



## ENTERPRISE TOWN ADVISORY BOARD

Windmill Library  
7060 W. Windmill Lane  
Las Vegas, NV 89113  
November 10, 2021  
6:00pm

### AGENDA

**Note:**

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

Board/Council Members: David Chestnut - Chair  
Tanya Behm

Barris Kaiser – Vice Chair  
Joseph Throneberry

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

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

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

- III. Approval of Minutes for October 13, 2021. (For possible action)
- IV. Approval of the Agenda for November 10, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
  - 1. **NZC-21-0492-CIMARRON WARM SPRINGS, LLC:**  
**ZONE CHANGE** to reclassify 25.2 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive landscaping to a less intense use; and 2) increase wall height.  
**DESIGN REVIEWS** for the following: 1) a single family residential development; and 2) finished grade. Generally located on the south side of Pyle Avenue and the east side of Arville Street within Enterprise (description on file). JJ/jt/jd (For possible action) 11/16/21 PC
  - 2. **VS-21-0493-CIMARRON WARM SPRINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue and Haleh Avenue (alignment), and between Schuster Street (alignment) and Arville Street and a portion of a right-of-way being Pyle Avenue located between Schuster Street (alignment) and Schrills Street (alignment) and a portion of right-of-way being Haleh Avenue located between Schrills Street (alignment) and Arville Street within Enterprise (description on file). JJ/jt/jd (For possible action) 11/16/21 PC
  - 3. **TM-21-500141-CIMARRON WARM SPRINGS, LLC:**  
**TENTATIVE MAP** consisting of 180 residential lots and common lots on 25.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pyle Avenue and the east side of Arville Street within Enterprise. JJ/jt/jd (For possible action) 11/16/21 PC
  - 4. **NZC-21-0540-ROOHANI KHUSROW FAMILY TRUST:**  
**ZONE CHANGE** to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEWS** for the following: 1) proposed single family residential development; and 2) finished grade. Generally located on the west side of Lindell Road and the north side of Serene Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) 11/16/21 PC
  - 5. **VS-21-0541-ROOHANI KHUSROW FAMILY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road (alignment) and Westwind Road (alignment), and between Serene Avenue (alignment) and Oleta Avenue within Enterprise (description on file). JJ/rk/jd (For possible action) 11/16/21 PC

6. **TM-21-500155-ROOHANI KHUSROW FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 15 single family residential lots and common lots on 4.9 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Lindell Road and the north side of Serene Avenue within Enterprise. JJ/rk/jd (For possible action) 11/16/21 PC
  
7. **NZC-21-0571-COUNTY OF CLARK (AVIATION):**  
**AMENDED ZONE CHANGE** to reclassify 9.6 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 parking; 2) increase wall height (previously notified as building height); and 3) reduce setback.  
**DESIGN REVIEWS** for the following: 1) multiple family development; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the east side of Decatur Boulevard and the north side of Pyle Avenue within Enterprise (description on file). JJ/md/jo (For possible action) 11/16/21 PC
  
8. **VS-21-0572-COUNTY OF CLARK (AVIATION):**  
**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and between Le Baron Avenue and Pyle Avenue; and a portion of a right-of-way being Decatur Boulevard located between Pyle Avenue and Le Baron Avenue; and a portion of right-of-way being Pyle Avenue located between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/md/ja (For possible action) 11/16/21 PC
  
9. **UC-21-0567-DIAMANTE CANYON, LLC:**  
**USE PERMITS** for the following: 1) convenience store; 2) gasoline station; 3) vehicle wash; and 4) restaurant.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) setbacks, 2) alternative parking lot landscaping; 3) reduce width of landscape finger islands; 4) height setback ratio; 5) talk box location; 6) throat depth; 7) approach distance; and 8) departure distance.  
**DESIGN REVIEWS** for the following: 1) convenience store; 2) restaurant; 3) vehicle wash; and 4) gasoline station on 2.6 acres in an H-2 (General Highway) Zone. Generally located on the southwest corner of Blue Diamond Road and Grand Canyon Drive within Enterprise. JJ/sd/jo (For possible action) 11/16/21 PC
  
10. **VS-21-0573-YOUNG FAMILY REVOCABLE LIVING TRUST & YOUNG RANDA, LLC & KELLY R TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Torino Avenue and Ford Avenue, and between Valadez Street and Warbonnet Way within Enterprise (description on file). JJ/rk/jo (For possible action) 11/16/21 PC
  
11. **ET-21-400156 (UC-17-0705)-CHURCH FULL GOSPEL LV KOREAN:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) proposed place of worship; and 2) proposed school.  
**WAIVER OF DEVELOPMENT STANDARDS** to waive streetlights along Warbonnet Way and Torino Avenue.  
**DESIGN REVIEWS** for the following: 1) proposed place of worship; and 2) proposed school on 20.0 acres an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/sd/jo (For possible action) 11/17/21 BCC

12. **WS-21-0556-WILLIAM LYON HOMES, INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to establish alternative yards for a residential lot.  
**DESIGN REVIEW** for a proposed single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located 335 feet east of Gilespie Street, 225 feet south of Neal Avenue within Enterprise. MN/jgh/jo (For possible action) 11/17/21 BCC
13. **NZC-21-0587-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:**  
**ZONE CHANGE** to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** for landscaping.  
**DESIGN REVIEWS** for the following: 1) a proposed single family residential development; and 2) finished grade. Generally located on the west side of Buffalo Drive and the south side of Chartan Avenue (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action) 12/07/21 PC
14. **VS-21-0588-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Meadow Cove Street (alignment), and between Chartan Avenue (alignment) and Starr Avenue within Enterprise (description on file). JJ/rk/jo (For possible action) 12/07/21 PC
15. **TM-21-500163-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:**  
**TENTATIVE MAP** consisting of 34 single family residential lots and common lots on 4.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the west side of Buffalo Drive and the south side of Chartan Avenue (alignment) within Enterprise. JJ/rk/jo (For possible action) 12/07/21 PC
16. **UC-21-0593-BUTLER LP:**  
**USE PERMITS** for the following: 1) allow accessory structures within the front yard that are not architecturally compatible with the principal building; and 2) allow the area for all accessory buildings to exceed the area of the principal dwelling.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation between accessory structures in conjunction with a single family residence on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Pyle Avenue and Placid Street within Enterprise. MN/al/jo (For possible action) 12/07/21 PC
17. **UC-21-0601-DYNAMIC WARM SPRINGS INVESTMENTS, LLC:**  
**USE PERMIT** to allow on-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within a retail complex on a portion of 9.0 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the south side of Warm Springs Road within Enterprise. MN/jgh/jo (For possible action) 12/07/21 PC

- 18. **UC-21-0605-MCC PANEVINO, LLC:**  
**USE PERMIT** to allow an outside dining/drinking area.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; and 2) eliminate the pedestrian access.  
**DESIGN REVIEW** for an outside dining/drinking area in conjunction with an existing restaurant on a portion of 2.6 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) and an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the south side of Sunset Road and the east side of Gillespie Street within Enterprise. MN/jor/jo (For possible action) 12/07/21 PC
  
- 19. **VS-21-0616-SURE LINK STORAGE LAS VEGAS, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being a portion of Decatur Boulevard located between Mardon Avenue (alignment) and Eldorado Lane within Enterprise (description on file). MN/rk/jd (For possible action) 12/07/21 PC
  
- 20. **WC-21-400158 (ZC-18-0774)-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**  
**WAIVER OF CONDITIONS** of a zone change requiring pedestrian connections between the 2 private streets and the detached sidewalk along Torrey Pines Drive in conjunction with an approved single family residential development on 6.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action) 12/08/21 BCC
  
- 21. **VS-21-0586-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Torrey Pines Drive and Mann Street, and portions of a rights-of-way being Cactus Avenue located between Torrey Pines Drive and Mann Street and Torrey Pines Drive located between Rush Avenue and Cactus Avenue within Enterprise (description on file). JJ/al/jo (For possible action) 12/08/21 BCC
  
- 22. **WS-21-0585-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks.  
**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on 6.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action) 12/08/21 BCC
  
- 23. **TM-21-500161-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:**  
**TENTATIVE MAP** consisting of 49 single family residential lots and common lots on 6.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action) 12/08/21 BCC

24. **WC-21-400161 (NZN-0037-08)-ABBASI RAMEZAN LARKI:**  
**WAIVER OF CONDITIONS** of a zone change requiring the following: 1) construct driveway according to Uniform Standard Drawing 224; and 2) driveway to be a maximum width of 40 feet in conjunction with a vehicle rental facility on 0.5 acres in a C-1 (Local Business) Zone. Generally located 200 feet east of Gilepsie Street, 300 feet north of Warm Springs Road within Enterprise. MN/nr/ja (For possible action) 12/08/21 BCC
25. **UC-21-0592-ABBASI RAMEZAN LARKI:**  
**USE PERMIT** for a vehicle maintenance facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced landscaping; and 2) throat depth.  
**DESIGN REVIEW** for a vehicle maintenance facility in conjunction with an existing vehicle rental facility on 0.5 acres in a C-1 (Local Business) Zone. Generally located 200 feet east of Gilepsie Street, 300 feet north of Warm Springs Road within Enterprise. MN/nr/jo (For possible action) 12/08/21 BCC
26. **ZC-21-0590-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:**  
**ZONE CHANGE** to reclassify 5.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) establish alternative yards; 2) increase wall height; and 3) reduce street intersection off-set.  
**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley (description on file). JJ/rk/jo (For possible action) 12/08/21 BCC
27. **VS-21-0591-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and the Blue Diamond Wash, and on the east and west sides of Grand Canyon Drive (alignment) and a portion of a right-of-way being Grand Canyon Drive located between Ford Avenue and the Blue Diamond Wash within Enterprise and Spring Valley (description on file). JJ/rk/jo (For possible action) 12/08/21 BCC
28. **TM-21-500166-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:**  
**TENTATIVE MAP** consisting of 42 single family residential lots and common lots on 5.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley. JJ/rk/jo (For possible action) 12/08/21 BCC

VII. General Business

1. Review and approve 2022 Enterprise TAB Meeting Calendar (for possible action).

- January 12, 2022
- January 26, 2022
- February 9, 2022
- February 23, 2022
- March 9, 2022
- March 30, 2022
- April 13, 2022
- April 27, 2022
- May 11, 2022
- June 1, 2022
- June 15, 2022
- June 29, 2022
- July 13, 2022
- July 27, 2022
- August 10, 2022
- August 31, 2022
- September 14, 2022
- September 28, 2022
- October 12, 2022
- October 26, 2022
- November 9, 2022
- November 30, 2022
- December 14, 2022
- December 30, 2022

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

IX. Next Meeting Date: December 1, 2021 at 6:00 pm.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Windmill Library – 7060 W. Windmill Lane  
<https://notice.nv.gov>







# Enterprise Town Advisory Board

October 13, 2021

## MINUTES

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

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

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

Jared Tasko, 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 September 29 2021 Minutes (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for September 29, 2021

Motion **PASSED** (3-0)/ Unanimous.

IV. Approval of Agenda for October 13, 2021 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

Motion **PASSED** (3-0)/Unanimous

Related applications to be heard together:

1. ZC-21-0409-GRAGSON-CACTUS II INVESTMENTS:
2. VS-21-0464-GRAGSON-CACTUS II INVESTMENTS:

3. NZC-21-0522-GRAVES M B II & S M FAM TR-EXEMPTION TRUST ET AL:
4. VS-21-0523-GRAVES MB II & SM FAM TR-EXEMPTION TRUST ET AL:
5. TM-21-500149-GRAVES MB II & SM FAM TR-EXEMPTION TRUST ET AL:
  
6. PA-21-700003-SUN WEST LTD, ET AL:
7. UC-21-0512-SUN WEST LTD:
8. VS-21-0513-SUN WEST LTD:
  
18. ZC-21-0496-STIMSON, CHRISTOPHER:
19. VS-21-0497-STIMSON, CHRISTOPHER:
20. TM-21-500143-STIMSON, CHRISTOPHER:

V. Informational Items

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

- **NEIGHBORHOOD MEETING**

Please join us on:  
 October 18, 2021, 5:30 p.m.  
 Windmill Library  
 7060 Windmill Lane  
 Las Vegas, NV 89113

You are cordially invited to attend a meeting to discuss a non-conforming zone change from R-E and H-2 to RUD on property master planned RS (Residential Suburban) to allow for a 43-lot single-family residential project generally located near Conquistador Street and Oleta Avenue.

APN's: 176-19-201-004 and 176-19-201-005  
 Current Zoning: R-E & H-2  
 Proposed Zoning: RUD  
 Master Plan: RS (Residential Suburban)

Contact Ann Pierce of Kaempfer Crowell at 702-792-7048 or [apierce@kcnvlaw.com](mailto:apierce@kcnvlaw.com) with any questions.

- **NEIGHBORHOOD MEETING**

Please join us on:  
 October 18, 2021, 6:00 p.m.  
 Hampton Inn & Suites Las Vegas South, The Rose Room  
 3245 St. Rose Parkway  
 Henderson, NV 89052

You are cordially invited to attend a neighborhood meeting to discuss a proposed multi-family residential development on property located at the northeast corner of St. Rose Parkway and Jeffreys Street. The site is currently zoned for commercial.

APN: 177-26-701-020

Current Zoning: General Commercial (C - 2)

Proposed Zoning: Apartment Residential District (R - 5)

Land use: Commercial General (CG)

Please contact Lindsay Kaempfer of Kaempfer Crowell at lkaempfer@kcnvlaw.com or 702-792-7043 with any questions or comments.

• **TAB VACANCY**

Applications are available for appointments by the Clark County Board of County Commissioners to serve on the Enterprise Town Advisory Board for remainder of a two-year (2-year) term.

**Newspaper Ad:** October 17, 2021

**Deadlines for Applications:** November 16, 2021

**Appointments:** December 7, 2021

VI. Planning & Zoning

1. **ZC-21-0409-GRAGSON-CACTUS II INVESTMENTS:**

**ZONE CHANGE** to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone and an M-1 (Light Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** attached sidewalks; **2)** access to a local street; **3)** allow overhead doors to be visible from a public street; and **4)** driveway geometrics.

**DESIGN REVIEWS** for the following: **1)** office/warehouse facility; and **2)** finished grade. Generally located on the north side of Pebble Road and the east side of El Camino Road within Enterprise (description on file). JJ/sd/jo (For possible action) **10/06/21 BCC**

Motion by Barris Kaiser

Action:

**APPROVE** Zone Change;

**DENY** Waiver of Development Standards;

**DENY** Design Reviews;

**DELETE** Current Planning Bullet #2

**ADD** Current Planning Conditions:

- Design review as a public hearing for lighting and signage.
- Design review as a public hearing for significant change to plans.

Per staff if approved conditions.

Motion **PASSED** (3-0)/Unanimous

2. **VS-21-0464-GRAGSON-CACTUS II INVESTMENTS:**

**VACATE AND ABANDON** easements of interest to Clark County located between El Camino Road and Bronco Street, and Pebble Road and Torino Avenue (alignment) within Enterprise (description on file). JJ/nr/jd (For possible action) **10/19/21 PC**

Motion by Barris Kaiser

Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0)/Unanimous

3. **NZC-21-0522-GRAVES MB II & SM FAM TR-EXEMPTION TRUST ET AL:**  
**ZONE CHANGE** to reclassify 14.6 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) landscaping; and 3) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).  
**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade. Generally located on the east side of Dean Martin Drive and the north side of Serene Avenue within Enterprise (description on file). JJ/md/jd (For possible action) **11/02/21 PC**

Motion by David Chestnut

Action: **APPROVE**

**ADD** Current Planning Conditions:

- Design review as a public hearing for significant change to plans.
- Single story homes adjacent to established single-story homes.
- Provide an asphalt pathway along Dean Martin Drive and Serene Avenue.
- Examine the possibility of an entry/exit on Serene Ave.

