of Lot 40. The property to the south of the site is undeveloped. Since there is no street running along the south of this site, there will not be any canyon effect created by the proposed wall height. Additionally, the request to reduce the landscaping width along Pyle Avenue to 10 feet is only for the 1 lot on the west side of the private drive from Pyle Avenue and should not impact the aesthetics of the streetscape. Therefore, staff can support these requests.

Public Works - Development Review

Design Review

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

Department of Aviation

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

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- 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 at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC.

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



LAND USE APPLICATION

26A


DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0638</u> DATE FILED: <u>9-12-23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>10-11-23</u> PC MEETING DATE: <u>11-7-23</u> BCC MEETING DATE: _____ FEE: <u>\$1,150.00</u>
	PROPERTY OWNER NAME: <u>CFT Lands, LLC</u> ADDRESS: <u>10801 W. Charleston Blvd., Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u>
	APPLICANT NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 S. Tenaya Way, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-804-7554</u> CELL: _____ E-MAIL: <u>Kendra.Saffle@PulteGroup.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Westwood Professional Services - Roxanne Leigh</u> ADDRESS: <u>5725 W. Badura Ave., Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-29-301-002 & 036
 PROPERTY ADDRESS and/or CROSS STREETS: Pyle/Valley View
 PROJECT DESCRIPTION: Residential Subdivision


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

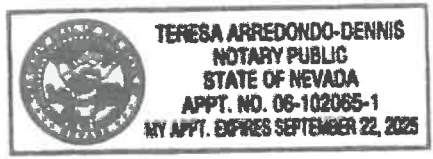


 Property Owner (Signature)* Jeffrey L. Canarelli, Sr. VP
 Property Owner (Print) Investment Manager Inc., its Manager

PLANNER COPY

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 2, 2023 (DATE)
 By Jeffrey L. Canarelli
 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.

Westwood

August 18, 2023

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

Re: **Highlands Ranch East – Phase 2, a 57 Lot Residential Subdivision
Justification Letter for Waiver of Standards and Design Review
Westwood Project No. PUL2108-002**

To Whom It May Concern,

Westwood Professional Services, on behalf of our client, PN II INC, respectfully submits this application for a Waiver of Development Standards and Design Review.

The project site associated with the subject is approximately 8.17 gross acres and covers APN 177-29-301-002, 177-29-301-033 and 177-29-301-036. It is located in a portion of Section 29, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada. This development will consist of 57 residential lots with a gross density of 6.97 units/acre. Zoning was approved with ZC-21-0371, Tentative map was approved with TM-21-500115 and Vacations were approved with VS-21-0372 on October 18, 2021.

Waiver of Standards

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

1. *Figure 30.64-17*

Standard: Provide 15.0' minimum landscaping along 40' right of way.

Request: Allow 10.0' minimum landscaping along Pyle Avenue adjacent to APN 177-29-301-033 adjacent to lot 6 shown in the enclosed site plan.

Justification: The proposed project has an approved drainage study under PW21-18759. The approved drainage study utilized a permission to grade letter from the owner of APN 177-29-301-011 to allow grading along the north and east limits of their parcel. This was requested to provide positive drainage based on the existing patterns of the topography. Permission to grade on parcel 177-29-301-011 will not be received, therefore, lots 1-6 in the enclosed site plan have been shifted 5' north to allow for a 5' drainage easement to be proposed along the side of lot 1, 40 & 41. To accomplish this update with minimal impact on what has already been approved, a 10' landscape area is proposed on Pyle Avenue adjacent to lot 6. The future curb location will not be impacted in the event Clark County Public Works develops full offsite improvements along Pyle Avenue. The future improvements would ultimately comply with requirements stated in title 30 and CCAUSD No. 205.1.S1, which require a 5' right of way vacation, 15' landscape and detached sidewalk. Additional cross sections are included with this submittal showing the future condition along this portion of Pyle Avenue.

2. Title 30 Section 30.64.050.a.4 – Site Landscape and Screening Standards

Standard: Retaining walls above the 3-foot maximum standard

Request: Allow for a 7-foot 4-inch retaining wall with a 6-foot screen wall, for a total of 13-feet 4-inches tall.

Justification: The original designed of this project utilized a permission to grade letter for parcel 177-29-301-011. A permission to grade letter will not be received for this parcel, therefore, the edge conditions abutting this parcel have worsened. To provide positive drainage, the proposed drainage easement adjacent to lots 1, 40 & 41 is required to be lower than the existing ground to successfully take on the flows from parcel 177-29-301-011. Within the subdivision, Lindwall St is graded at the minimum allowable slope. To accommodate the worst-case grade difference on each side of the wall at lot 40, a 7-foot 4-inch retaining wall is needed.

Design Review

Per Section 30.32.040.a.9.b., *Any request to increase the finished grade over 36 inches shall be consider by the Board through a design review as a public hearing.* The approved design review for finished grade over 36 inches accounts for a maximum increase of 4.7' under ZC-21-0371. However, the inability to receive permission to grade on parcel 177-29-301-011 has worsened the edge condition relationship with the revised onsite grading design. The revised grading design now requires a maximum depth of fill up to 7.0' shown at lot 40. Please reference the enclosed earthwork exhibit submitted with this application.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES



Jessica Peeler, Graduate Engineer

Cc: Corey Lieber, P.E., Westwood Professional Services
Roxanne Leigh, Westwood Professional Services
Kendra Saffle, PN II, INC.

RE-ZONE
(TITLE 30)

WINDMILL LN/GILESPIE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0625-DIAMOND WINDMILL, LLC:

ZONE CHANGE to reclassify a 0.6 acre portion of 1.0 acre from a C-P (Office and Professional) Zone to a C-1 (Local Business) Zone.