Per staff if approved conditions

Motion **PASSED** (3-0)/Unanimous

4. **VS-21-0523-GRAVES MB II & SM FAM TR-EXEMPTION TRUST ET AL:**  
**VACATE AND ABANDON** easements of interest to Clark County located between I-15 and Dean Martin Drive, and between Serene Avenue and Agate Avenue (alignment); and a portion of a right-of-way being Vicki Avenue located between Dean Martin Drive and I-15 within Enterprise (description on file). JJ/md/jd (For possible action) **11/02/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0)/Unanimous

5. **TM-21-500149-GRAVES MB II & SM FAM TR-EXEMPTION TRUST ET AL:**  
**TENTATIVE MAP** consisting of 96 residential lots and common lots on 14.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Dean Martin Drive and the north side of Serene Avenue within Enterprise. JJ/md/jd (For possible action) **11/02/21 PC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0)/Unanimous

6. **PA-21-700003-SUN WEST LTD, ET AL:**  
**PLAN AMENDMENT** to amend Map 1.3 of the Transportation Element of the Clark County Comprehensive Master Plan by removing a portion of an 80 foot right-of-way being Grand Canyon Drive (alignment). Generally located on Grand Canyon Drive (alignment) between Pebble Road and Ford Avenue. JJ/gc (For possible action) **11/02/21 PC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (3-0)/Unanimous

7. **UC-21-0512-SUN WEST LTD:**  
**USE PERMIT** to allow an accessory structure (garage) prior to a principal residence.  
**DESIGN REVIEW** for finished grade in conjunction with an accessory structure on 3.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the northeast corner of Pebble Road and Grand Canyon Drive (alignment) within Enterprise. JJ/jor/jo (For possible action) 11/02/21 PC

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0)/Unanimous

8. **VS-21-0513-SUN WEST LTD:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and Pebble Road and between Grand Canyon Drive (alignment) and Park Street (alignment), and portions of right-of-way being Pebble Road located between Park Street (alignment) and Grand Canyon Drive (alignment) within Enterprise (description on file). JJ/jor/jo (For possible action) 11/02/21 PC

Motion by David Chestnut  
Action: **APPROVE** Except for the Grand Canyon Drive alignment and associated spandrels.  
Per staff conditions  
Motion **PASSED** (3-0)/Unanimous

9. **UC-21-0483-STEVENSON-KALE FAMILY TRUST ETAL & STEVENSON SHAINNE TRS:**  
**USE PERMIT** to allow more than 1 accessory apartment or casita in conjunction with an existing single family residence on 0.7 acres within an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Rancho Destino Road, 200 feet south of Siddall Avenue within Enterprise. MN/sd/jd (For possible action) 11/02/21 PC

Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0)/Unanimous

10. **UC-21-0487-1263 SILVERADO, LLC:**  
**USE PERMITS** for the following: 1) reduce the separation from a supper club to a residential use; 2) eliminate the pedestrian access around the perimeter of outside dining and drinking; 3) allow primary access to outside dining and drinking to not be from within the supper club; and 4) allow a hookah lounge.  
**DESIGN REVIEW** for a supper club with outside dining and drinking and a hookah lounge within an existing shopping center on a portion of 3.1 acres in a C-2 (Commercial General) Zone. Generally located on the east side of Maryland Parkway, south of Silverado Ranch Boulevard within Enterprise. MN/jvm/jd (For possible action) 11/02/21 PC

Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0)/Unanimous

11. **UC-21-0503-D3 PROPERTY GROUP, LLC:**  
**USE PERMITS** for the following: 1) allow an accessory building to exceed one half the footprint of the principal dwelling; 2) allow an accessory structure not architecturally compatible with the principal building; and 3) waive applicable design standards on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Cameron Street and the north side of Maulding Avenue within Enterprise. MN/rk/jd (For possible action) 11/02/21 PC

Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0)/Unanimous

12. **UC-21-0520-FULL THROTTLE REAL ESTATE, LLC:**  
**USE PERMITS** for the following: 1) allow 2 accessory apartments; 2) increase the overall area of an accessory apartment; 3) increase the footprint of an accessory structure; and 4) allow an accessory structure to not be architecturally compatible in conjunction with an existing single family residence on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Raven Avenue, 253 feet west of Decatur Boulevard within Enterprise. JJ/jor/jo (For possible action) 11/02/21 PC

Motion by Joseph Throneberry  
Action:  
**DENY** Use Permits #s 1 and 2  
**APPROVE** Use Permits #s 3 and 4  
Per staff if approved conditions  
Motion **PASSED** (3-0)/Unanimous

13. **UC-21-0524-RAINEY HILARY ELIZABETH & JAMES DANIEL:**  
**USE PERMITS** for the following: 1) allow an accessory structure not architecturally compatible with the principal building; and 2) waive design standards in conjunction with an existing single family residence on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Gary Avenue, approximately 280 feet east of Tenaya Way within Enterprise. JJ/sd/jd (For possible action) 11/02/21 PC

Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions.  
Motion **PASSED** (3-0)/Unanimous

14. **VS-21-0486-GONZALEZ FAMILY REVOCABLE LIVING TRUST & GONZALEZ RAYMOND & ALEXANDRA N TRS:**  
**VACATE AND ABANDON** portions of a right-of-way being Meranto Avenue located between Dean Martin Drive and I-15 within Enterprise (description on file). JJ/lm/jo (For possible action) 11/02/21 PC

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (2-1)/Kaiser-Nay

15. **VS-21-0509-HARSCH INVESTMENT PROPERTIES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Rafael Rivera Way and between Lindell Road and Duneville Street (alignment) within Enterprise (description on file). MN/rk/jd (For possible action) 11/02/21 PC

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0)/Unanimous

16. **ET-21-400139 (UC-19-0465)-CHURCH THE ROCK:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a place of worship.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) parking lot landscaping; 2) allow modified driveway design standards; and 3) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).  
**DESIGN REVIEW** for a proposed place of worship on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Pebble Road and Edmond Street within Enterprise. JJ/sd/jo (For possible action) 11/03/21 BCC

Motion by Joseph Throneberry  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0)/Unanimous

17. **ET-21-400148 (VS-18-0432)-NEVADA POWER COMPANY:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Jones Boulevard and Lindell Road, and between Badura Avenue and Warm Springs Road within Enterprise (description on file). MN/jor/jo (For possible action) 11/03/21 BCC

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0)/Unanimous

18. **ZC-21-0496-STIMSON, CHRISTOPHER:**  
**ZONE CHANGE** to reclassify 7.6 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.  
**USE PERMIT** for a planned unit development (townhomes).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) setbacks; 2) alternative private street sections; and 3) alternative residential driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) a planned unit development (townhomes); and 2) finished grade. Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise (description on file). JJ/jt/jo (For possible action) 11/03/21 BCC

Motion by David Chestnut  
Action: **APPROVE**  
**ADD** Current Planning conditions:  
• Convert lots 15, 16 and 17 to green space.  
• Lots adjacent to Landberg Ave to have 20 ft driveways.  
Per staff conditions  
Motion **PASSED** (3-0)/Unanimous

19. **VS-21-0497-STIMSON, CHRISTOPHER:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Silverado Ranch Boulevard and Landberg Avenue, and between Crisman Ridge Street and Arville Street, and portion of a right-of-way being Silverado Ranch Boulevard located between Crisman Ridge Street and Arville Street, and a portion of right-of-way being Arville Street located between Silverado Ranch Boulevard and Landberg Avenue within Enterprise (description on file). JJ/jt/jo (For possible action) 11/03/21 BCC

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0)/Unanimous

20. **TM-21-500143-STIMSON, CHRISTOPHER:**  
**TENTATIVE MAP** consisting of 87 lots and common lots on 7.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/jt/jo (For possible action) 11/03/21 BCC

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (3-0)/Unanimous

21. **WS-21-0525-LMG LAS VEGAS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** 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/md/jd (For possible action) 11/03/21 BCC

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (3-0)/Unanimous

VII. General Business:

1. None.

VIII. Public Comment:

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

- The chair requests Public Works brief the TAB on long range street plans in Enterprise

IX. Next Meeting Date

The next regular meeting will be October 27, 2021 at 6:00 p.m at the Windmill Library.



X. Adjournment:

Motion by David Chestnut

Action: **ADJORN** meeting at 8:50 p.m.

Motion **PASSED** (3-0) /Unanimous

DRAFT



11/16/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL SUBDIVISION  
(TITLE 30)

PYLE AVE/ARVILLE ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-21-0492-CIMARRON WARM SPRINGS, LLC:**

**ZONE CHANGE** to reclassify 25.2 acres from R-E (Rural Estates Residential) (RNP-1) Zone and an R-E (RNP-1) Zone under Resolution of Intent to an R-2 (Medium Density Residential) Zone to an R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive landscaping to a less intense use; and 2) increase wall height.

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

Generally located on the south side of Pyle Avenue and the east side of Arville Street within Enterprise (description on file). JJ/jt/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-30-701-001 through 177-30-701-004; 177-30-701-007 through 177-30-701-010; 177-30-701-038 through 177-30-701-039

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Waive landscaping to a less intense use where landscaping per Figure 30.64-11 and Table 30.64-1 are required.
2. Increase wall height to a maximum of 10 feet (6 foot screen wall with 4 foot retaining wall) where a maximum of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 11.1% increase).

**DESIGN REVIEWS:**

1. A detached single family residential development.
2. Increase finished grade to 42 inches (3.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 133% increase).

**LAND USE PLAN:**

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

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

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 25.2
- Number of Lots: 180 residential/16 common
- Density (du/ac): 7.2
- Minimum/Maximum Lot Size (square feet): 3,360/7,493
- Project Type: Single family residential development
- Number of Stories: 1 & 2
- Building Height (feet): 23
- Square Feet: 1,203 to 2,484
- Open Space Required/Provided: 0/12,921
- Parking Required/Provided: 396/435

#### **Neighborhood Meeting Summary**

The applicant conducted a virtual neighborhood meeting on September 14, 2021 as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site, and 3 people attended the meeting. No issues or concerns with the project were expressed.

#### **Site Plan**

The site plan depicts a 180 lot single family residential subdivision, which is a continuation of a previously approved subdivision to the south (NZC-21-0203). Combined with the subdivision to the south, the total number of lots are 353. The main access for this subdivision includes a 51 foot wide gated driveway from Pyle Avenue on the north side of the site. Two, 43 foot wide streets with a sidewalk on one side run east/west across the length of the site. Five cul-de-sacs extend north, a stub street extends south on the west side of the site, and the north/south private street on the east side of the site provides the connection to the adjacent subdivision to the south. Pedestrian access easements are provided from within the subdivision to Arville Street on the west side of the site and from the easternmost and westernmost cul-de-sacs to Pyle Avenue to the north.

#### **Landscaping**

Landscaping along Arville Street and along Pyle Avenue is 15 feet wide with a detached sidewalk. Exterior landscaping is also provided along the southwest portion of the site, which after Naleh Avenue is vacated, will be adjacent to an existing single family residence. Within the subdivision, landscaping is provided within a median and along both sides of the main entrance/exit from Pyle Avenue. Landscaping on both sides of this main entrance/exit is 13 feet wide with detached 5 foot wide sidewalks. Common lots with landscaping are provided on the sides of certain lots, and a 12,921 square foot common lot is located near the main entrance/exit, which provides pedestrian access between the northern and southern east/west streets.

The rear yards of lot 183 through lot 190, located in the northeast portion of the site, are adjacent to an undeveloped parcel that is planned for Rural Neighborhood Preservation uses. As a result,

landscaping to a less intense use is required in the rear yard of these lots. A waiver of development standards to not provide this landscaping is included with this application.

Elevations

Plans were submitted for 1, one story home and 5, two story homes. The 1 story home will have a maximum height of approximately 14 feet and the 2 story homes will have a maximum height of approximately 23 feet. Each of the homes has a pitched roof with concrete tile roofing material. The exterior of the homes consists of a stucco finish painted in earth tone colors, stone veneer, and window fenestrations.

Floor Plans

The home models will be between 1,203 square feet to 2,484 square feet in area. The homes have options for 2 to 6 bedrooms and each home will have a minimum 2 car garage.

Applicant's Justification

The applicant indicates that there has been a shift in the character of the area and that the approval of this request would be consistent with surrounding neighborhoods in terms of density and lot orientation. Also, this application is a continuation of a previously approved subdivision to the south. The increase in the finished grade and the retaining wall heights are necessary due to the existing topography of the site to level the site for development and provide proper drainage.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-20-0137	Single family residential subdivision with increased wall height and increased finished grade	Withdrawn by ZA	April 2020
VS-20-0138	Vacation and abandonment for easements and rights-of-way	Withdrawn by ZA	April 2020
TM-20-500042	188 single family residential lots	Withdrawn by ZA	April 2020
LUP-20-700120	Request to redesignate the land use category for a portion of the site from RNP to RS – Enterprise Land Use Plan Update cancelled due to pandemic	Deleted	April 2020
LUP-20-700118	Request to redesignate the land use category for a portion of the site from RNP to RUC – Enterprise Land Use Plan Update cancelled due to pandemic	Deleted	April 2020
LUP-20-700116	Request to redesignate the land use category for a portion of the site from RL to RS – Enterprise Land Use Plan Update cancelled due to pandemic	Deleted	April 2020

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-19-0612	Reclassified 33.5 acres, including portions of this site, to R-2 zoning for a single family residential development	Approved by BCC	November 2019
VS-0095-11	Vacated and abandoned a portion of right-of-way being Hinson Street located between Haleh Avenue and Pyle Avenue	Approved by PC	May 2011
ZC-0030-11	Reclassified 75 acres to R-A (RNP-I) zoning and R-E (RNP-I) zoning to establish a Residential Neighborhood Preservation Overlay District	Approved by BCC	March 2011
ZC-1026-05	Reclassified approximately 3,800 parcels of land from an 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	Residential Low (up to 3.5 du/ac)	R-E & R-D	Single family residences & single family residential subdivision
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I) & R-E (RNP-I) under ROI to R-2	Single family residences & undeveloped (approved for a single family residential subdivision)
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I) & R-E (RNP-I) under ROI to R-2	Undeveloped & single family residence
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

**Related Applications**

Application Number	Request
TM-21-500141	A tentative map for a single family subdivision is a companion item on this agenda.
VS-21-0493	A request to vacate and abandon easements and rights-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### **Zone Change**

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

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

Several nonconforming zone change applications have been approved with this area to establish R-2 zoning. For example, NZC-19-0612 was approved for R-2 zoning on portions of this subject site, and NZC-20-0555 was approved for R-2 zoning to the southeast of this site. Furthermore, NZC-21-0203 was approved for R-2 zoning directly south of this site, and this project is a continuation of the subdivision to the south. These past approvals for R-2 zoning for single family residential developments are a trend and a change in circumstances surrounding the property that 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.*

The density and intensity of the proposed development are similar to projects that have been approved for portions of this site and parcels to the south, east, and southeast of this site. Additionally, there are existing single family residential subdivisions in R-2 zoned districts to the west and farther north and south of this site. Therefore, the request is compatible with the existing and approved land uses in the surrounding area.

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

There has been no indication from public utility purveyors that this development would create an adverse effect on public facilities and services in this area. However, the Clark County School District has indicated that this development would increase student yield by approximately 59 students for the schools that serve this area (25 elementary students, 14 middle school students, and 20 high school students). The school district also indicates that 2 of the schools that would serve this area (Tarkanian Middle School & Desert Oasis High School) are over capacity with current enrollment.

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

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

residential units within an R-2 zone will help address the increased demand for housing. Therefore, staff finds that this request complies with an applicable goal in the Comprehensive Master Plan.