Generally located on the southwest corner of Windmill Lane and GilesPie Street within Enterprise. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:
177-16-102-043 ptn

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 8125 GilesPie Street
- Site Acreage: 0.6 (rezone)/1 (entire parcel)

Site Plans

The plans submitted depict an existing undeveloped parcel located at the southwest corner of Windmill Lane and GilesPie Street. The applicant is requesting to re-zone the top half of the existing parcel from the current C-P (Office and Professional) zone to a C-1 (Local Business) zone. The rezoning request will occur on the northern 160 feet of the parcel while the southern portion will remain a C-P zone. The top portion of the parcel that is requesting a zone change represents a total of 23,340 square feet or 0.6 acres. The bottom half currently zone C-P will remain in place and represents 17,401 square feet or 0.4 acres. No development plans have been submitted with this application. The parcel to the west and south are residential with existing residences and to the east is undeveloped. The site was previously approved for manager units with waiver of development standards and design review for an office complex with non-residential design (UC-22-0312).

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the rezoning of the top half from C-P (Office and Professional) zone to C-1 (Local Business) zone will be consistent with the Enterprise Land Use Plan. The application request states adequate services are provided and will not impact the immediate area with noise, water, air pollution and still result in a logical and orderly development. The site has been approved for 2 story buildings with manager units and site parking and will remain unchanged.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0312	Increased the maximum combined area of all manager units and waivers for reduced setbacks, reduced landscaping, and alternative driveway geometrics, and design review for an office complex with non-residential design and lighting	Approved by PC	August 2022
WS-19-0314	Reduced driveway separation, throat depth, setbacks, and parking for an office facility - expired	Approved by PC	August 2019
WS-0229-09	Alternative design standards for an office building on a portion of the site	Withdrawn by BCC	May 2009
ZC-1662-05	Reclassified the site from R-E to C-P zoning with a design review for an office building and waivers to reduce setbacks and parking	Approved by BCC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-E	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential
East	Neighborhood Commercial	C-P	Undeveloped
West	Neighborhood Commercial	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

Comprehensive Planning

Staff cannot support the applicants request for rezoning the top half of the existing parcel from the current C-P (Office and Professional) zone to a C-1 (Local Business) zone. The surrounding properties to the west, south, and north of the subject site are zoned and developed with single family residential uses. To the east are undeveloped parcels currently zoned C-P (Office and Professional). The intent of a C-P zone is to provide for the development of office and professional uses and provide a buffer through the establishment of low intensity uses between the more intensive commercial districts and the residential districts. Other zoning categories include Community Residential Transition, which is to preserve existing single family residential buildings for commercial reuse when close to or within established residential neighborhoods.

The proposed rezoning to a C-1 zone for the north portion of the existing parcel will not be consistent and compatible with approved and planned land uses on the abutting parcels, which are primarily residential uses. While the Planned Land Use is Neighborhood Commercial staff finds the uses associated with C-1 zones will have an impact on the immediate neighborhood due to the intensity of retail uses. Therefore, staff does not support this request.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

TAB/CAC:
APPROVALS:
PROTESTS:

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



LAND USE APPLICATION 27A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>ZC-23-0625</u> DATE FILED: <u>9/7/23</u></p> <p>PLANNER ASSIGNED: <u>SUD</u></p> <p>TAB/CAC: <u>Enter Price</u> TAB/CAC DATE: <u>10/11/23</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>11/8/23</u></p> <p>FEE: <u>\$ 1,050</u></p>
	PROPERTY OWNER	<p>NAME: <u>DIAMOND WINDMILL LLC c/o PETERSEN MANAGEMENT LLC</u></p> <p>ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 768 - 1861</u></p> <p>E-MAIL: <u>dpetersen@visiconlv.com</u></p>
	APPLICANT	<p>NAME: <u>PETERSEN MANAGEMENT LLC - DARREN C. PETERSEN , MANAGER</u></p> <p>ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 768 - 1861</u></p> <p>E-MAIL: <u>dpetersen@visiconlv.com</u> REF CONTACT ID #: <u>186247</u></p>
	CORRESPONDENT	<p>NAME: <u>RICHARD C. GALLEGOS - D C PETERSEN PROFESSIONAL CONSULTANTS</u></p> <p>ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 524 - 0054</u></p> <p>E-MAIL: <u>rgallegos@visiconlv.com</u> REF CONTACT ID #: <u>168799</u></p>

ASSESSOR'S PARCEL NUMBER(S): 177 - 16 - 102- 043

PROPERTY ADDRESS and/or CROSS STREETS: SOUTHWEST CORNER of WINDMILL LANE AND GILESPIE STREET

PROJECT DESCRIPTION: ZONE CHANGE FROM C-P to C-1 ON A THE NORTH PORTION OF A 1.25 ACRE PARCEL

(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 concluded. 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.

DARREN C. PETERSEN, Manager

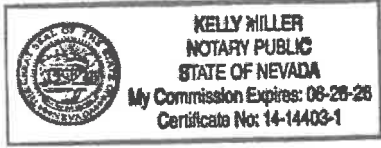
Property Owner (Signature)* _____ Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

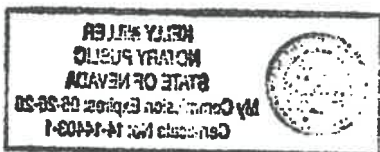
SUBSCRIBED AND SWORN BEFORE ME ON June 20, 2023 (DATE)

By Darren C. Petersen

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.