### **Summary**

#### Zone Change

R-2 nonconforming zone boundary amendments in this area have created a trend that has substantially changed the character of the area and the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate. Additionally, R-2 zoning is compatible with existing and approved developments surrounding this site. Also, there has been no indication from public services and facility providers that this development would have an adverse effect on public facilities and services in this area, and this request complies with an applicable goal in the Comprehensive Master Plan.

#### 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

Landscaping to a less intense use is intended to mitigate impacts of the proposed higher density, smaller lot residential development on future residential development to the east. However, the trend in this area is for R-2 zoned single family residential development, and it is becoming less likely that the adjacent site will develop with an R-E single family residence. As a result, staff does not anticipate any negative impacts, and staff can support the request.

#### Waiver of Development Standards #2

The existing topography of the site is a special circumstance that would allow for an increase in wall height. A similar waiver of development standards was approved for the single family residential development to the south. Since a similar waiver to increase wall height has been approved for the first phase of this development, staff does not object to this request.

#### Design Review #1

The design of the subdivision includes centrally located open space, pedestrian connections to perimeter streets, and a vehicular connection to the subdivision to the south. These design elements are consistent with policies in the Comprehensive Master Plan. For example, Urban Specific Policy 17 encourages pedestrian paths and connections, Policy 40 encourages centrally located open space, and Policy 7 encourages appropriate connectivity. As a result, staff can support the design review for the site layout.

Furthermore, the single family residences include articulation on all sides, and the residences are the same models that were approved with the subdivision to the south. Therefore, staff can also support the design review for the single family residences.



## **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.

### **Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran 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 McCarran International Airport facilities to meet future air traffic demand.

### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 22, 2021 at 9:00 a.m., unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Resolution of Intent to complete in 4 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

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

- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 35 feet to the back of curb for Pyle Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and will require the vacation of portion of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### **Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code.

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

- Applicant is advised that there are active septic permits on APNs 177-30-701-004, 177-30-701-010, 177-30-701-013, and 177-30-701-014; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the systems have been properly removed.

#### **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 #0237-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** KB HOME LAS VEGAS, INC

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

DRAFT





# LAND USE APPLICATION 1A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


<b>APPLICATION TYPE</b> <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b> APP. NUMBER: <u>NZC-21-0492</u> DATE FILED: <u>9/29/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>10/27/21</u> PC MEETING DATE: <u>11/16/21</u> BCC MEETING DATE: <u>12/22/21</u> FEE: <u>4,306.50</u>
	<b>PROPERTY OWNER</b> NAME: <u>Cimarron Warm Springs 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: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b> NAME: <u>KB Home Las Vegas, INC</u> ADDRESS: <u>5795 W Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.266.8466</u> CELL: _____ E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>The WLB Group, Inc.</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: <u>136727</u>

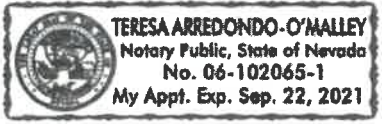
ASSESSOR'S PARCEL NUMBER(S): 177-30-701-001, 002, 003, 004, 007, 008, 010, 038, & 039

PROPERTY ADDRESS and/or CROSS STREETS: W Pyle Ave & Arville Street

PROJECT DESCRIPTION: A non conforming zone change for a single 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.

  
 Property Owner (Signature)\*      Jeffrey L. Canarelli, Sr. Vice President  
 Property Owner (Print) Investment Manager, Inc., its Manager  
 STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON March 23, 2021 (DATE)  
 By Jeffrey L. Canarelli, Sr. VP  
 NOTARY PUBLIC: Teresa Arredondo-O'Malley



\*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.



September 28, 2021

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

*NCC-21-0498*

**RE: NCZC/Design Review/Waiver – Justification Letter for Saguaro Pyle  
(APN's: 177-30-701-001, 002, 003, 004, 007, 008, 009, 010, 038, 039)**

Clark County Planning Staff,

On behalf of KB Home, The WLB Group is respectfully submitting the attached Non-Conforming Zone Change/Design Review/Waiver of Development Standards Application for the above referenced parcel numbers at the Southeast corner of Pyle Avenue and Arville Street known as Saguaro Pyle.

**Project Description**

The proposed development consists of a 180-lots on 25.13 acres with a gross density of 7.16. The community will consist of 1 and 2-story detached single-family homes in a gated subdivision.

There will be some internal common elements including two private parks that will consist mainly of landscaping and some areas where utility or drainage cross the common elements. Which is typical with any development.

**Nonconforming Zone Change**

We are requesting to rezone parcels listed above from R-E and R-2 to R-2. The planned landuse on the parcels is Rural Neighborhood Preservation. With recent development approvals on neighboring parcels, there has been a shift in the character of the area. Approval of this request would be consistent with surrounding neighborhoods in terms of density and lot orientation.

**Design Review**

We are requesting two (2) design reviews which are listed below;

1. A Design Review for a proposed detached single-family development

This proposed development includes interior private streets that are 43' wide which includes a 5' sidewalk on one side of the street and allows for parking on both sides of the street. Two internal parks are located internal, one at each entrance to the community and landscape buffers will be provided around the perimeter and adjacent to streets in compliance with Title 30, Chapter 30.64. House plans will include one 1-story home and four 2-story homes ranging in square footage from 1,203 up to 2,469 square feet. These homes will offer three distinct elevation options per plan and will feature tile roofs, attractive desert colors and paver



driveways. The buildings will be a maximum of 28'-6" in height. Each house will include a two-car garage and a two-car driveway.

2. To increase the finished grade for a single-family residential development up to 42 inches (3.5 feet) where 18 inches (1.5 feet) is the standard per section 30.32.040.

This request is to fill in low spots in the topography due to existing natural drainage ways that cross the site. These additional fill areas will be governed by Clark County Public Works by the approval of a drainage study and civil improvement plans and therefore are not being used to artificially increase the grade of the land for views by the developer.

#### Waiver of Development Standards

The proposed development will require the approval of two (2) waiver of development standards which are listed below;

1. To increase the allowable retaining/screen wall height from 9'-0" (3-foot retaining wall with a 6-foot screen wall) to 10'-0" (6-foot screen wall plus a 4-foot retaining wall) per section 30.64.050 to allow for drainage and grading of the site.

This increase in retaining wall height is due to the natural low spots in the topography of the land. This additional retaining wall height will also be governed by the Clark County Public Works department by approval of the drainage study and civil improvement plans and therefore is not being used to artificially increase the grade of the land for views.

2. To eliminate the requirement for landscaping adjacent to a less intensive use, more specifically required along the rear yards of lots 183-190 as required by Figure 30.64-1.

This request is to allow the future homeowners to have the most flexibility over their rear yard landscape design. This would allow them to be able to design their backyards according to their desires and not being governed by Title 30 requirements.

#### Parking Analysis

Required Parking = 333 parking spaces  
302 p.s. - (151 lots x 2 = 302)  
+ 31 p.s. - visitor parking (151/5 = 30.2)

Provided Parking = 377 parking spaces  
302 p.s. - driveway parking (151 lots x 2 = 302)  
+ 75 p.s. - on street visitor parking

Note: In addition, each lot has a 2-car garage, these garage spaces are not being used to count toward the required spaces due to the provided driveway parking spaces, these garage spaces provide an additional 302 parking spaces for the site.



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

Sincerely,

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

Mark Bangan  
Planning Department Manager



11/16/21 PC AGENDA SHEET

EASEMENTS & RIGHTS-OF-WAY  
(TITLE 30)

PYLE AVE/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0493-CIMARRON WARM SPRINGS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Pyle Avenue and Haleh Avenue (alignment), and between Schuster Street (alignment) and Arville Street and a portion of a right-of-way being Pyle Avenue located between Schuster Street (alignment) and Schrills Street (alignment) and a portion of right-of-way being Haleh Avenue located between Schrills Street (alignment) and Arville Street within Enterprise (description on file). JJ/jt/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

177-30-701-001 through 177-30-701-004; 177-30-701-007 through 177-30-701-010; 177-30-701-013 through 177-30-701-014; 177-30-701-038 through 177-30-701-039

**LAND USE PLAN:**

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

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of both patent easements and rights-of-way. Patent easements to be vacated surround many of the parcels, and the easements range in width from 5 feet to 33 feet. Rights-of-way to be vacated include 30 foot wide portions of Haleh Avenue and a 5 foot wide portion of Pyle Avenue. According to the applicant, the vacation of the patent easements and rights-of-way are necessary for a proposed single family subdivision development. Also, the vacation and abandonment of a portion of Pyle Avenue will allow for a detached sidewalk.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-20-0137	Single family residential subdivision with increased wall height and increased finished grade	Withdrawn	April 2020
VS-20-0138	Vacation and abandonment for easements and rights-of-way	Withdrawn	April 2020

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-20-500042	188 single family residential lots	Withdrawn	April 2020
LUP-20-700120	Request to redesignate the land use category for a portion of the site from RNP to RS – Enterprise Land Use Plan Update cancelled due to pandemic	Deleted	April 2020
LUP-20-700118	Request to redesignate the land use category for a portion of the site from RNP to RUC – Enterprise Land Use Plan Update cancelled due to pandemic	Deleted	April 2020
LUP-20-700116	Request to redesignate the land use category for a portion of the site from RL to RS – Enterprise Land Use Plan Update cancelled due to pandemic	Deleted	April 2020
NZC-19-0612	Reclassified 33.5 acres, including portions of this site, to R-2 zoning for a single family residential development	Approved by BCC	November 2019
VS-0095-11	Vacated and abandoned a portion of right-of-way being Hinson Street located between Naleh Avenue and Pyle Avenue	Approved by PC	May 2011
ZC-0030-11	Reclassified 75 acres to R-A (RNP-I) zoning and R-E (RNP-I) zoning to establish a Residential Neighborhood Preservation Overlay District	Approved by BCC	March 2011
ZC-1026-05	Reclassified approximately 3,800 parcels of land from an 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	Residential Low (up to 3.5 du/ac)	R-E & R-D	Single family residences & single family residential subdivision
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I) & R-E (RNP-I) under ROI to R-2	Single family residences & undeveloped (approved for a single family residential subdivision)
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I) & R-E (RNP-I) under ROI to R-2	Undeveloped & single family residence
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

**Related Applications**

Application Number	Request
NZC-21-0492	A nonconforming zone change to reclassify the site to R-2 zoning for a single family residential development is a companion item on this agenda.

### Related Applications

Application Number	Request
TM-21-500141	A tentative map for a single family subdivision is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Public Works - Development Review

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

#### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 22, 2021 at 9:00 a.m., unless otherwise announced.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

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

#### Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 35 feet to the back of curb for Pyle Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KB HOME LAS VEGAS, INC

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



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 2A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	<b>DEPARTMENT USE</b>	<b>APP. NUMBER:</b> <u>VS 21-0493</u>	<b>DATE FILED:</b> <u>9/29/21</u>
		<b>PLANNER ASSIGNED:</b> <u>JRT</u>	<b>TAB/CAC DATE:</b> <u>10/27/21</u>
		<b>TAB/CAC:</b> <u>ENTERPRISE</u>	
		<b>PC MEETING DATE:</b> <u>11/16/21</u>	
		<b>BCC MEETING DATE:</b> <u>12/22/21</u>	
		<b>FEE:</b> <u>875<sup>00</sup></u>	

<b>PROPERTY OWNER</b>	<b>NAME:</b> <u>Cimarron Warm Springs LLC</u>
	<b>ADDRESS:</b> <u>10801 W Charleston Blvd, Suite 170</u>
	<b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89135</u>
	<b>TELEPHONE:</b> _____ <b>CELL:</b> _____
	<b>E-MAIL:</b> _____

<b>APPLICANT</b>	<b>NAME:</b> <u>KB Home Las Vegas, INC</u>
	<b>ADDRESS:</b> <u>5795 W Badura Ave, Suite 180</u>
	<b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89118</u>
	<b>TELEPHONE:</b> <u>702.266.8512</u> <b>CELL:</b> _____
	<b>E-MAIL:</b> <u>pchao@kbhome.com</u> <b>REF CONTACT ID #:</b> _____

<b>CORRESPONDENT</b>	<b>NAME:</b> <u>The WLB Group Inc</u>
	<b>ADDRESS:</b> <u>3663 E Sunset Rd, Suite 204</u>
	<b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89120</u>
	<b>TELEPHONE:</b> <u>702.458.2551</u> <b>CELL:</b> _____
	<b>E-MAIL:</b> <u>mbangan@wlbgroup.com</u> <b>REF CONTACT ID #:</b> _____

**ASSESSOR'S PARCEL NUMBER(S):** 177-30-701-001, 002, 003, 004, 007, 008, 010, 038, and 039

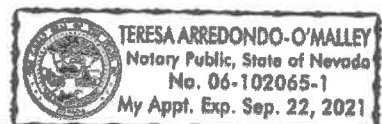
**PROPERTY ADDRESS and/or CROSS STREETS:** W Pyle Ave and Arville Street

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.

[Signature]  
Property Owner (Signature)\*

Lawrence D. Canardli, President  
Property Owner (Print) Investment Manager Inc., IT'S Manager

STATE OF NEVADA  
COUNTY OF Clark  
SUBSCRIBED AND SWORN BEFORE ME ON May 17, 2021 (DATE)  
By Lawrence D. Canardli, President  
NOTARY PUBLIC: [Signature]



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



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <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 #): _____	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-21-0493</u> DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____      TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
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<b>PROPERTY OWNER</b>	NAME: <u>USA</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____
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<b>APPLICANT</b>	NAME: <u>KB Home Las Vegas, INC</u> ADDRESS: <u>5795 W Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.266.8466</u> CELL: <u>702-449-5131</u> E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____
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<b>CORRESPONDENT</b>	NAME: <u>The WLB Group Inc</u> ADDRESS: <u>3663 E Sunset Rd, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702.458.2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 177-30-701-009

PROPERTY ADDRESS and/or CROSS STREETS: W Pyle Ave & Arville 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)\***  
 STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON September 28, 2021 (DATE)  
 By Kevin Corbett  
 NOTARY PUBLIC: C. Bilbrey

Kevin Corbett, Sr. Director Finance  
 Property Owner (Print) for KB Home Las Vegas Int.



C. Bilbrey  
 Notary Public, State of Nevada  
 Certificate No: 99-56809-1  
 My Commission Expires: 02-29-2024

\*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.



September 9, 2021

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

**RE: *Vacation Application – Justification Letter for Saguario Pyle***  
***APN's: 177-30-701-001, 002, 003, 004, 007, 008, 009, 010, 038, 039***

Clark County Planning Staff,

On behalf of KB Home, The WLB Group respectfully submits the attached Vacation Application for the above referenced parcel numbers located on the southeast corner of Pyle Avenue and Arville Street.

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

**Vacation of Patent Easements**

We are requesting to vacate all the patent easements located on APN's 177-30-701-001 (OR:639:598156), 002 (OR:20150721:00629), 003 (OR:292:236662), 004 (OR:122:100717), 007 (OR:20181008:01685), 008 (OR:20010322:01817), 010 (OR:891228:00199), 038 (OR:20200915:02412 & OR:20200918:01835), and 039 (OR:20200918:01836). Excepting therefrom the proposed rights-of-way for Pyle Ave and Arville Street per the proposed single-family development.