August 09, 2023

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

20-23-0620

Attn: Principal Planner

**RE: WINDMILL CORPORATE PARK
ZONE BOUNDARY AMENDMENT
JUSTIFICATION LETTER
APN- 177-16-102 - 043
APR -23 - 100887**

Dear Staff,

We respectfully request favorable consideration on the above referenced project for the attached Zone Change application

The proposed Zone Change is from C-P to C-1 on a portion of a .92 acre site. The Land Use Plan has designated this parcel as NC - Neighborhood Commercial .

This site has been approved for 2- 2 story buildings with managers units and site parking which will remain unchanged

The proposed zoning would occur on the northern 160 feet of the site . The southern portion of the site would remain C-P. The adjacent property to the south is an existing R-E zoned residence which would be buffered by the 2 story building on the C-P zoned portion of the site. To the west is an existing R-E zoned parcel containing an existing residence with a Planned Land Use of NC and across GilesPie Street to the east is undeveloped parcel with C-P zoning and also has a Planned Land Use of NC . To the north across Windmill Lane is an undeveloped parcel with a Planned Land use of NC and to the northeast is developed parcel with a Planned Land Use of NC

The intersection at Windmill Lane and GilesPie St. is signalized and will create safer traffic movements in the neighborhood.

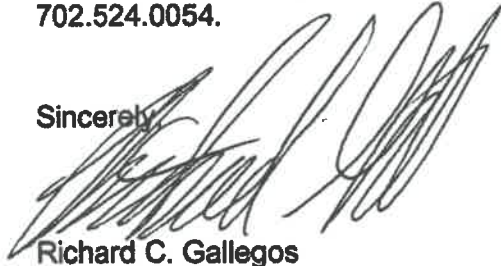
The proposed Zone Change is from C-P to C-1 is appropriate based on the following findings of facts;

1. The proposal is generally consistent with the Enterprise Land Use Plan, as amended or reflects conditions that have changed since the adoption of this amendment.
2. There will be capacity to provide adequate public facilities and services, including but not limited to transportation, utility, sewer, water, police, and fire service, to accommodate development permitted under the proposal
3. The proposal complies with and forwards the capital improvement planning efforts in the County.
4. The proposal will not significantly impact the natural environment including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
5. The proposal will result in a logical and orderly development pattern.

6. The proposal including but not limited to the intensity , scale, height, and operations, is harmonious and compatible with existing and planned development on adjacent properties and in the surrounding area or neighborhood: shall not be unsightly, undesirable, or noxious.; and/or includes measures that will be taken to adequately buffer or otherwise mitigate any incompatibility.
7. The proposal is consistent with the standards and purposes of enumerated in the plan, Title 30 and/or NRS will not waive the building codes, fire codes, business license requirements, or any other requirement imposed by County, State or Federal regulations law.

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

Sincerely,



Richard C. Gallegos
Project Director

VEHICLE WASH
(TITLE 30)

WIGWAM AVE/ARVILLE STREET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0639-SAMERTHAI, RANEE & GONZALES, TANYA SAMERTHAI:

ZONE CHANGE to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.

USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow service bay doors to face a street; 2) increase wall height; and 3) reduce driveway throat depth.)

DESIGN REVIEWS for the following: 1) a vehicle wash; and 2) finished grade.

Generally located on the southeast corner of Wigwam Avenue and Arville Street within Enterprise (description on file). JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:

177-18-701-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow the service bay door of a vehicle wash to face a street where not permitted per Table 30.44-1.
2. Increase retaining wall height to 4 feet where a maximum of 3 feet is permitted per Section 30.64.050 (a 33.3% increase).
3. Reduce driveway throat depth to 20 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 20% reduction).

DESIGN REVIEWS:

1. A vehicle wash.
2. Increase finished grade by 48 inches where a maximum of 36 inches is standard per Section 30.32.040 (a 33.3% increase).

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.3

- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 2,877
- Parking Required/Provided: 3/3

Site Plan

The request is for an automated vehicle wash facility. The site is located at the southeast corner of Wigwam Avenue and Arville Street with ingress and egress to the site being provided by a driveway located at the southwest corner of the site from Arville Street. The plan depicts an emergency crash gate located on the northeast corner of the site from Wigwam Avenue. The facility will consist of 2 buildings, the vehicle wash building and a smaller equipment building with 17 vacuum bays. The vehicle wash building is located in the central portion of the eastern half of the parcel and will have 2 wash bays. Queuing for the facility is on the south side of the vehicle wash building. Vehicles will queue into 2 lines entering the building from the south and exiting from the north side facing the emergency crash gate onto Wigwam Avenue. The vehicle wash building is set back 17 feet from the east property line, 128 feet from the south property line, 82 feet from Arville Street (west property line), and 99 feet from Wigwam Avenue (north property line). The equipment building, vacuum bays and parking are located on the western half of the site. The equipment building is located to the west and northwest of the vehicle wash building with an approximate 8 foot separation between the buildings. The parking spaces are located on the northwestern portion of the site and the vacuum bays are to the west of the vehicle wash building. The plan depicts the trash enclosure on the southeastern portion of the site.

Landscaping

The plans depict a minimum 15 foot wide landscape area located adjacent to the public streets with detached sidewalks with landscaping materials consisting of trees, shrubs, and groundcover. A minimum 17 foot wide landscape area is depicted along the east property line and a minimum 10 foot wide landscape area is depicted along the south property line. Plant material in both landscape areas will consist of trees, shrubs, and groundcover.

Elevations

Both buildings are 1 story and have pitched roofs consisting of standing seam metal roofing material. The vehicle building has a maximum height of 18 feet and the equipment building has a height of 11 feet. The exterior of the equipment building consists of stone veneer, smooth face concrete blocks, and accent tiles. The north and south sides of the vehicle wash building will consist of a stone veneer with accent tiles, the wash bay openings, and an aluminum and glass access door. The east and west sides of the vehicle wash building will consist of stone veneer with accent tiles and aluminum and glass windows.

Floor Plans

The buildings have a total area of 2,877 square feet. The vehicle wash building has an area of 2,429 square feet and consisting of 2 automated wash bays for vehicles to drive through. The equipment building has an area of 448 square feet with equipment for the vehicle wash facility and storage space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the proposed zoning is in conformance with the Master Plan. The majority of the property is zoned H-2 which is an antiquated zoning district that the County is in the process of eliminating. Reclassifying the site to C-1 will further the County's goal of eliminating the H-2 zoning district. The proposed use of the site is consistent and compatible with the existing and planned land uses in this area. The closest existing single family residences are located a minimum of 500 feet to the southeast of the proposed vehicle wash facility which will be further mitigated with trees located along the east and south property lines of the site. The requests for the increase finished grade and increased retaining wall height are needed due to the existing topography of the site. Drainage through the central portion of the site has caused erosion and the increased finished grade and increased retaining wall height are needed to level the site to provide property drainage. The proposed reduction in the driveway throat depth is minimal and will not have a negative impact on traffic safety.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	C-2	Convenience store with gasoline station & undeveloped
South	Neighborhood Commercial	R-E	Undeveloped
East & West	Neighborhood Commercial	H-2 & R-E	Undeveloped

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

Related Applications

Application Number	Request
VS-23-0640	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

Reclassifying the site to a C-1 zone is in conformance with the Master Plan and is consistent and compatible with existing and planned land uses in the area. Reclassifying the site from an H-2 zone to a C-1 zone will also further the County's goal to eliminate the H-2 zoning district. Therefore, staff supports this request.

Use Permit

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

The proposed vehicle wash facility will be located more than 500 feet away from any existing single family residence, which will limit the impact of the facility on the residences. To help mitigate the impacts of the proposed use landscaping will be provided along the south and east property lines which will provide an additional buffer to the existing residences to the southeast. Vehicle wash facilities provide locations where wastewater can be collected and treated by Clark County Water Reclamation for future use. This supports Goal 3.3 of the Master Plan to maintain and protect the quality, supply, and reliability of Clark County's water resources for current and future residents. The proposed facility will help to discourage people living in the surrounding area from washing their vehicles in their driveways, which causes water run-off which can lead to contaminates getting into Lake Mead. Staff finds the proposed facility will help maintain water quality and will not result in a substantial or undue adverse effect on adjacent properties and is appropriate at the proposed location; therefore, staff supports this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

The service bay doors on the north side of the vehicle wash building will be visible from Wigwam Avenue. These bay doors are set back approximately 99 feet from the street. The parcel to the north across the Wigwam Avenue is a commercial development which includes a convenience store and gasoline station. Given the existing commercial development facing the proposed building and the distance of the bay doors to the street; staff finds the location of the bay doors will have limited impacts on the adjacent properties and does not object to the waiver; therefore, staff can support this request.

Waiver of Development Standards #2

The existing topography of the site may be a special or unique circumstance to warrant the increase in the height of the retaining wall. The applicant is requesting to increase the height of a portion of a retaining wall by approximately 1 foot which they state is needed to level the site and provide proper drainage. This is a minor increase which will have limited impacts on the adjacent properties; therefore, staff can support this request.

Design Review #1

The proposed development is oriented to limit the impact of the facility on the existing single family residential developments to the southeast. Additionally, landscape areas along the south

and east property lines of the site will help to screen the facility from these residential developments helping to mitigate the impacts of the development. The building is designed with architectural enhancements which will provide an appealing visual appearance. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduced throat depth for the Arville Street commercial driveway, the two driveways should see equal use, further mitigating potential impacts from the reduced throat.

Design Review #2

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

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb Wigwam Avenue, 35 feet to the back of curb for Arville Street and associated spandrel.
- 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; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.,
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0334-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SCOTTY'S CAR WASH 2, LLC
CONTACT: G.C. GARCIA, INC C/O ANDREA COLE, 1055 WHITNEY RANCH DRIVE,
SUITE 210, LAS VEGAS, NV 89014

DRAFT



LAND USE APPLICATION 28A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE (ZC) <u>1,050 sq</u></p> <p><input checked="" type="checkbox"/> USE PERMIT (UC) <u>675 sq</u></p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475 sq</u></p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675 sq</u></p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>ZC-23-0639</u> DATE FILED: <u>9-12-23</u></p> <p>PLANNER ASSIGNED: <u>A1</u></p> <p>TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10-11-23</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>11-8-23</u></p> <p>FEE: <u>\$ 2875.00</u></p>
	PROPERTY OWNER	<p>NAME: <u>SCW Diamond LLC</u></p> <p>ADDRESS: <u>7251 W Lake Mead Suite 112</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>SCW Diamond LLC</u></p> <p>ADDRESS: <u>7251 W Lake Mead Suite 112</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: <u>greg@odyre.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>G. C. Garcia Inc. c/o Melissa Eure</u></p> <p>ADDRESS: <u>1055 Whitney Ranch Drive Suite 210</u></p> <p>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u></p> <p>TELEPHONE: <u>702-435-9909</u> CELL: _____</p> <p>E-MAIL: <u>acole@gcgarciainc.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-18-701-001

PROPERTY ADDRESS and/or CROSS STREETS: SEC of Arville St & Wigwam Ave

PROJECT DESCRIPTION: _____

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

Property Owner (Signature)*

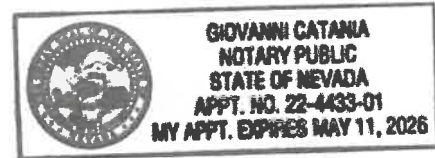
Gregory N. Johnson
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 8th, 2023 (DATE)

By Gregory N. Johnson

NOTARY PUBLIC: Gio Catania



*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.