**Vacation of Right-Of-Way**

We are respectfully requesting to vacate 5.00' of the Public Right-of-Way on Pyle Ave on APN's 177-30-701-004 and 038 (OR:20120413:02244) for the purposes of detaching the sidewalk from the back of curb. We are also respectfully requesting to vacate 30.00' of the Public Right-of-Way on Haleh Avenue on APN 177-30-701-014 (OR:19921117:01237) & APN 177-30-799-007 (OR:19960209:01398)

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

The  
WLB  
Group **WLB**

Sincerely,



Mark Bangan  
Planning Department Manager



11/16/21 PC AGENDA SHEET

SAGUARO PYLE  
(TITLE 30)

PYLE AVE/ARVILLE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500141-CIMARRON WARM SPRINGS, LLC:**

**TENTATIVE MAP** consisting of 180 residential lots and common lots on 25.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Pyle Avenue and the east side of Arville Street within Enterprise. JJ/jt/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

177-30-701-001 through 177-30-701-004; 177-30-701-007 through 177-30-701-010; 177-30-701-038 through 177-30-701-039

**LAND USE PLAN:**

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

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 25.2
- Number of Lots: 180 residential/16 common
- Density (du/ac): 7.2
- Minimum/Maximum Lot Size (square feet): 3,360/7,493
- Project Type: Single family residential development

The tentative map depicts a 180 lot single family residential subdivision, which is a continuation of a previously approved subdivision to the south (NZC-21-0203). Combined with the subdivision to the south, the total number of lots are 353. The main access for this subdivision includes a 51 foot wide gated driveway from Pyle Avenue on the north side of the site. Two, 43 foot wide streets with a sidewalk on one side, run east/west across the length of the site. Five cul-de-sacs extend north, a stub street extends south on the west side of the site, and the north/south private street on the east side of the site provides the connection to the adjacent subdivision to the south. Pedestrian access easements are provided from within the subdivision to Arville Street on the west side of the site and from the easternmost and westernmost cul-de-sacs to Pyle Avenue to the north.

Landscaping along Arville Street and along Pyle Avenue is 15 feet wide with a detached sidewalk. Exterior landscaping is also provided along the southwest portion of the site, which

after Haleh Avenue is vacated, will be adjacent to an existing single family residence. Within the subdivision, landscaping is provided within a median and along both sides of the main entrance/exit from Pyle Avenue. Landscaping on both sides of this main entrance/exit is 13 feet wide with detached 5 foot wide sidewalks. Common lots with landscaping are provided on the sides of certain lots, and a 12,921 square foot common lot is located near the main entrance/exit, which provides pedestrian access between the northern and southern east/west streets.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-20-0137	Single family residential subdivision with increased wall height and increased finished grade	Withdrawn	April 2020
VS-20-0138	Vacation and abandonment for easements and rights-of-way	Withdrawn	April 2020
TM-20-500042	188 single family residential lots	Withdrawn	April 2020
LUP-20-700120	Request to redesignate the land use category for a portion of the site from RNP to RS – Enterprise Land Use Plan Update cancelled due to pandemic	Deleted	April 2020
LUP-20-700118	Request to redesignate the land use category for a portion of the site from RNP to RUC – Enterprise Land Use Plan Update cancelled due to pandemic	Deleted	April 2020
LUP-20-700116	Request to redesignate the land use category for a portion of the site from RL to RS – Enterprise Land Use Plan Update cancelled due to pandemic	Deleted	April 2020
NZC-19-0612	Reclassified 33.5 acres, including portions of this site, to R-2 zoning for a single family residential development	Approved by BCC	November 2019
VS-0095-11	Vacated and abandoned a portion of right-of-way being Hinson Street located between Haleh Avenue and Pyle Avenue	Approved by PC	May 2011
ZC-0030-11	Reclassified 73 acres to R-A (RNP-I) zoning and R-E (RNP-I) zoning to establish a Residential Neighborhood Preservation Overlay District	Approved by BCC	March 2011
ZC-1026-05	Reclassified approximately 3,800 parcels of land from an 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	Residential Low (up to 3.5 du/ac)	R-E & R-D	Single family residences & single family residential subdivision
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I) & R-E (RNP-I) under ROI to R-2	Single family residences & undeveloped (approved for a single family residential subdivision)

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I) & R-E (RNP-I) under ROI to R-2	Undeveloped & single family residence
West	Enterprise - Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-21-0492	A nonconforming zone change to reclassify the site to R-2 zoning for a single family residential development is a companion item on this agenda.
VS-21-0493	A request to vacate and abandon easements and rights-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

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

**Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran 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 McCarran International Airport facilities to meet future air traffic demand.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 22, 2021 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

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

map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 35 feet to the back of curb for Pyle Avenue, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant;
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and will require the vacation of portion of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

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

#### **Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0237-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KB HOME LAS VEGAS, INC

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

DRAFT





# TENTATIVE MAP APPLICATION 3A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-21-500141</u> DATE FILED: <u>9/29/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>10/27/21</u> PC MEETING DATE: <u>11/16/21</u> BCC MEETING DATE: <u>12/22/21</u> FEE: <u>\$750<sup>00</sup></u>

<b>PROPERTY OWNER</b>	NAME: <u>Cimarron Warm Springs 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: _____      CELL: _____ E-MAIL: _____
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<b>APPLICANT</b>	NAME: <u>KB Home Las Vegas, INC</u> ADDRESS: <u>5795 W Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.266.8466</u> CELL: _____ E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____
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<b>CORRESPONDENT</b>	NAME: <u>The WLB Group, Inc.</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: <u>136727</u>
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ASSESSOR'S PARCEL NUMBER(S): 177-30-701-001, 002, 003, 004, 007, 008, 010, 038, & 039

PROPERTY ADDRESS and/or CROSS STREETS: W Pyle Ave & Arville Street

TENTATIVE MAP NAME: Saguaro Pyle

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.

Jeffrey L. Canarelli, Sr. Vice President  
 Property Owner (Signature)\*      Property Owner (Print) Investment Manager, Inc., its Manager

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 23, 2021 (DATE)  
 By Jeffrey L. Canarelli, Sr. VP  
 NOTARY PUBLIC: Teresa Arredondo-O'Malley

TERESA ARREDONDO-O'MALLEY  
 Notary Public, State of Nevada  
 No. 06-102065-1  
 My Appt. Exp. Sep. 22, 2021

\*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.





11/16/21 PC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

LINDELL RD/SERENE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-21-0540-ROOHANI KHUSROW FAMILY TRUST:**

**ZONE CHANGE** to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.

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

Generally located on the west side of Lindell Road and the north side of Serene Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-24-201-015

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase portions of block wall height to 11 feet (up to 5 foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (a 23% increase).

**DESIGN REVIEWS:**

1. Single family residential development.
2. Increase finished grade for a single family residential development to 60 inches (5 feet) where 18 inches is the standard per Section 30.32.030 (a 300% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.9
- Number of Lots: 15
- Density (du/ac): 3.1
- Minimum/Maximum Lot Size (square feet): 6,796/12,168
- Project Type: Single family residential development

- Number of Stories: 1
- Building Height (feet): Up to 23
- Square Feet: 2,200/2,770

### **Neighborhood Meeting Summary**

The applicant conducted a neighborhood meeting on May 17, 2021, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 25 attendees present at the virtual (Zoom) meeting for this item. The attendees had concerns about the design, density, and traffic of the project. A follow-up meeting was held on July 6, 2021. The neighbors were presented with a revised site plan addressing some of their concerns.

### **Site Plans**

The plans depict a proposed single family residential development bounded by Lindell Road on the east, Serene Avenue on the south, and Oleta Avenue on the north and consists of 15 lots on 4.9 acres for a density of 3.1 dwelling units per acre. The lots range in size from a minimum of 6,796 square feet to a maximum of 12,168 square feet. The development will have 1 point of access from Serene Avenue to the east. The lots within the subdivision will be served by 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street. The development will have full off-site improvements along all public streets. The over height retaining wall and increased finished grade occurs at the perimeter of the site along Lindell Road.

### **Landscaping**

A 15 foot wide landscape area which includes a detached sidewalk is shown along Lindell Road and Serene Avenue. A 6 foot wide landscape area behind an attached sidewalk is shown along Oleta Avenue. Internal to the development a street landscape buffer is shown on 1 side of the entry street.

### **Elevations**

The plans depict 4, one story models up to 23 feet high. All the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

### **Floor Plans**

The models range in size from 2,200 square feet to 2,770 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms.

### **Applicant's Justification**

The applicant indicates areas farther to the north and south along Lindell Road have developed at over 2 units per acre. The property immediately to the west was zoned and constructed as an R-2 development. Therefore, this site has designed with lots larger than those allowed in R-1 and with similar sized lots and home sizes as the adjacent communities, making the requested zone change appropriate and compatible. Additionally, the applicant further indicates this development will provide all 1 story homes.

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Mix of developed & undeveloped single family residences
West	Residential Suburban (up to 8 du/ac)	R-2	Developed single family residences

### Related Applications

Application Number	Request
TM-21-500155	A tentative map for 15 residential lots on 5 acres is a companion item on this agenda.
VS-21-0541	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

#### Current Planning

#### Zone Change

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

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

The applicant indicates that there has been changes since the last amendment to the Enterprise Land Use Plan with the approval and construction of an adjacent R-2 zoned subdivision to the west and the developments farther to the north and south along Lindell Road which have been approved and constructed for R-D zoned subdivisions.

Although there are existing suburban residential developments in the area, those developments are 330 feet west of Lindell Road which makes this development fully within the Rural Neighborhood Preservation (RNP) area. As a result, the developments that are 330 feet west of Lindell Road should act as a buffer between the more intense suburban uses and the RNP to the east of that alignment. Therefore, staff finds that there has not been a change in law, policies, trends, or facts that have substantially changed the character or condition on the west side of Lindell Road.

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

The applicant indicates that the proposed development will serve as a buffer from the more intense uses while providing transitional lot sizes between the R-2 zoned lots to the west and R-E zoned lots to the east.

Developments to the north, east, and south are zoned R-E and R-E (RNP-I). However, staff finds approval of this project will allow more dense zoning with substantially smaller lot sizes to intrude into an existing RNP area. The intent of a balanced land use plan is to encourage an orderly development pattern with an appropriate spatial distribution of land uses that complement each other. This request for suburban medium density residential development in a neighborhood that is contiguous to a development that is zoned R-E (RNP-I) (to the north) is out of character with development in the immediate area. It has always been an adopted and accepted policy that any transitional land use and transitional density occurs on the perimeter, outside of an RNP and not within unless adopted through a major land use update. Several parcels to the west, were designed and planned as the transitional land use with the Residential Low (up to 3.5 dwelling units per acre) designation and intended to buffer the denser and more intense land uses to the RNP to the east. Therefore, staff finds the proposed project is not compatible with the density of the existing and planned land uses in the surrounding area.

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

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

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

Based on information received from the Clark County School District, the elementary school, middle school, and high school located within the corresponding school zone were over-capacity for the 2020-2021 school year. Staff is concerned that the cumulative impact from the individual student yield of this project and future projects in the immediate area may further exacerbate the existing capacity situations, especially since this area was not planned to accommodate the number of additional residential units and no new schools are planned in the future.

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

The applicant states the development of low-density homes, such as this proposal is appropriate and compatible with the area and the goals of Clark County.

Staff finds that the proposed single family residential development is in an existing Rural Neighborhood Preservation area, and therefore, is not compliant with Land Use Goal 6 to provide for large lot residential with estate homes. Therefore, the request does not conform to the policies in the Comprehensive Master Plan for development in this area and is also in conflict with Urban Specific Policy 8 which discourages nonconforming zone changes.

### **Summary**

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

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

#### **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.

A waiver of development standards is needed for the proposed walls along the north and portions of the east property lines. The primary reasoning for the over height walls is the land slopes from west to east, but they are draining the proposed lots from north to south, resulting in the need for an over height retaining wall at the rear of some of the lots. However, since the overall residential subdivision design cannot function independent of the zone change and design review #1, which staff is not supporting, staff cannot support this portion of the 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.

#### **Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran 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 McCarran 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 22, 2021 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

If approved:

- Resolution of Intent to complete in 4 years;
- Maximum of 15 lots;
- Maximum 1 story homes;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Lindell Road, 35 feet to the back of curb for Serene Avenue, 30 feet for Oleta Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works

from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0150-2021 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RICHMOND AMERICAN HOMES OF NEVADA INC.

**CONTACT:** KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119







# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 4A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> NONCONFORMING (NZC)</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 style="padding-left: 20px;"><input type="checkbox"/> PUBLIC HEARING</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>	<b>STAFF</b>	<p>APP. NUMBER: <u>NZC-21-0540</u>      DATE FILED: <u>9-22-21</u></p> <p>PLANNER ASSIGNED: <u>RK</u></p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DATE: <u>10-27-21</u></p> <p>PC MEETING DATE: <u>11-16-21</u>      R-E to R-1</p> <p>BCC MEETING DATE: <u>12-22-21</u>      RNP/RNP-I</p> <p>FEE: <u>\$3,125.00</u>      JO</p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Khusrow Roohani Family Trust</u></p> <p>ADDRESS: <u>9500 Hillwood Drive #201</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89113</u></p> <p>TELEPHONE: <u>702-823-2300</u>      CELL: <u>702-249-0777</u></p> <p>E-MAIL: <u>kroohani@gmail.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Richmond American Homes</u></p> <p>ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89139</u></p> <p>TELEPHONE: <u>(702) 240-5605</u>      CELL: _____</p> <p>E-MAIL: <u>angela.pinley@mdch.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Kimley-Horn</u></p> <p>ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89119</u></p> <p>TELEPHONE: <u>(702) 623-7233</u>      CELL: _____</p> <p>E-MAIL: <u>cameron.hart@kimley-horn.com</u>      REF CONTACT ID #: _____</p>

**ASSESSOR'S PARCEL NUMBER(S):** 176-24-201-015

**PROPERTY ADDRESS and/or CROSS STREETS:** SWC Lindell Rd and W Oleta Ave

**PROJECT DESCRIPTION:** 5.0 acre project with 15 single-family residential units, zone change to R-1

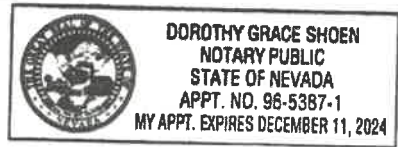
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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]      Khusrow Roohani, Trustee  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 16, 2021 (DATE)  
 By Khusrow Roohani, Trustee

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. Page 1 of 3

# Kimley»»Horn

August 23, 2021

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

N20-21-0540

**RE: Lindell & Oleta  
Justification Letter for Land Use and Vacation Applications (Non-Conforming Zone  
Change, Waiver of Development Standards and Design Review)  
APN: 176-24-201-015**

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the Land Use Application for a Non-Conforming Zone Change to R-1, a Waiver of Development Standards, Design Review, and a Vacation Application. The subject project is a proposed residential subdivision located at the SWC of Lindell Road and Oleta Avenue (APN: 176-24-201-015) herein referred to as the "Site."

The approximate 5.0-acre site is currently vacant, undeveloped land zoned as Rural Estates Residential (R-E). The site falls within the Enterprise Land Use Plan Area, Community District 3/6. The site is bound by properties with existing zoning as follows:

- North: Rural Estates Residential (R-E)
- East: Rural Estates Residential (R-E)
- South: Rural Estates Residential (R-E)
- West: Medium Density Residential (R-2)

In addition to the properties, the site is bound by Oleta Avenue to the north, Lindell Road to the east and Serene Avenue to the south.

The proposed project includes a non-conforming zone change from Rural Estates Residential (R-E) to Single Family Residential District (R-1), which offers an appropriate transition correlating with the surrounding zoning. The proposed project consists of fifteen (15) single-family residential units with a minimum lot square footage of 6,796 square feet, a maximum of 12,168 square feet and an average of 8,690 square feet. The proposed lots measure a minimum of 60-feet by 115-feet. The resulting density for the subdivision is 3.0± du/ac. Access to the proposed development will be provided by proposed a driveway off Lindell Road.

The proposed architecture for the project includes 4 one-story plans that range in size from 2,220 square feet to 2,770 square feet. Each home will have 2-3 car garage, 3-5 bedrooms, and a 20' driveway. The proposed floor plans and elevations are included in the submittal package.