August 8, 2023

Sami Real, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Arville St & Wigwam Ave, SEC -Vehicle Wash, Automated Facility
Request for Zone Change, Special Use Permit, Design Review & Waivers of
Development Standards
APN#: 177-187-01-001

Dear Sami:

On behalf of the applicant, SCW Diamond LLC, please accept this letter and attached materials as a request for a Zone Change from H-2/R-E to C-1, Special Use Permit, Design Review and Waiver of Development Standards for a Vehicle Wash (Automated Facility) on approximately 1.25+ acres of currently undeveloped land. The proposed project is located on the southeast corner of Arville Street and Wigwam Avenue.

The site is split zoned: approximately 80% of the site zoned General Highway Frontage (H-2) starting from the northwest corner down the site with the remaining 20% of the site zoned Rural Estates (R-E). The land use for the entire site is Neighborhood Commercial (NC). The parcels to the south and east are zoned General Highway Frontage (H-2) and Rural Estates (RE) with Neighborhood Commercial (NC) land use and remain undeveloped. The parcels to the west and the north are zoned General Commercial (C-2) with Corridor Mixed-Use (CM) land use and feature existing shopping centers, a convenience store with gas pumps and vehicle repair shop along Wigwam Ave.

Design Review: Car Wash

The proposed Vehicle Wash, Automated Facility will be comprised of approximately 2,877 square feet of building space, which includes a 448 square foot equipment building and a 2,429 square foot carwash building, as well as 17 vacuum bays. The site will provide 3 parking spaces, one of which will be ADA accessible, which meets the 3 spaces required by code. The site will only be accessible to traffic from Arville. A crash gate with a Knox lock has been provided for fire access only on Wigwam. The crash gate will be screened in order to screen the car wash bay doors from the right of way. Onsite driveways are one way only.

The proposed Vehicle Wash, Automated Facility will be open for business 24 hours per day and will be operated remotely, with a building engineer/site manager on-site at a minimum of twice daily. The vacuum system uses a central system rather than an engine for each vacuum which helps to reduce the vacuum noise. The proposed project will utilize photo eye technology to monitor traffic coming into the site. This system's technology will "see" when there are no vehicles coming onto the site and will power down the vacuum and wash systems to reduce noise and power consumption. This occurs during slow business hours. As a vehicle turns onto the site, it will "see" the vehicle and power-up the systems back on for use without keeping customers waiting.

Additionally, the proposed project allows for two queuing lines allowing approximately 5 cars per queue. There will be an unattended payment stand on the driver's side for each queue



GCGARCIA

A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

that allows each driver to pull up, choose their wash, pay, and then proceed into the car wash. After exiting the car wash bay vehicles will need to turn left with the option to stop in one of the vacuum bays or to exit the site onto Arville.

The proposed building for the vehicle wash will be approximately 17.7 FT high and the equipment building approximately 10.7FT tall. The elevations are designed to present an attractive and compelling business-like appearance, featuring stone facades, recessed windows and a metal roof in neutral tones that will be compatible with the surrounding area.

Additionally, landscaping will be provided on site to meet all requirements as dictated by title 30.44.

Design Review For an Increased Grade on the Property above the 36 inches allowed per Section 30.32.0440

The proposed project is on a site that is impacted by grade changes due to existing drainage characteristics that require an increased grade up to a maximum of 3'6" where 36 inches is the maximum allowed per code section 30.32.040. Natural erosion from storm water run off has left a naturally occurring ditch running from the east to the west near the middle of the east property line. This has created a larger grade change than exists anywhere else on the site requiring the 3' 6" of fill only near the southeast corner of the proposed carwash building. This is a difference of only 6" more than what is allowed by the code and will allow the site to be appropriately graded to mitigate drainage in the future.

Design Review Approval Criteria 30.16-9

1. The proposed development is compatible with adjacent development and development in the area, including buildings, structures or sites with a Historic Designation

The proposed development is compatible with adjacent development and development in the area.

2. The proposed development is consistent with the applicable land use plan, this Title, and other regulations, plans and policies of the County;

The proposed development is consistent with the applicable land use plan, this Title, and other regulations, plans and policies of the County.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The site was designed with plenty of capacity for vehicle to queue for the wash and onsite circulation. It will not negatively impact the adjacent roadways or neighborhood traffic.

4. Building and landscape materials are appropriate for the area and for the County;

The building and landscape materials are appropriate for the area and for the County.

5. Elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance;

The elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance. In fact, the design is attractive and compatible with the surrounding uses.

6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare; and

Appropriate measures are taken to secure and protect the public health, safety, and general welfare.

7. FAA and other additional requirements and standards as established in Sections 30.16.210-30.16.240.

Any FAA or other additional requirements and standards that have been established will be met with the approval of the project. The site is not affected by noise contours.

ZONE BOUNDARY AMENDMENT

A Zone Boundary Amendment is requested to rezone the property from the current split General Highway Frontage District (H-2) and Rural Estates District (R-E) to Local Business District (C-1).

Zone Boundary Approval Criteria 30.16-3(i)

1. Requests for amendments are subject to the discretion of the Board in consideration of the Plan. The Board may approve a request as submitted, or may reduce a request to a more restrictive district, within the residential, commercial, or manufacturing zoning district category. To change zoning district category, it must be held and renotified prior to final action by the Board.
2. Good cause shall be shown if the Board approves a density of over 2 dwelling units per acre within 330 feet of an RNP-I or RNP-II district; 4 dwelling units per acre within 330 feet of an RNP-III district; or a non-residential use within 330 feet of an RNP-I, RNP-II, or RNP-III district.

Meets- No dwelling units are proposed as a part of this request.