Perimeter landscaping and typical setbacks for R-1 zoned development will be maintained per Title 30 development standards. The proposed project will provide a minimum of 6 feet of landscape buffer behind the attached sidewalk along Oleta Avenue. The project will also provide 10 feet of landscaping separated by a 5-foot detached sidewalk along Lindell Road and Serene Avenue. The proposed landscaping design will be consistent with the surrounding area and will conform with jurisdictional standards. All landscaping will comply with the approved Southern Nevada Regional Plant List.

A Waiver of Development Standards is being requested for proposed retaining walls greater than the maximum height of three (3) feet. With the existing terrain of the project site featuring approximately six (6) feet of fall across the west to east, the perimeter retaining walls along the Lindell Road frontage will contain a maximum of five (5) feet. A maximum of six (6) feet of screen wall will be placed on top of this wall to provide fall protection and privacy to the lots adjacent to Lindell Road. Besides the Waiver of Development Standards, the site improvements will comply with Clark County Title 30 Development Code and include paving, landscaping, curb, gutter, sidewalk, underground utilities, accessibility, and positive drainage. Half street improvements, including sidewalk, are anticipated along the Oleta Avenue, Lindell Road and Serene Avenue frontages adjacent to the development.

A Design Review is being requested for proposed fill over eighteen (18) inches. The existing terrain of the project site features approximately 6 feet of fall across the site from west to east, with the majority of the site depressed 1-2 feet below the adjacent rough-graded roadway alignments. Also, the existing development to the west, Arlington Heights, is elevated approximately 2-3 feet above the natural grade utilizing retaining walls along the shared property boundary. The highest existing grade, at the northwest corner of the property, is 2432' and the lowest existing grade, at the southeast corner of the property, is 2423'. With the development of the residential community, portions of the site will be filled to elevate the finished grade relative to the adjacent existing grades in order to protect the site from offsite storm water flows and maintain natural drainage patterns. The maximum finished grade onsite will be 2429'. A maximum height of five (5) feet of fill is conservatively requested for the Design Review to account for the highest proposed finished floor elevation relative to existing grade onsite. Approximately 6,000 cubic yards of fill material is anticipated for this project.

The following BLM right-of-way grant were for 45'-width collector roads along Serene Avenue and Lindell Road. To provide a detached sidewalk and match the surrounding area, 10' of Right-of-Way will be required to be vacated. The right-of-way grant to be vacated is described below:

- A portion of that certain Bureau of Land Management Right-of-Way Grant by case file number N-75197 and recorded in Book 20011221, as Instrument Number 0000804, Official Records, Clark County, lying within the East Half (E1/2) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 24, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada

The vacation application and corresponding documents are included with this submittal for your review.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,  
Kimley-Horn and Associates



Eric Hopkins, P.E.  
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada  
Erica Goff, Richmond American Homes of Nevada  
Cameron Hart, Kimley-Horn



11/16/21 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

LINDELL RD/SERENE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0541-ROOHANI KHUSROW FAMILY TRUST:**

**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road (alignment) and Westwind Road (alignment), and between Serene Avenue (alignment) and Oleta Avenue within Enterprise (description on file). JJ/rk/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-24-201-015

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 10 foot wide portion of a Bureau of Land Management (BLM) right-of-way grant along Lindell Road and Serene Avenue. The applicant indicates the vacation is required to accommodate a detached sidewalk in conjunction with a residential development. Additionally, the BLM grants are no longer necessary for the proposed development or surrounding area as private and public streets will be constructed to provide proper drainage and access to the development.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mix of developed & undeveloped single family residences
West	Residential/Suburban (up to 8 du/ac)	R-2	Single family residences

**Related Applications**

Application Number	Request
NZC-21-0540	A nonconforming zone change to reclassify this site to R-1 zoning for a single family residential development is a companion item on this agenda.
TM-21-500155	A tentative map for 15 residential lots on 5 acres is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 22, 2021 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 35 feet to the back of curb for Lindell Road, 35 feet to the back of curb for Serene Avenue, 30 feet for Oleta Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RICHMOND AMERICAN HOMES OF NEVADA INC.

**CONTACT:** KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT







# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 5A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0541</u> DATE FILED: <u>9-22-21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>10-27-21</u> PC MEETING DATE: <u>11-16-21</u> BCC MEETING DATE: <u>12-22-21</u> FEE: <u>\$ 875.00</u>  <div style="text-align: right;">R-1 RNP JJ</div>
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PROPERTY OWNER	NAME: <u>Khusrow Roohani Family Trust</u> ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-823-2300</u> CELL: <u>702-249-0777</u> E-MAIL: <u>kroohani@gmail.com</u>
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APPLICANT	NAME: <u>Richmond American Homes</u> ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(702)240-5605</u> CELL: _____ E-MAIL: <u>Angela.Pinley@mdch.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Kimley-Horn</u> ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702)623-7233</u> CELL: _____ E-MAIL: <u>cameron.hart@kimley-horn.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-24-201-015

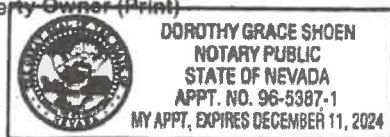
PROPERTY ADDRESS and/or CROSS STREETS: SWC Lindell Rd and W Oleta Ave

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)\*

Khusrow Roohani, Trustee  
 Property Owner (Print)

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

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

**RE: Lindell & Oleta  
Justification Letter for Land Use and Vacation Applications (Non-Conforming Zone  
Change, Waiver of Development Standards and Design Review)  
APN: 176-24-201-015**

To whom it may concern,

Kimley-Horn, on behalf of Richmond American Homes of Nevada, is respectfully submitting this Justification Letter in accordance with the Land Use Application for a Non-Conforming Zone Change to R-1, a Waiver of Development Standards, Design Review, and a Vacation Application. The subject project is a proposed residential subdivision located at the SWC of Lindell Road and Oleta Avenue (APN: 176-24-201-015) herein referred to as the "Site."

The approximate 5.0-acre site is currently vacant, undeveloped land zoned as Rural Estates Residential (R-E). The site falls within the Enterprise Land Use Plan Area, Community District 3/6. The site is bound by properties with existing zoning as follows:

- North: Rural Estates Residential (R-E)
- East: Rural Estates Residential (R-E)
- South: Rural Estates Residential (R-E)
- West: Medium Density Residential (R-2)

In addition to the properties, the site is bound by Oleta Avenue to the north, Lindell Road to the east and Serene Avenue to the south.

The proposed project includes a non-conforming zone change from Rural Estates Residential (R-E) to Single Family Residential District (R-1), which offers an appropriate transition correlating with the surrounding zoning. The proposed project consists of fifteen (15) single-family residential units with a minimum lot square footage of 6,796 square feet, a maximum of 12,168 square feet and an average of 8,690 square feet. The proposed lots measure a minimum of 60-feet by 115-feet. The resulting density for the subdivision is 3.0± du/ac. Access to the proposed development will be provided by proposed a driveway off Lindell Road.

The proposed architecture for the project includes 4 one-story plans that range in size from 2,220 square feet to 2,770 square feet. Each home will have 2-3 car garage, 3-5 bedrooms, and a 20' driveway. The proposed floor plans and elevations are included in the submittal package.

Perimeter landscaping and typical setbacks for R-1 zoned development will be maintained per Title 30 development standards. The proposed project will provide a minimum of 6 feet of landscape buffer behind the attached sidewalk along Oleta Avenue. The project will also provide 10 feet of landscaping separated by a 5-foot detached sidewalk along Lindell Road and Serene Avenue. The proposed landscaping design will be consistent with the surrounding area and will conform with jurisdictional standards. All landscaping will comply with the approved Southern Nevada Regional Plant List.

A Waiver of Development Standards is being requested for proposed retaining walls greater than the maximum height of three (3) feet. With the existing terrain of the project site featuring approximately six (6) feet of fall across the west to east, the perimeter retaining walls along the Lindell Road frontage will contain a maximum of five (5) feet. A maximum of six (6) feet of screen wall will be placed on top of this wall to provide fall protection and privacy to the lots adjacent to Lindell Road. Besides the Waiver of Development Standards, the site improvements will comply with Clark County Title 30 Development Code and include paving, landscaping, curb, gutter, sidewalk, underground utilities, accessibility, and positive drainage. Half street improvements, including sidewalk, are anticipated along the Oleta Avenue, Lindell Road and Serene Avenue frontages adjacent to the development.

A Design Review is being requested for proposed fill over eighteen (18) inches. The existing terrain of the project site features approximately 6 feet of fall across the site from west to east, with the majority of the site depressed 1-2 feet below the adjacent rough-graded roadway alignments. Also, the existing development to the west, Arlington Heights, is elevated approximately 2-3 feet above the natural grade utilizing retaining walls along the shared property boundary. The highest existing grade, at the northwest corner of the property, is 2432' and the lowest existing grade, at the southeast corner of the property, is 2423'. With the development of the residential community, portions of the site will be filled to elevate the finished grade relative to the adjacent existing grades in order to protect the site from offsite storm water flows and maintain natural drainage patterns. The maximum finished grade onsite will be 2429'. A maximum height of five (5) feet of fill is conservatively requested for the Design Review to account for the highest proposed finished floor elevation relative to existing grade onsite. Approximately 6,000 cubic yards of fill material is anticipated for this project.

The following BLM right-of-way grant were for 45'-width collector roads along Serene Avenue and Lindell Road. To provide a detached sidewalk and match the surrounding area, 10' of Right-of-Way will be required to be vacated. The right-of-way grant to be vacated is described below:

- A portion of that certain Bureau of Land Management Right-of-Way Grant by case file number N-75197 and recorded in Book 20011221, as Instrument Number 0000804, Official Records, Clark County, lying within the East Half (E1/2) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 24, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada

The vacation application and corresponding documents are included with this submittal for your review.

We look forward to working with Comprehensive Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,  
Kimley-Horn and Associates



Eric Hopkins, P.E.  
Owner/Developer Correspondent

CC: Angela Pinley, Richmond American Homes of Nevada  
Erica Goff, Richmond American Homes of Nevada  
Cameron Hart, Kimley-Horn



11/16/21 PC AGENDA SHEET

LINDELL & OLETA  
(TITLE 30)

LINDELL RD/SERENE AVE

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-21-500155-ROOHANI KHUSROW FAMILY TRUST:**

**TENTATIVE MAP** consisting of 15 single family residential lots and common lots on 4.9 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Lindell Road and the north side of Serene Avenue within Enterprise. JJ/rk/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-24-201-015

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.9
- Number of Lots: 15
- Density (du/ac): 3.1
- Minimum/Maximum Lot Size (square feet): 6,796/12,168
- Project Type: Single family residential development

The plans depict a single family residential development totaling 15 single family lots and 2 common area lots on 4.9 acres. The density of the overall development is shown at 3.1 dwelling units per acre. The lots range in size from a minimum of 6,796 square feet to a maximum of 12,168 square feet. The development will have one point of access from Serene Avenue to the east. The lots within the subdivision will be served by 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mix of developed & undeveloped single family residences
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residences

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-21-0540	A nonconforming zone change to reclassify this site to R-1 zoning for a single family residential development is a companion item on this agenda.
VS-21-0541	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**

**Current Planning**

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

**Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran 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 McCarran 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 22, 2021 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Maximum of 15 lots.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Lindell Road, 35 feet to the back of curb for Serene Avenue, 30 feet for Oleta Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

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

#### **Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0150-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RICHMOND AMERICAN HOMES OF NEVADA INC.  
**CONTACT:** KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT





# TENTATIVE MAP APPLICATION 6A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-21-500155</u>	DATE FILED: <u>9-22-21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>10-27-21</u>
		TAB/CAC: <u>Enterprise</u>	PC MEETING DATE: <u>11-16-21</u>
		BCC MEETING DATE: <u>12-22-21</u>	R-1
		FEE: <u>\$750.00</u>	RNP
			JJ

<b>PROPERTY OWNER</b>	NAME: <u>Khusrow Roohani Family Trust</u>
	ADDRESS: <u>9500 Hillwood Drive #201</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-823-2300</u> CELL: <u>702-249-0777</u>
	E-MAIL: <u>kroohani@gmail.com</u>

<b>APPLICANT</b>	NAME: <u>Richmond American Homes</u>
	ADDRESS: <u>7770 S. Dean Martin Drive, Suite 308</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u>
	TELEPHONE: <u>(702) 240-5605</u> CELL: _____
	E-MAIL: <u>angela.pinley@mdch.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Kimley-Horn</u>
	ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 623-7233</u> CELL: _____
	E-MAIL: <u>cameron.hart@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-24-201-015

PROPERTY ADDRESS and/or CROSS STREETS: SWC Lindell Rd and W Oleta Ave

TENTATIVE MAP NAME: Lindell and Oleta

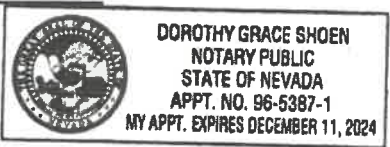
I, We the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 16, 2021 (DATE)  
 By Khusrow Roohani, trustee

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.



11/16/21 PC AGENDA SHEET

MULTIPLE FAMILY DEVELOPMENT  
(TITLE 30)

DECATUR BLVD/PYLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-21-0571-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 9.6 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 parking, 2) increase building height; and 3) reduce setback.

**DESIGN REVIEWS** for the following: 1) multiple family development; 2) alternative parking lot landscaping; and 3) finished grade.

Generally located on the east side of Decatur Boulevard and north of Pyle Avenue within Enterprise (description on file). JJ/md/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

177-30-201-004; 177-30-201-005; 177-30-204-006

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to 357 parking spaces where 471 parking spaces are required per Table 30.6-1 (a 24.2% reduction).
2. Increase wall height to 8 feet where 6 feet is the maximum permitted per Section 30.64.020 (a 33% increase).
3. Reduce the side street (corner) setback for carports to 6 feet where a minimum setback of 20 feet is required Table 30.40-3 (a 70% reduction).

**DESIGN REVIEWS:**

1. Multiple family development.
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increase finished grade to 108 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 500% increase).

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 9.6
- Number of Units: 240
- Density (du/ac): 25.3
- Project Type: Multiple family development
- Number of Stories: 3
- Building Height (feet): 40 (multiple family buildings)/21.5 (recreation building)
- Square Feet: 60,148 (multiple family buildings)/8,000 (recreation building)
- Open Space Required/Provided: 24,000/80,919
- Parking Required/Provided: 471/357

#### **Neighborhood Meeting Summary**

This request is for a nonconforming zone change to reclassify 9.6 acres from an R-E zoning district to an R-5 zoning district to allow a multiple family residential development. The applicant conducted a neighborhood meeting on August 26, 2021. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Four people attended the meeting and expressed concerns with the requested zoning district and inquired about right-of-way improvements for Decatur Boulevard.

#### Request

The proposed multiple family development has been submitted as an affordable housing project. Per the Housing Element within the Clark County Comprehensive Master Plan, income levels referenced within the Element are defined by the Federal Department of Housing and Urban Development as follows: (1) a "moderate-income household" is any household earning up to 80 percent of the area median income; (2) a "low-income household" is any household earning up to 50 percent of the area median income; and (3) an "extremely low-income household" is any household earning up to 30 percent of the area median income. "Assisted housing" generally means owner-occupied or rental housing that is subject to restrictions on rent or sale prices as a result of one or more project-based governmental subsidies.

#### Site Plans & Request

The plans depict a multiple family residential development situated on a 9.6 acre project site consisting of 240 dwelling units with a density of 25.3 units per acre. The proposal consists of 7 multiple family buildings within the boundaries of the project site. A recreational building is centrally located within the project site, between building 2 and building 6. Building 1 is set back 27 feet from the west property line, adjacent to Decatur Boulevard, and 38 feet from the south property line along Pyle Avenue. Building 2 is set back 75 feet from the south property line and 60 feet from the southeast property line, adjacent to the existing tavern. Building 7 is set back 27 feet from the west property line along Decatur Boulevard. Building 5 is set back 21 feet from the north property line, adjacent to the undeveloped parcels, and 35 feet from the east property line along Ullom Drive. Building 3 and building 4 are set back 80 feet from the east property line adjacent to Ullom Drive. The development requires 24,000 square feet of open

space where 80,919 square feet of open space is provided. Open space is centrally located within the project site and consists of a recreational building, swimming pool, playground area, dog park, and greenspace. All 7 multiple family buildings, and the recreation building, are connected by a series of 5 foot wide pedestrian walkways within the interior of the site. A 5 foot wide detached sidewalk is provided along Pyle Avenue and Decatur Boulevard, per Code requirements. Access to the project site is granted via a single driveway along Decatur Boulevard, with ingress and egress to the development controlled by a security gate. A secondary pedestrian access gate is located at the northeast corner of the project site, adjacent to Ullom Drive, connecting to a proposed 5 foot wide attached sidewalk. The multiple family development requires 471 parking spaces where 357 parking spaces are provided, necessitating a waiver of development standards to reduce parking. Two carports are located along the eastern portion of the site, with a setback of 6 feet from Ullom drive, requiring a waiver of development standards to reduce the side street (corner) setback. An increase to finished grade is also part of this request, with the largest increase occurring within the central portion of the project site.

#### Landscaping

The plans depict a 15 foot wide landscape area along Decatur Boulevard and Pyle Avenue featuring a 5 foot wide detached sidewalk. Twenty-four inch box trees, in addition to shrubs and groundcover, are planted within the street landscape areas. A 6 foot wide landscape area, located behind an attached 5 foot wide sidewalk, is proposed along Ullom Drive. Twenty-four inch box trees, in addition to shrubs and groundcover, are planted within the street landscape area. A decorative 8 foot high block wall is proposed along the north property line of the project site and behind the street landscaping along Ullom Drive, requiring a waiver of development standards for increased wall height. In lieu of providing the required amount of landscape finger islands within the interior of the site, specifically where carports are proposed, additional trees have been distributed throughout the interior of the development. The development requires a total of 90 medium trees within the interior of the parking lot. The site has been designed to include an additional 36 trees (111 medium trees and 15 large trees) that will be distributed throughout the interior of the project site.

#### Elevations

The 3 story multiple family residential buildings extend up to 40 feet in height up to the top of the parapet wall. The exterior materials of the buildings consist of stucco and decorative wrought iron railings around the third floor balconies. The recreation building measures 21.5 feet in height up to the top of the parapet wall. The exterior of the building consists of stucco and foam trim. The mass of the buildings area reduced by off-set surface planes, parapet walls, and pitched concrete tile roofs along the roofline at varying heights. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls. All buildings are painted with neutral, earth tone colors. The carport structures measure 9.5 feet in height consisting of cold formed steel structural members. The carports will be painted to match the buildings.

#### Floor Plans

The plans consist of 36 one bedroom units, 120 two bedroom units, and 84 three bedroom units. The recreation building measures 8,000 square feet and consists of an exercise room, lounge area, computer room, activity room, multi-purpose room, kitchen, restroom and shower facilities

for the pool area, mail room, leasing offices, pool equipment room, storage area, and an outside patio.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant, Nevada Hand, focuses on providing high quality affordable housing to families, seniors, and those needing assisted living. The applicant states to help Clark County achieve its affordable housing goals in the Comprehensive Master Plan Housing Element (2019), this property was selected because of the need for affordable family housing in the area and its excellent location being close to shopping, a new school, and a Boys and Girls Club.

The applicant states they own and manage over 7,000 apartments locally. The ratio of cars owned by low-income family residents ranges between 1.10 to 1.36 cars per apartment, supported by our recent property survey below. Unused impervious asphalt contributes to the heat island affect, thus the off-setting benefit. The parking provided for the proposed development exceeds the projected demand. The proposed increase to the wall height will reduce the chance of people climbing over the wall and entering the development. The increased wall height will also provide more privacy for the residents of the development. The site as designed is providing additional large and medium trees along the perimeter of the site and the interior to meet or exceed the required number thus meeting the standards for alternative parking lot landscaping. The applicant states the increase in finished grade is necessary to ensure the building is set high enough above the grade along Decatur Boulevard and Pyle Avenue to provide adequate flood protection for the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
LUP-20-700109	Redesignate the land use category from BDRP (Business and Design/Research Park) to RUC (Residential Urban Center)	Withdrawn by BCC	July 2020
LUP-20-700108	Redesignate the land use category from BDRP (business and design/research park) to RUC (Residential Urban Center)	Withdrawn by BCC	July 2020
LUP-20-700107	Redesignate the land use category from BDRP (Business and Design/Research Park) to RUC (Residential Urban Center)	Withdrawn by BCC	July 2020

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Undeveloped
South	Residential High (8 to 18 du/ac)	RUD	Undeveloped
East	Business and Design/Research Park	RUD & C-2	Tavern & undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Office Professional & Residential Medium (3 to 14 du/ac)	R-2 & R-E	Single family residential development & undeveloped

The subject property and the surrounding area are located within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0572	A request to vacate patent easements and rights-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

**Zone Change**

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

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

The applicant states the property is situated in an area that is currently undergoing significant development. The area is quickly becoming a residential area. Decatur Boulevard currently serves as a major gateway to Southern Highlands as well as the Blue Diamond Corridor. With the significant growth along Blue Diamond and the south end of the Las Vegas Strip the need for affordable housing has become a local and regional dilemma. This development fits the need as it will be an affordable housing option for residents of Clark County.

Staff finds that since the 2014 adoption of the Enterprise Land Use Plan, several residential developments have been approved and/are currently under development within the surrounding area. Immediately to the east of the proposed development, across Ullom Drive, is a previously approved single family residential development (NZC-20-0477) zoned RUD with a planned land use of Business and Design/Research Park. To the south and southeast of the project site, across Pyle Avenue, are 2 recently approved single family residential developments zoned RUD (ZC-20-0513) and R-2 (ZC-20-0265) with planned land uses of Residential High and Residential Suburban, respectively. Immediately to the west of the proposed development, across Decatur Boulevard, is an existing R-2 zoned single family residential development. To the southwest of

the project site, across Pyle Avenue, is an existing R-2 zoned single family residential development currently under construction. The trend for additional residential development within the immediate area makes the proposed R-5 zoning 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.*

The applicant indicates the proposed project will not adversely affect the neighborhood as multiple family housing provides for a mix of housing options and is typically deemed a low impact use. Also, the development will only have access from Decatur Boulevard which is a major collector thus minimizing any impact to the other adjacent roads. In addition to this the neighborhood businesses will only benefit from the support of the new residents.

Immediately to the east of the project site, across Ullom Drive, is a previously approved single family residential development (NZC-20-0477) zoned RUD with a density of 9.8 dwelling units per acre and a planned land use of Business and Design Research Park. To the south of the proposed development, across Pyle Avenue, is a recently approved planned unit development consisting of townhouses zoned RUD (ZC-20-0513) with a density of 15.6 dwelling units per acre. To the southeast of the project site, across Pyle Avenue, is a previously approved single family residential development (ZC-20-0265) with a density of 7 dwelling units per acre and a planned land use of Residential Suburban. To the west of the project site is an existing single family residential development zoned R-2 with a density of 6.7 dwelling units per acre and a planned land use of Residential Medium. Furthermore, to the southwest of the proposed development, across Pyle Avenue, is a single family residential development currently under construction zoned R-2 with a density of 6.4 dwelling units per acre and a planned land use of Residential Medium. Therefore, the proposed R-5 zoning is compatible with the density and intensity of the existing and planned land uses in the area. The multiple family development should provide an appropriate transition from the R-2 zoned single family residential development to the west and the previously approved RUD single family residential development to the east.

- 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.*

According to the applicant, there will not be an adverse effect on these facilities and services, as the proposed development is multiple family housing. Multiple family presents minimal effect on schools or roads as seniors tend to drive less often and have fewer cars. There will be no access on Pyle Avenue or Ullom Drive, so the development would not affect the single-family neighborhoods to the north, south, and east. The building will have the proper and latest fire suppression equipment included in its design. The access to the site will be off Decatur Boulevard which is a major collector and the impact should not affect current traffic. Water and sewer provisions are adjacent to the site in Pyle Avenue and Ullom Drive. Drainage is not an issue as those concerns are addressed in pre-development studies and civil drawings in the design phase of the project, with appropriate actions put into place.



There has been no indication from service providers that this request will have an adverse or substantial effect on public facilities and services. The school district has indicated that this development would generate 33 additional elementary school, 16 middle school, and 18 high school students. The school district indicates Ortwein Elementary School is under capacity by 154 students. Tarkanian Middle School and Desert Oasis High School are over capacity by 447 and 595 students, respectively.

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

The applicant states the project meets the plans, goals, and policies of the Clark County's Consolidated Plan, to bring much needed affordable and senior housing to Southern Nevada, a critical need across the Nation. In Nevada, in 2019, a shortage of over 90,292 (or 19 percent of renter households that are low income is indicated, with a shortage of over 73,158 rental homes affordable and available for lowincome renters. The numbers continue to increase without the construction of more affordable housing to meet the need. This project will create 240 new units of affordable, market and lowincome units for the area. Although this is a nonconforming use according to the County's current land use standards, the involvement of the neighborhood indicates that a project of this nature can not only conform but enhance the area, adding diversity and vitality, one of the current goals of affordable housing.

The Comprehensive Master Plan Housing Element states that providing affordable housing to low-income households is critical to ensuring that all residents have access to the diverse housing opportunities that exist in Clark County, and that existing disparities are reduced rather than exacerbated. Research shows that investing in affordable housing for lower income households yields a host of positive social and economic outcomes in areas such as education, employment, physical and mental health, and a more sustainable/stable community, especially for children and families. Sustaining a strong economy requires a sufficient affordable housing supply for everyone throughout the income spectrum.

Staff finds the proposed nonconforming zone change complies with multiple goals and policies of the Comprehensive Master Plan Housing Element, including the following: 1) Encourage development of affordable housing units whenever possible as a share of the countywide need for affordable housing, consistent with the County HUD Consolidated Plan; 2) Maintain housing affordability over extended periods, usually 20 years to 50 years; 3) Reduce the cost burden for households by supporting the creation and preservation of affordable housing; 4) Implement Clark County's Housing Element through the combination of its adopted HUD Consolidated Plan and Land Use Plans; 5) Ensure housing opportunities for low-income households are dispersed throughout the County to support inclusion close to amenities and employment opportunities; 6) Encourage acquisition of housing by non-profit organizations, land trusts or tenants, thereby protecting housing from upward pressure on prices and rents; and 7) Achieve a mix of quality housing types that are attractive and affordable to a diversity of ages, incomes, mobility, household types, household sizes, and cultural backgrounds.

## **Summary**

### **Zone Change**

A substantial increase in residential development in the area since the last adoption of the Enterprise Land Use Plan has contributed to an increased demand for affordable housing. In addition, the proposed R-5 zoning is compatible with the density and intensity of the surrounding development and planned uses. Utility purveyors have not indicated that the zoning would negatively impact public facilities and services, and the proposed zoning complies with goals and policies in the Comprehensive Master Plan; therefore, staff can support the nonconforming zone boundary amendment to R-5 zoning.

### **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 has provided quantitative parking data from the other multiple family developments they own and operate. Although a 24.2 percent reduction to parking is significant, alternative modes of transportation, such as mass transit, are located nearby on Decatur Boulevard within walking distance of the development. Staff finds the reduced parking should have minimal to no impact on the surrounding properties; therefore, recommends approval.

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

Staff has no objection to the proposed increase in wall height along the north property line, adjacent to the undeveloped land planned for Business and Design/Research Park, and along the east property line, adjacent to Ullom Drive. The block wall will be decorative in nature and will provide additional security and privacy for the residents of the development. Furthermore, the decorative block wall is set back behind the required landscape area of 6 feet, along Ullom Drive. The increased wall height should have minimal to no impact on the surrounding land uses and properties; therefore, staff recommends approval.

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

Staff typically does not support requests to significantly reduce the setback for proposed structures. However, the setback reduction only applies to 2 carports located along the eastern portion of the project site. The carports are located behind a proposed 8 foot high decorative block wall, which is located behind a landscape area measuring 6 feet in width adjacent to a 5 foot wide attached sidewalk along Ullom Drive. The reduced carport setbacks should have minimal to no impact on the surrounding land uses and properties; therefore, staff recommends approval.

#### **Design Review #1**

The proposed multiple family development is located at the corner of an arterial street, Decatur Boulevard, and a collector street, Pyle Avenue. Access to the project site is granted via Decatur

Boulevard only, thereby reducing the potential for additional vehicular traffic onto Ullom Drive, a local street. Staff finds the proposed multiple family residential development complies with several goals and policies within the Comprehensive Master Plan. Urban Specific Policy 51 encourages several amenities such as usable open space, swimming pools, and community centers; Policy 54 encourages multiple family buildings to be oriented in varying directions to avoid the monotony of a linear pattern; and Policy 55 encourages design alternatives to reduce the visual mass of buildings. With this development, the project provides several amenities including open space, a swimming pool, clubhouse, and fitness center. Furthermore, the buildings include off-set surface planes, an aesthetically pleasing color palette, and parapet walls along the roofline at various heights; therefore, staff can support the design review request.

#### Design Review #2

Staff finds the proposed alternative parking lot landscaping, including the distribution of the trees and landscape finger islands complies with the Comprehensive Master Plan by encouraging screened parking areas and extensive landscaping. The multiple family development requires a total of 90 medium trees within the interior of the parking lot. The site has been designed to include an additional 36 trees (111 medium trees and 15 large trees) that will be distributed throughout the interior of the development. The proposed landscaping will reduce the "heat island" effect, and improve the aesthetics of the project site and the surrounding area. Staff finds that the request to permit alternative parking lot landscaping within the interior of the site is reasonable. Approximately 36 additional trees will be planted within the interior of the site, in lieu of the required landscape finger islands. The trees will provide additional shade and improve the overall aesthetics of the multiple family development; therefore, staff recommends approval.

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

##### Design Review #3

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

#### **Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran 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 McCarran International Airport facilities to meet future air traffic demand.

#### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 22, 2021 at 9:00 a.m., unless otherwise announced.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- Resolution of Intent to complete in 3 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Decatur Boulevard improvement project.
- Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the above mentioned projects;
- 90 days to record required right-of-way dedications and any corresponding easements for the above mentioned projects;
- If required by the Regional Transportation Commission, provide a standard bus turnout and shelter pad along Decatur Boulevard on the northeast corner of the intersection with Pyle Avenue.
- 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; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ROBERT FEIBLEMAN**

**CONTACT: CLAYTON NEILSEN, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 7A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" 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 #)	<b>STAFF</b>  APP. NUMBER: <u>N2C-21-0571</u> DATE FILED: <u>9/29/21</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>10/27/21</u> PC MEETING DATE: <u>11/16/21 @ 7:00 P.M.</u> @ 6:00 P.M. BCC MEETING DATE: <u>12/22/21 @ 9:00 A.M.</u> FEE: <u>WAIVED - AFFORDABLE HOUSING PROJECT</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Decatur Pyle LLC</u> ADDRESS: <u>8716 Spanish Ridge #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702.304.1947</u> CELL: _____ E-MAIL: <u>markschnippel@cox.net</u>
	<b>APPLICANT</b>  NAME: <u>Robert Feibleman - Nevada HAND</u> ADDRESS: <u>295 E Warm Springs Rd., Ste. 101</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-410-2730</u> CELL: <u>702-285-4501</u> E-MAIL: <u>rfeibleman@nevadahand.org</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Clayton L. Neilsen</u> ADDRESS: <u>6575 W Russell Rd. Ste. 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-798-7978</u> CELL: <u>480-748-9994</u> E-MAIL: <u>clayton.neilsen@irmeng.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-30-201-005 177-303-204-006

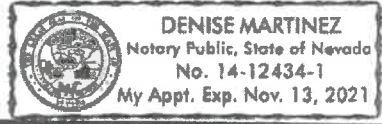
PROPERTY ADDRESS and/or CROSS STREETS: NEC of Decatur Blvd and Pyle Ave

PROJECT DESCRIPTION: A 240 Unit Multi-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.