3. If the allowable density or intensity of use is sought to be decreased, and at least 20% of the owners within the notification radius object to the change, the Board shall consider the merits of the objections and shall make a written finding that the public interest and necessity will be promoted by the change.

Meets- No dwelling units are proposed as a part of this request.

4. The applicant shall provide justification that approval of the zone boundary amendment is appropriate. The Board may consider the cumulative impacts of zone boundary amendments within the planning area.

The proposed project site has is split zoned a mix of H-2 for approximately 80% of the site and R-E the remaining 20%. The surrounding sites to the north, and west are zoned C-2 with an existing convenience store with gas and vehicle repair. The property to the west is also split zoned H-2 and R-E and the property to the south is zoned R-E, all of which are undeveloped. The proposed C-1 will remove the H-2 zoning district that will be removed from the zoning code and solidify the site into a single zoning district as well as allowing greater flexibility of design on the site. The proposed C-1 will also provide a buffer between the existing C-2 and the currently vacant R-E to the south.

5. FAA and other additional requirements and standards are established in 30.16.210

The project will meet FAA and code requirements established in 30.16.210.

Special Use Permit

Title 30.44 requires a Special Use Permit for a Vehicle Wash Facility use to be established in a H-2 Zoning District subject to the following criteria:

1. Must be set back minimum of 200 feet from any residential use. **-MEETS, site is approximately 543 FT from the nearest established residential use.**
2. No service bay door shall face a street unless screened with landscaping or a building:- **NOT MET, on a corner lot so a waiver is part of this request.**
3. Must be in accordance with local health and sanitation regulations regarding wastewater disposal. This condition cannot be waived or varied. **MEETS- the site will comply with all required codes and conditions of approval.**

Special Use Permit Approval Criteria 30.16-4

For a Special Use Permit, the applicant shall establish that the use is appropriate at the proposed location by showing the following:

1. The proposed use shall be in harmony with the purpose, goals, objectives and standards of the Plan and of this Title;

The proposed Vehicle Wash Use is in harmony with the purpose, goals, objectives and standards of the Plan and Title 30; the use will be located within H-2 zoning and Neighborhood Commercial (NC) land use. The NC supports the inclusion of Vehicle Wash uses to service the neighborhood.

2. The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and

The proposed use will not result in a substantial or unduly adverse effect on the adjacent properties nor impact the character of the area in regard to traffic, parking, public improvements, public rights-of way or the public health, safety, and general welfare.

3. The proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

The site will be built with the necessary infrastructure to serve this use, and will utilize existing public improvements, facilities and services located within and adjacent to the site. The other 3 non-residential corner are already developed

Waivers

1. **To allow a reduced throat depth minimum of 20 FT where 25 FT is required per Standard drawing 222.1**

The site has a single entry drive for public use on Arville. The throat depth for ingress on Arville meets the requirement. The throat depth for egress is only 20 FT. The on-site driveways are one way only so there is no conflict with traffic from the other side of the drive aisle. Some vehicles will stop in the vacuum bays while others may exit immediately after which will help reduce queuing to exit the site. In addition, the curb curves back from the measured distance providing an actual throat depth of approximately 23 FT, which is nearly the required amount. For these reasons we believe the waiver is justified and request that the waiver be granted.

2. **To allow retaining wall height up to 3.6 FT where a maximum 3 FT retaining wall is allowed per section 30.64.050.**

There is a very small area by the southeast corner of the building where past erosion has created a channel on the property that is much lower than the rest of the topography. The additional 6 inches is a minimal amount only over what is required and is needed to level the finished floor of the building with the rest of the site. For this reason we believe the waiver is justified and request that the waiver be granted.

Waiver of Standards Approval Criteria

To approve a waiver of development standards the applicant must establish that the request is appropriate for its proposed location by showing the following:

- A. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

The use of the area adjacent to the property included in the waiver will not be affected in a substantially adverse manner. The site is a corner parcel with commercial proposed facing other commercial uses.

- B. The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood, and will not be materially detrimental to the public welfare;

The proposed use will not materially affect the health and safety of persons in the general area and will not be detrimental to the public welfare. The project will develop the curb, sidewalk and gutter abutting the project which will assist with completing the roads and assist with drainage in the area.

- C. The granting of such application shall be in harmony with the general purpose, goals, objectives and standards of the Plan and of this Title, and;

Approval of the application will be in harmony with the general purpose, goals, objectives and standards of the Plan and the Code.

- D. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities or services

Approval of the application will not create an undue burden on any public improvements, facilities or services.

Summary

The proposed Vehicle Wash, Automated Facility is consistent with the surrounding land use pattern and will not be detrimental to the surrounding properties; it will not overwhelm infrastructure and services; and will not negatively affect the public health, safety, and welfare. We respectfully request your favorable consideration of this request.

Please do not hesitate to contact us if you have any questions or need additional information.
Sincerely,



Melissa Eure, President

**EASEMENTS
(TITLE 30)**

WIGWAM AVE/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0640-SAMERTHAI, RANEE & GONZALES, TANYA SAMERTHAI:

VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Schirlls Street (alignment), and between Wigwam Avenue and Cougar Avenue within Enterprise (description on file). JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:
177-18-701-001

LAND USE PLAN:
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The applicant is proposing to reclassify the site to a C-1 zone and develop the site as a vehicle wash facility. The request is to vacate 33 foot wide government patent easements located along the east and south property lines. The applicant indicates that the easements are not needed for development in this area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	C-2	Convenience store with gasoline station & undeveloped
South	Neighborhood Commercial	R-E	Undeveloped
East & West	Neighborhood Commercial	H-2 & R-E	Undeveloped