  
 Property Owner (Signature)\*      MARK A. SCHNIPPSEL  
 Property Owner (Print)  
 STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON August 23, 2021 (DATE)  
 By Mark A. Schnippel  
 NOTARY PUBLIC: [Signature]



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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" 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 #)	<b>STAFF</b>  APP. NUMBER: <u>N26-21-0571</u> DATE FILED: <u>9/29/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>ENTERPRESE</u> TAB/CAC DATE: <u>10/27/21</u> PC MEETING DATE: <u>11/16/21 @ 7:00 P.M.</u> <u>@ 6:00 P.M.</u> BCC MEETING DATE: <u>12/22/21 @ 9:00 A.M.</u> FEE: <u>WAIVED - AFFORDABLE HOUSING PROJECT</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Pyle Decatur LLC</u> ADDRESS: <u>8716 Spanish Ridge #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702 304 1947</u> CELL: <u>(702) 592-5364</u> E-MAIL: <u>markschnippel@cox.net</u>
	<b>APPLICANT</b>  NAME: <u>Robert Feibleman - Nevada HAND</u> ADDRESS: <u>295 E Warm Springs Rd., Ste. 101</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-410-2730</u> CELL: <u>702-285-4551</u> E-MAIL: <u>rfeibleman@nevadahand.org</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Clayton L. Nielsen</u> ADDRESS: <u>6575 W Russell Rd. Ste. 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-798-7978</u> CELL: <u>480-748-9994</u> E-MAIL: <u>clayton.nielsen@gimeng.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-30-201-004

PROPERTY ADDRESS and/or CROSS STREETS: NEC of Decatur Blvd and Pyle Ave

PROJECT DESCRIPTION: A 240 Unit Multi-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, its designees, 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] Mark A. Schnippel  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON The 28<sup>th</sup> day of June 2021 (DATE)  
 By Mark A. Schnippel  
 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.





August 23, 2021

Mr. Mark Donohue  
Principal Planner  
Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89155-1744

Project Number: APR-21-100922  
Reference: Justification Letter  
APN: 17-30-204-004, 005, 006

PLANNER  
COPY

Dear Mr. Donohue:

We are pleased to provide this justification letter to address the development plans for the above referenced parcels. The applicant is requesting a re-zone from Rural Estates Residential to R-5 Multiple-Family Residential District (High Density), Site Plan Review, Design Review and Waiver of Development Standards.

The applicant proposes to construct 240 apartments on 9.51 gross acres at a density of 25.23 units per gross acre where 50 units per acre are allowed. The proposed phased development consists of 36 one-bedroom, 120 two-bedroom, and 84 three-bedroom apartments along with a leasing-recreation building, and outdoor amenities.

For nearly thirty years we have focused on providing high quality affordable housing to families, seniors, and those needing assisted living. Nevada H.A.N.D. has demonstrated that working proactively with elected officials, planning departments, neighbors, its residents, and property management teams; the overall development will be better for all and more sustainable for the life of the property.

To help Clark County achieve its affordable housing goals in the Comprehensive Master Plan Housing Element 2019, this property was selected because of the need for affordable family housing in the area and its excellent location being close to shopping, new school, and a Boys and Girls Club.

In addition to high quality amenity-filled apartments and common areas, Nevada H.A.N.D. provides Resident Service Coordinators, private transportation, and collaboration with other nonprofits to bring services to our residents. This development will be financed through the Low-Income Housing Tax Credit program which is administered by the State of Nevada Housing Division. Rents are based on income, as a percentage of Area Median Income (AMI).

The site plan was mindfully designed taking into account the development code, neighborhood, and future residents.

O (702) 739-3345 F (702) 739-3305 [www.NEVADAHAND.org](http://www.NEVADAHAND.org)  
295 E. Warm Springs Road, Suite 101 Las Vegas, Nevada 89119





**NEVADA HAND**  
CONSTRUCTION

PLANNER  
COPY

We are requesting waivers of the development standards listed below:

1. Parking reduction (Table 30.60-1) from 471 required to 357 (1.49).  
*Justification: The applicant owns and manages over 7,000 apartments locally. The ratio of cars owned by low-income family residents ranges between 1.10 to 1.36 cars per apartment, supported by our recent property survey below. Unused impervious asphalt contributes to the heat island affect, thus the offsetting benefit. The parking provided exceeds the projected demand.*

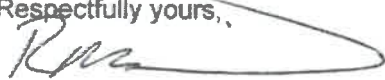
Project Name	Apartments	Cars	Ratio
Apache Pines	302	274	1.10
Boulder Pines	327	264	1.24
Cordero Pines	310	228	1.36
Desert Pines	278	204	1.37
Rome Pines	339	292	1.16

2. Allow for an 8' tall wall along the northern property line and along Ullom Drive (Figure 30.64-8) without increasing the landscape from a 6' landscape to 10'.  
*Justification: The additional 2' of wall reduces the chance is people climbing over and provides more privacy for our residents.*

We are requesting a Design Review for Alternative Parking Lot Landscaping in lieu of a Waiver of Development Standards. Chapter 30.64 Figure 30.64-14 on Page 30.64-19 requires a landscape finger every 6 parking spaces. The site as designed is providing additional large and medium trees along the perimeter of the site and the interior to meet or exceed the required number thus meeting the Alternative Parking Lot Landscaping. The Landscape Plan being submitted as part of this application provides a summary of the number of trees, size and type to exemplify that the request is met.

We are requesting a Design Review for Fill because the site will require more than 18" of fill. This is needed to ensure that the building is set high enough above the grade in Decatur and Pyle to provide adequate flood protection. As part of the Design Review, cross sections have been provided and the maximum fill is anticipated to be 8.86' (106.32") which is an increase over the 18" of 7.36' (88.32").

In summary, Nevada H.A.N.D. has reviewed the development code, neighboring properties, and is pleased to submit this compatible development for your review. We look forward to the opportunity to discuss this application in more detail.

Respectfully yours,  
  
Robert D. Feibleman  
Executive Vice President



July 13, 2021

Mr. Mark Donohue  
Principal Planner  
Clark County Comprehensive Planning  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89155-1744

PLANNER  
COPY

Project Number:  
Reference: Compelling Justification Letter  
APN: 17-30-204-004, 005, 006

Dear Mr. Donohue:

We are pleased to provide this compelling justification letter pursuant to Title 30.08.030. The Criteria to be addressed and justification are provided below:

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

The property is situated in an area that is currently undergoing significant development. The area is quickly becoming a residential area. Decatur Boulevard currently serves as a major gateway to Southern Highlands as well as the Blue Diamond Corridor. With the significant growth along Blue Diamond and the south end of the Las Vegas Strip the need for affordable housing has become a local and regional dilemma. This development fits the need as it will be an affordable housing option for residents of Clark County.

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

The proposed project does not adversely affect the neighborhood as multi-family housing provides for a mix of housing options, is typically deemed a low impact use. Also, the development will only have access from Decatur Boulevard which is a major collector thus minimizing any impact to the other adjacent roads. In addition to this the neighborhood businesses will only benefit from the support of the new residents.

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



There will not be an adverse effect on these facilities and services, as the proposed development is multi-family housing.

- a. Multi-family presents minimal effect on schools or roads as seniors tend to drive less often and have fewer cars.
- b. There will be no access on Pyle Avenue or Ullom Drive, so the development would not affect the single-family neighborhoods to the north, south and east.
- c. The building will have the proper and latest fire suppression equipment included in its design.
- d. The access to the site will be off Decatur Boulevard which is a major collector and the impact should not affect current traffic.
- e. Water and sewer provisions are adjacent to the site in Pyle Avenue and Ullom Drive.
- f. Drainage is not an issue as those concerns are addressed in pre-development studies and civil drawings in the design phase of the project, with appropriate actions put into place.

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

The project meets the plans, goals, and policies of the Clark County's Consolidated Plan, to bring much needed affordable and seniors housing to Southern Nevada, a critical need across the Nation. In Nevada, in 2019, a shortage of over 90,292 (or 19%) of renter households that are low income is indicated, with a shortage of over 73,158 rental homes affordable and available for low-income renters. The numbers continue to increase without the construction of more affordable housing to meet the need. This project will create 240 new units of affordable, market and low-income units for the area.

Although this is a non-conforming use according to the County's current land use standards, the evolution of the neighborhood indicates that a project of this nature can not only conform but enhance the area, adding diversity and vitality, one of the current goals of affordable housing.

We look forward to the opportunity to discuss this application in more detail.

Respectfully yours,

  
Robert D. Feibleman  
Executive Vice President

PLANNER  
COPY

11/16/21 PC AGENDA SHEET

RIGHT-OF-WAY & EASEMENTS  
(TITLE 30)

DECATUR BLVD/PYLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0572-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and between Le Baron Avenue and Pyle Avenue; and a portion of a right-of-way being Decatur Boulevard located between Pyle Avenue and Le Baron Avenue; and a portion of right-of-way being Pyle Avenue located between Decatur Boulevard and Cameron Street within Enterprise (description on file). JJ/md/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

177-30-201-004; 177-30-201-005; 177-30-204-006

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon portions of easements and rights-of-way. The first part of the request is to vacate 33 foot wide patent easements located at the north portion of the project site and a 3 foot wide patent easement located at the northeast portion of the site, adjacent to Ullom Drive. The second part of the request is to vacate 30 foot wide easements, located within the northern portion of the site, as acquired by Clark County in a resolution relative to acquisition of rights-of-way. The vacation of the easements is necessary to develop the project site. The third part of this request is to vacate a 5 foot wide portion of Decatur Boulevard and Pyle Avenue to accommodate the required detached sidewalks along each street.

**Prior Land Use Requests**

Application Number	Request	Action	Date
LUP-20-700109	Redesignate the land use category from Business and Design/Research Park to Residential Urban Center	Withdrawn by BCC	July 2020
LUP-20-700108	Redesignate the land use category from Business and Design/Research Park to Residential Urban Center	Withdrawn by BCC	July 2020
LUP-20-700107	Redesignate the land use category from Business and Design/Research Park to Residential Urban Center	Withdrawn by BCC	July 2020

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	R-E	Undeveloped
South	Residential High (8 to 18 du/ac)	RUD	Undeveloped
East	Business and Design/Research Park	RUD & C-2	Tavern & undeveloped
West	Office Professional & Residential Medium (3 to 14 du/ac)	R-2 & R-E	Single family residential development & undeveloped

The subject property and the surrounding area are located within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-21-0571	A nonconforming zone change to reclassify 9.6 acres from an R-E zone to an R-5 zone for a proposed multiple 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 and right-of-way that are not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 22, 2021 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- If required by the Regional Transportation Commission, provide a standard bus turnout and shelter pad along Decatur Boulevard on the northeast corner of the intersection with Pyle Avenue;
- 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.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ROBERT FEIBLEMAN

**CONTACT:** CLAYTON NEILSEN, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118







# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 8A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

### APPLICATION TYPE

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

DEPARTMENT USE

APP. NUMBER: 16-21-0577 DATE FILED: 9/29/21  
 PLANNER ASSIGNED: MNO  
 TAB/CAC: ENCORP/RSF TAB/CAC DATE: 10/27/21 @ 6:00 P.M.  
 PC MEETING DATE: 11/16/21 @ 7:00 P.M.  
 BCC MEETING DATE: 12/22/21 @ 9:00 A.M.  
 FEE: WAIVED - AFFORDABLE HOUSING PROJECT

PROPERTY OWNER

NAME: Pyle Decatur LLC  
 ADDRESS: 8716 Spanish Ridge Suite 110  
 CITY: Las Vegas STATE: NV ZIP: 89148  
 TELEPHONE: 702-304.1947 CELL: (702) 592-3364  
 E-MAIL: markschnippel@cox.net

APPLICANT

NAME: Robert Feibleman - Nevada HAND  
 ADDRESS: 295 E Warm Springs Rd., Ste. 101  
 CITY: Las Vegas STATE: NV ZIP: 89119  
 TELEPHONE: 702-410-2730 CELL: 702-285-4501  
 E-MAIL: rfeibleman@nevadahand.org  
 REF CONTACT ID #:

CORRESPONDENT

NAME: Clayton L. Neilsen  
 ADDRESS: 6575 W Russell Rd, Ste. 200  
 CITY: Las Vegas STATE: NV ZIP: 89118  
 TELEPHONE: 702-798-7978 CELL: 480-748-9994  
 E-MAIL: clayton.neilsen@lrmeng.com  
 REF CONTACT ID #:

ASSESSOR'S PARCEL NUMBER(S): 177-30-201-004

PROPERTY ADDRESS and/or CROSS STREETS: NEC of Decatur Blvd and Pyle 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 CLARK

SUBSCRIBED AND SWORN BEFORE ME ON The 28<sup>th</sup> day of June 2021 (DATE)

By Mark A. Schnippel  
NOTARY PUBLIC: [Signature]

Mark A. Schnippel

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.



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-21-0572</u> DATE FILED: <u>9/29/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>ENTERPRISE</u> TAB/CAC DATE: <u>10/27/21</u> PC MEETING DATE: <u>11/16/21 @ 7:00 P.M.</u> <u>@ 6:00 PM</u> BCC MEETING DATE: <u>12/22/21 @ 9:00 A.M.</u> FEE: <u>WAIVED - AFFORDABLE</u> <u>HOUSING PROJECT</u>
--	-----------------------	--

<b>PROPERTY OWNER</b>	NAME: <u>Decatur Pyle LLC</u>
	ADDRESS: <u>8716 Spanish Ridge Ave Suite 110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-304-1947</u> CELL: <u>(702) 592-8364</u>
	E-MAIL: <u>markschnippel@cox.net</u>

<b>APPLICANT</b>	NAME: <u>Robert Feibleman - Nevada HAND</u>
	ADDRESS: <u>295 E Warm Springs Rd., Ste. 101</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-410-2730</u> CELL: <u>702-285-4501</u>
	E-MAIL: <u>rfeibleman@nevadahand.org</u> REF CONTACT ID #:

<b>CORRESPONDENT</b>	NAME: <u>Clayton L. Neilsen</u>
	ADDRESS: <u>6575 W Russell Rd, Ste. 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-798-7978</u> CELL: <u>480-748-9994</u>
	E-MAIL: <u>clayton.neilsen@lmeng.com</u> REF CONTACT ID #:

ASSESSOR'S PARCEL NUMBER(S): 177-30-201-005 177-30-204-006

PROPERTY ADDRESS and/or CROSS STREETS: NEC of Decatur Blvd and Pyle 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)\*

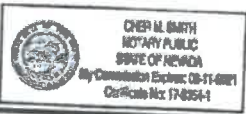
Mark A. Schnippel

Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON The 26<sup>th</sup> of June 2021 (DATE)

By Mark A. Schnippel  
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.

818-045-212

LARRY R. NELSON, P.E.  
President

September 2, 2021

Department of Comprehensive Planning  
Development Review  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89155

PLANNER  
COPY

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

**Reference: Vacation of Right-of-Way and Patent Easement Justification Letter for APN# 177-30-204-006; 177-30-201-004 and 005**

Dear Staff:

On behalf of our client, we are pleased to provide information regarding a Vacation request for the above-mentioned parcel number, which is located on the northeast corner of Decatur Boulevard and Pyle Avenue.

We are proposing to vacate 5' of the right-of-way for Decatur Boulevard and for Pyle Avenue to allow for a 5' landscape area with a 5' detached sidewalk per the requirements of Title 30. The original right-of-way for Decatur Boulevard was dedicated per Book: 2000112 Instrument: 00676. The original right-of-way for Decatur Boulevard was dedicated per Book: 2007014 Instrument: 0001030.