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

Related Applications

Application Number	Request
ZC-23-0639	A request to reclassify the site to a C-1 zone for a vehicle wash facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb Wigwam Avenue, 35 feet to the back of curb for Arville 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.
- 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; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SCOTTY'S CAR WASH 2, LLC
CONTACT: G.C. GARCIA, INC C/O ANDREA COLE, 1055 WHITNEY RANCH DRIVE,
SUITE 210, LAS VEGAS, NV 89014

DRAFT



VACATION APPLICATION 29A

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0640</u>	DATE FILED: <u>9-12-23</u>
		PLANNER ASSIGNED: <u>AI</u>	TABICAC DATE: <u>10-11-23</u>
		TABICAC: <u>Entire</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>11-8-23</u>	
		FEE: <u>\$ 875.00</u>	

PROPERTY OWNER	NAME: <u>SCW Diamond LLC</u>
	ADDRESS: <u>7251 W Lake Mead Suite 112</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____


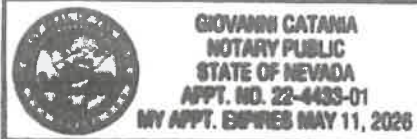
APPLICANT	NAME: <u>SCW Diamond LLC</u>
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	TELEPHONE: _____ CELL: _____
	E-MAIL: _____ REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>G.C. Garcia, Inc C/O Melissa Eure</u>
	ADDRESS: <u>1055 Whitney Ranch Dr, Suite 210</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u>
	TELEPHONE: <u>702-435-9909</u> CELL: _____
	E-MAIL: <u>acole@gcgarciainc.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-18-701-001

PROPERTY ADDRESS and/or CROSS STREETS: SEC of Arville St & Wigwam Ave

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

 _____ Property Owner (Signature)* STATE OF NEVADA COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>August 8th, 2023</u> (DATE) By <u>Gregory N. Johnson</u> NOTARY PUBLIC: <u>Gio Catania</u>	<u>Gregory N. Johnson</u> _____ Property Owner (Print) 
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*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

APP. 23-100 FR



August 17, 2023

Sami Real, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Vacation of a Patent Easement at Arville & Wigwam, NEC
APN: 177-18-701-001

Dear Sami:

On behalf of our client, SCW Diamond LLC, we request that portions of the 33-foot-wide patent easements for the above parcels not needed for current and future roadway dedication be vacated and abandoned. The patent easement was provided in that certain patent No. 1179821, filed in Book 614, as Instrument No. 494280 of Official Records, Clark County Office of the Recorder.

The vacation of these patents is necessary for the development of the subject property in accordance with the current codes and regulations.

As the intentions of the patents were to provide access to the site, the future dedication of right-of-way for Wigwam Avenue and Arville Street effectively will provide for this purpose.

Based on the provisions stated above, we request the approval of the vacation and abandonment of these patent easements. If you have any questions regarding this request please feel free to reach out to me at (702) 435-9909.

Sincerely,

Melissa Eure,
President



A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

ENTERPRISE BUDGET REQUESTS 2023-2024 as of 10-02-2023

Enterprise's need for multiple County facilities

NOTE: Red is changed or new material.

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

Rapidly Increasing Population

- *County facilities have not kept up with Enterprise population increases.*
- *There are 248,000+ citizens in Enterprise.*
 - o *Enterprise population in 2000 was approximately 14,000.*
 - o *Enterprise population in 2010 was approximately 108,000.*
 - o *Enterprise population in 2020 was approximately 214,000.*
- *Enterprise covers 67 sq. miles.*
- *Residential uses are increasing rapidly.*
 - o *Higher density, multifamily projects are being built or planned.*
 - o *A significant increase in multi-family housing along Las Vegas Blvd.*
 - o *Lower density land use is being replaced with higher density land use.*

Significant connectivity barriers

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

Other factors

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

ENTERPRISE BUDGET REQUESTS 2023-2024 as of 10-02-2023

The requested priority is listed within each category

County Major Facilities

Priority #1: Enterprise Community Centers

- o Multiple centers are need to serve 244,000 residents.
- o The Mountain's Edge Recreational Center and aquatic facility should be moved up on the priority list and be funded.
- o There is one recreational center under construction at Silverado Ranch Park.
 - Completion early 2024
- o Recreation Center at Silverado Ranch Park improvements:
 - Dog park recently renovated;
 - Upgraded LED lighting thought the park is funded.

Priority #2: Enterprise Senior Centers

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

Priority #3: Aquatic Facilities

- o There are no aquatic facilities for the 248,000+ people living in Enterprise.
- o Aquatic facilities are needed in Enterprise eastern and western locations.
- o Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\ Duneville.
 - Add aquatic facilities to the funding list for community parks.
- o 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. o There is no second aquatic facility currently on the CIP list.
- o Identify and add to the CIP list for an aquatic facility east of 1-15.
- o Drive time to Mountain Edge is too long from east of 1-15 for a western aquatic facility.

~~Update Priorities # 1,2 & 3: Parks and Recreation agrees that there is a need for Community, Recreation and Senior Centers in the Enterprise Area. Parks and Recreation has had and continues to have these facilities listed in our capital and long range plans in the southwest. They bring these up whenever there is an opportunity. Facilities like these will require substantial investment. These kinds of capital dollars are challenging to come by, however Parks and Recreation will continue to pursue these needed amenities in Enterprise and the Southwest Valley.~~

ENTERPRISE BUDGET REQUESTS 2023-2024 as of 10-02-2023

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.

- o Fund at least two additional parks.
- o 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.
- o **Currently** Enterprise population requires **610+** acres of developed parks (2.5 acres per 1000 residents).
- o At a growth rate of **4,000** residents per year, **10** acres of new parks, every year, is needed to meet the County standard.
- o Each year the ratio of park acres per 1000 population is declining in Enterprise.
- ~~o Southwest Ridge Park and Trailhead (176-18-301-012) opened September 30, 2022.~~
- o Le Baron and Lindell (APN 176-25-201-020) funded, design completed and very close to completion.
- o Park District 4 parks identified on the Neighborhood Parks CIP list include:
 - Serene and Jones (176-24-201-046) - 10-acre- 2015 estimate \$10,959,220 needs to be updated. Ranks #6.
 - Valley View and Pyle – 10 acres, 2015 estimate \$12,399,940 needs to be updated- ranked #9 up from 13 last year.
 - Cactus and Torrey Pines -10 acres, 2015 estimate \$9,079,645 needs to be updated – ranked #14 up from 21 last year.
 - LeBaron & Rainbow (176-27-601-011) -20 acres, 2012 estimate \$15,357,800 needs to be updated, ranked #27

~~Update: As mentioned Clark County has recently completed the Southwest Ridge Park and Trailhead as a SNPLMA project. The County is currently in construction on the Le Baron and Lindell 10-acre neighborhood park, funded with Park Bond money. The other four neighborhood parks remain on our CIP list with Comprehensive Planning and RPM. Currently, we know there are discussions between the Commissioner and Mtns Edge HOA on the development of Helen Stewart Park, located at Erie and Montessori (APN 17634601013). Additionally, Comprehensive Planning has been funded and hired a planning firm to assist in developing a new Parks and Recreation Plan that will identify the needs in the Southwest and determine new priorities for the future park parcels we currently maintain.~~

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

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

~~Update: Clark County currently has reservations or BLM Leases on some larger parcels in Enterprise, including 30 acres at Windmill and Duneville (17612401029); 20 acres at Cougar and Belcastro (17615701035); 25 acres at Riley and Ford (17617801024). At this time we are not pursuing any additional parcels. The parcel mentioned, 177-19601003, is currently controlled by the Department of Aviation.~~

~~Overall, Parks and Recreation continues to build new parks in the Southwest and will continue to pursue additional park development opportunities when they present themselves.~~

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ADVANCED PLANNING

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

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

~~Update: The Advanced Planning project you noted in the attached is not on our workplan.~~

~~There is a workplan item called the Spencer Greenway Trail which originated from the Southern Nevada's Strong (SNS) regional planning process and has ties to the Maryland Parkway Overlay efforts. This dates back to about 2013-2015. This effort would accomplish a trail system within NV Energy utility corridor. At this point in the process, we are (still) waiting for NV Energy to complete their pole consolidation study before we can really start any planning efforts in this corridor.~~

~~The Board of County Commissioners has not directed this department to initiate a study and develop a plan to use electrical transmission easements for multi-modal trail system throughout Enterprise. If/when the Board directs staff to initiate an area or region wide study and develop a plan, we will add it to our work plan to complete. Installing a pathway system down electrical transmission easements has been a condition of some projects in the southwest, but this has not been consistently required of all projects with transmission lines nor has been required on an area wide basis.~~

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Public Works

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

- o Under construction, estimated completion summer 2024.
- o This project should be developed as rapidly as possible.
- o South of CC 215, there are only three roads that could provide arterial east/west travel routes.
- o South of CC 215, significant residential development west of Fort Apache Rd will require alternate route(s) to Blue Diamond Rd for east/west traffic flow.

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

- o Construction contract awarded. Construction to start in the 1st quarter of 2024.
- o ~~The agreement with UPRR has not been completed.~~
- o ~~UPRR cannot commit to a time to complete the agreement.~~
- o The Jones Blvd improvements south of Blue Diamond Rd have been completed.
- o The arterial north/south route is needed to help relieve traffic on Rainbow Blvd.
- o The area south of Blue Diamond Rd has been increasing residential density.

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

- o Design is at 90%.
- o ~~Clark County Water Reclamation District added sewer to the project.~~
- o ~~Design of 12" sewer main in Warm Springs from Decatur to Dean Martin at 10%.~~
- o Build according to proposed plan including signalize horse crossing at Arville St.
- o Not out to bid or construction date given.
 - o Warm Springs Rd is a two-lane road from Dean Martin Dr to Decatur Blvd.
- o South of CC 215, there are only three arterials that could provide arterial east/west travel routes.
- o Traffic is significantly increasing on Warm Springs Rd with frequent backups at Decatur Blvd.
 - o 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.

~~Update: Design is at 90%. Clark County Water Reclamation District added sewer to the project, design of 12" main in Warm Springs from Decatur to Dean Martin at 10%.~~

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

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

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

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

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

- o Reduce Dean Martin to a local road from Wigwam to Silverado Ranch Blvd.
- o Install mini traffic circles at Dean Martin Dr and:
 - Ford Ave
 - Raven Ave
 - Richmar Ave
 - The mini traffic circles can be installed in the current right-of-way.
- o Cut-through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
- o Dean Martin Dr was downgraded to collector road status.
- o Valley View Blvd will serve as the area's arterial road.
- o The connection to Valley View Blvd via Cougar Ave is an excellent idea.
- o As the Silverton Casino grows, the traffic into the RNP-1 has increased.
~~Update: Evaluated but right-of-way is lacking~~

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

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

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

- o Move design date up.
- o Design and fund above or below grade crossing at UPRR tracks.
- o Begin working with the UPRR for above or below grade crossing.
- o Additional east/west routes are needed to help relieve traffic congestion south of CC215.
- o The continued development in Enterprise will overwhelm the arterials south of CC215.
- o When the disposal boundary is expanded additional east/west routes will be needed.
- o South of CC 215, there are only three roads that could provide arterial east/west travel routes.
~~Update: Start design in 2031-2032~~

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

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

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

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

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Attachment 1

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