We are also proposing to vacate patent easement (#1212815) across the parcel that was granted per the Bureau of Land Management (Nevada Document 038575). We also propose to vacate patent easement (#1212384) across the parcel with the exception of the east 30' that was granted per the Bureau of Land Management (Nevada Document 0385577). These patent easements are not needed. Public R.O.W adjacent to the site will be dedicated as part of the Parcel Map for the development.

In addition to the above-mentioned vacations, we are also proposing to vacate those certain rights-of-way described in the provided legal description as Vacation Area 2, Vacation Area 3, Vacation Area 4 and Vacation Area 5. These rights-of-way were dedicated by Resolution Relative to Acquisition of Rights of Way per Book 568 Instrument 527122.

We feel that this development and the proposed vacation are compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this patent easement vacation. If you have any questions or concerns, please contact this office at your earliest convenience.

NEVADA

L.R. NELSON  
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200  
Las Vegas, NV 89118-1811

Phone 702/798-7978  
FAX 702/451-2296  
Email lnelson@lmeng.com

UTAH

L.R. NELSON  
CONSULTING ENGINEERS, LLC

51 West 9000 South  
Sandy, UT 84070-2008

Phone 801/565-8580  
FAX 801/565-8340  
Email lnengineers@lmslc.com

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

A handwritten signature in black ink, appearing to read 'Clayton L. Neilsen', written in a cursive style.

Clayton L. Neilsen, P.E.  
Vice President/ Civil Department Manager

11/16/21 PC AGENDA SHEET

CONVENIENCE STORE  
(TITLE 30)

BLUE DIAMOND RD/GRAND CANYON DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0567-DIAMANTE CANYON, LLC:

**USE PERMITS** for the following: 1) convenience store; 2) gasoline station; 3) vehicle wash; and 4) restaurant.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) setbacks, 2) alternative parking lot landscaping; 3) reduce width of landscape finger islands; 4) height setback ratio; 5) talk box location; 6) throat depth; 7) approach distance, and 8) departure distance.

**DESIGN REVIEWS** for the following: 1) convenience store; 2) restaurant; 3) vehicle wash; and 4) gasoline station on 2.6 acres in an H-2 (General Highway) Zone.

Generally located on the southwest corner of Blue Diamond Road and Grand Canyon Drive within Enterprise. JJ/sd/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

176-19-201-008; 176-19-201-025

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce the separation from a convenience store to a residential use to the west to 165 feet where 200 feet is the standard per Table 30.44-1 (an 18% reduction).
  - b. Reduce the separation from a convenience store to a residential use to the south to 119 feet where 200 feet is the standard per Table 30.44-1 (a 41% reduction).
  - c. Reduce the separation from a convenience store to a residential use to the east to 129 feet where 200 feet is the standard per Table 30.44-1 (a 36% reduction).
  - d. Reduce the separation from a vehicle wash to a residential use to the west to 165 feet where 200 feet is the standard per Table 30.44-1 (an 18% reduction).
  - e. Reduce the separation from a vehicle wash to a residential use to the south to 119 feet where 200 feet is the standard per Table 30.44-1 (a 41% reduction).
2. Reduce the minimum width of landscape island fingers to 4 feet where 6 feet is the standard per Figure 30.64-1 (D) (a 33% reduction).
3. Allow for landscaping fingers every 10 parking spaces where a maximum of 6 spaces is required per Figure 30.64-14.
4. Reduce the height setback ratio to 25 feet where 63 feet is required per Section 30.526-10 (a 60% reduction)
5. Allow for a talk box in conjunction with a proposed restaurant with drive-thru to face residential uses where not allowed per Table 30.56-2.

6. Reduce the throat depth distance to 19 feet where 75 feet is required per Uniform Design Standard 222.1 (a 75% reduction)
7. Reduce the approach distance along South Grand Canyon Drive to 79 feet where 150 feet is the standard per Uniform Design Standard 222.1 (a 47% reduction).
8. Reduce the departure distance along South Grand Canyon Drive to 103 feet where 190 feet is the standard per Uniform Design Standard 222.1 (a 46% reduction).

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

**BACKGROUND:  
Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.6
- Project Type: convenience store/restaurant/vehicle wash/gasoline station.
- Building Height (feet): 25 (convenience store)/21 (gas canopies)/up to 27 (Restaurant)
- Square Feet: 4,200 (convenience store)/801 (vehicle wash)/5,000 (restaurant)/4,600 (gas canopies)
- Parking Required/Provided: 67/85

Site Plans

The plans depict a proposed development consisting of convenience store, vehicle wash, gas station, and restaurant with drive-thru lane. The convenience store and vehicle wash are in the southeast portion of the lot, with the queuing for the vehicle wash along the south side of the convenience store, approximately 30 feet from Oleta Avenue. The gasoline canopies are located in the north central portion of the parcel with the proposed restaurant located along the west portion of the parcel adjacent to the western property lines. The drive-thru stacking is on the west side of the restaurant, adjacent to the 7 foot landscape strip. To the west, east, and south are residential uses. A total of 85 parking spaces are distributed throughout the site. Access to the proposed development is from Grand Canyon Drive and Blue Diamond Road. This request involves several waivers for approach and departure distances, alternative parking lot landscaping, residential separation, and setbacks. A height/ratio setback applies to the proposed restaurant with a drive-thru and is required to be set back at least 63 feet, where 25 feet is proposed. The proposed restaurant will incorporate an order talk box and vehicle queuing line for the drive-thru and is adjacent to the western block wall and property lines.

Landscaping

The plans depict landscape areas from up to 7 feet in width along the western property line, and 5 feet in width on both sides of a detached sidewalk along both Grand Canyon Drive and Blue Diamond Road. Landscaping along Blue Diamond Road will be planted behind an existing drainage area. Along Oleta Avenue, landscaping is provided behind an attached sidewalk. Parking lot landscaping is shown with trees and shrubs distributed throughout the site. Landscape islands are shown at intervals that exceed the maximum of 6 spaces and is the subject of a waiver request. Landscape islands are shown at 4 feet width dispersed throughout the parking lot.

Elevations

The plans depict a proposed convenience store with a vehicle wash area shown at 25 feet in height with parapet walls, stone veneer, stucco finish, storefront windows with wall mounted lighting, and metal awning. The gas station canopies are 21 feet in height with a flat roofline and stone veneer columns with bollards. The proposed restaurant with a drive-thru is approximately 27 feet in height to the parapet wall, with a stucco finish and stone veneer. Storefront glazed windows are shown with metal awnings.

Floor Plans

The convenience store has an area of 4,200 square feet consisting of customer service areas, a sales floor, storage areas, restrooms, and an office. The vehicle wash has an area of 801 square feet consisting of the automated wash bay and equipment areas. The tunnel faces in an east/west direction and is screened from the residential properties to the west by a proposed restaurant building, landscaping, and a block wall. The plans depict a proposed 5,000 square foot Quick Serve Restaurant with a drive-thru lane located along the western property line.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the Quick Serve restaurant building, Convenience Store/Carwash, and Gas Station will attract new businesses to the area, which in return will create employment opportunities for the community. The applicant indicates that the general design and layout will have little impacts to the surrounding residential neighborhoods and will provide additional landscaping to off-set any potential impacts. The design intent, color scheme, and finishes are to harmoniously blend with the existing developments in the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0957-06	Power transmission lines	Approved by PC	August 2006
NZC-1555-04	Reclassified from H-2 to C-2 zoning - expired	Approved by BCC	

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current 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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed development for a convenience store, vehicle wash, and restaurant are consistent with neighborhood commercial uses that often serve these communities. Staff finds that the proposed convenience store, vehicle wash, gasoline station, and restaurant in part comply with Growth Management Policy 1, which states development of vacant parcels within service areas should be encouraged and in part with Urban Specific Policy 2 that encourages, where infrastructure is available and transit is accessible, maximize the use of in-fill and redevelopment in existing urban/suburban areas. However, although the uses are appropriate, staff does not support the waivers of development standards or the design reviews, and therefore, 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.

#### Waiver of Development Standards #1

While this request requires several waivers as outlined earlier in the staff report, the project has always been contemplated as a site for local commercial activities that serve the surrounding residential areas. The proposed development, along with the applicant's mitigation efforts, comply in part with Urban Specific Policy 62, which states intense buffering and design features on the perimeter of parcels adjacent to existing or proposed single family uses to reduce or mitigate nuisances caused by noise and light. Factors that mitigate the impact include streets are separated from the residential development on the south and east sides of the development, and the convenience store is buffered by the restaurant, which may justify an alternative. However, staff does not support the remaining waivers of development standards or the design reviews, and cannot support this request.

#### Waiver of Development Standards #2

The request to reduce the width of landscape islands to 4 feet where 6 feet is required cannot be supported by staff. While the applicant is mitigating this reduction by planting additional shade trees than the minimum required by Code, 6 foot islands cannot accommodate large trees; therefore, staff does not support this request.



#### Waiver of Development Standards #3

The request to reduce or allow for landscape islands for every 10 spaces can be supported by staff. The applicant is mitigating these reductions by planting 5 more additional shade trees than the minimum required by Code. Staff is generally supportive of waiver requests that actively provide mitigation off-set, which in this case is increasing the number of shade trees and landscaping above the minimum required by Code. Typically staff can support this request, however, staff does not support other portions of the application.

#### Waiver of Development Standards #4

Staff finds that the setback and height setback will have a potential negative impact to the adjacent residential property to the west. While the building is only 27 feet in height, Code requires a minimum height/ratio setback of 63 feet where the applicant is proposing a reduced setback of 25 feet. The applicant states that additional shrubs will be planted in between proposed trees set at 20 feet on-center. However, staff feels this reduction in height/ratio setback is a self-imposed hardship that can be remedied with placement of the restaurant building in a different location on the lot that would eliminate or reduce the overall encroachment towards the residential uses. Staff cannot support this request.

#### Waiver of Development Standards #5

The applicant is requesting to install an order talk-box that will face the residential uses. As part of the applicant's mitigation measures, a volume control feature will be used to mitigate noise. Staff feels this is not a significant mitigation measure to reduce the impact of a talk box facing residential uses, where noise nuisances will have an impact on those residential uses that currently abut the western block wall adjacent to the proposed drive-thru. Staff cannot support this request.

#### Design Review

The proposed buildings are constructed with decorative materials and have parapet walls at varying heights to break-up the horizontal roofline. The buildings will have architectural enhancements such as cornice moldings, pop-outs, aluminum storefront systems, and stone veneer to enhance the visual appearance of the buildings. While the proposed design of the buildings complies with Urban Land Use Policy 78 of the Comprehensive Master Plan, which encourages architectural enhancements that eliminate blank elevations, staff feels this proposed design review does not incorporate mitigation measures that will ensure little to no impacts to those residential areas to the west from the proposed restaurant building. Overall, this design review as proposed does not comply with Urban Specific Policy 10, which encourages site designs to be compatible with adjacent land uses, especially when the adjacent land use is a lower density or intensity use, and with Urban Specific Policy 21, which encourages drive-thru facilities and stacking lanes, when contiguous to any residential use to be obscured from view by an intense landscape buffer to the residential to the west; therefore, staff cannot support the design review as proposed.

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

#### Waiver of Development Standards #6

The design of the driveway on Grand Canyon Drive creates a number of conflicts that will lead to vehicles stacking into the right-of-way, causing potential collisions. Vehicles entering the site

will be head-on with vehicles in the drive aisle north of the C-store. In addition to that dangerous conflict, drivers exiting the car wash that desire to use the driveway on Grand Canyon Drive will attempt to make a U-turn, which will block all traffic, again causing vehicles to wait in the right-of-way. Therefore, staff cannot support this request.

#### Waivers of Development Standards #7 & #8

With a proposed driveway on Grand Canyon Drive, there is no possible way to meet the minimum approach and departure standards due to the proximity of both Blue Diamond Road and Oleta Avenue and due to the limited frontage along Grand Canyon Drive. Staff prefers the location shown on the plans as it provides a balance between the 2 required dimensions. However, since Planning does not support this application in its entirety, staff cannot support this request.

#### **Staff Recommendation**

Denial.

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

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

##### **Current Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a 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;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division;
- Right-of-way dedication to include 35 feet to back of curb for Grand Canyon Drive, 30 feet for Oleta Ave, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;

- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0373-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SCOTT SCHROEDER

**CONTACT:** SHELDON COLEN, SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY,  
SUITE 230, HENDERSON, NV 89052

DRAFT





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 9A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p>TEXT AMENDMENT (TA)</p> <p>ZONE CHANGE</p> <p><input type="checkbox"/> CONFORMING (ZC)</p> <p><input type="checkbox"/> NONCONFORMING (NZC)</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><input type="checkbox"/> (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p><input type="checkbox"/> (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p><input type="checkbox"/> (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>UC-21-0567</u>      DATE FILED: <u>9/29/21</u></p> <p>PLANNER ASSIGNED: <u>SWD</u></p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DATE: <u>10/27/21</u></p> <p>PC MEETING DATE: <u>11/16/21</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$ 1,825</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Diamante Canyon, LLC</u></p> <p>ADDRESS: <u>11521 Regal Rock Place</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89138</u></p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____</p>
	<b>APPLICANT</b>	<p>NAME: <u>Scott Schroeder</u></p> <p>ADDRESS: <u>11521 Regal Rock Place</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89138</u></p> <p>TELEPHONE: <u>702-768-2222</u>      CELL: _____</p> <p>E-MAIL: <u>sbsrealty@live.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Sheldon Colen</u></p> <p>ADDRESS: <u>2525 W. Horizon Ridge Parkway, Suite 230</u></p> <p>CITY: <u>Henderson</u>      STATE: <u>NV</u>      ZIP: <u>89052</u></p> <p>TELEPHONE: <u>702-719-2020</u>      CELL: _____</p> <p>E-MAIL: <u>sheldon@scadesign.com</u>      REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-19-201-008 & 176-19-201-025

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Rd. & S. Grand Canyon Dr.

PROJECT DESCRIPTION: C-Store with Gas Station and Quick Service Restaurant

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)\***

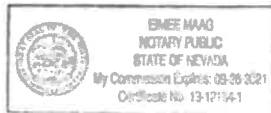
Diamante Canyon, LLC - Manager  
**Property Owner (Print)**

STATE OF Nevada  
 COUNTY OF Clark

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

By Scott B Schroeder

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.



2525 W. Horizon Ridge Parkway, Suite 230,  
Henderson, NV 89052  
Tel.: (702) 719-2020 Fax: (702) 269-9673  
Gary L. Carlson, Architect (License No. 1859)  
Sheldon Colen, Architect (License No. 7701)

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June 25, 2021

Clark County  
Comprehensive Planning Department  
500 South Grand Central Parkway  
Las Vegas, NV 89102

**RE: Justification Letter for proposed Quick Serve Restaurant Building, C-store/Carwash Building, and Gas Station at Blue Diamond Rd. and S. Grand Canyon Dr.**

Please accept this letter as justification for a Convenience Store Special Use Permit and Restaurant Special Use Permit for the proposed Quick Serve Restaurant Building, C-Store/Carwash Building, and Gas Station located on the southwest corner of Blue Diamond Rd. and S. Grand Canyon Dr. (APN: 176-19-201-008 & 176-19-201-025) currently zoned as General Highway Frontage (H-2). Through this design review, on behalf of our client we respectfully request for your approval of the following waivers on development standards:

- 1) Request Waiver of Development Standards for Convenience Store Special Use in H-2 #5, for a building setback of +/- 119'-0" to the south, +/- 129'-6" to the east, and 164'-2" to the west, from any residential use where 200 feet is required. Providing the 200-foot setback would impact the flow of traffic within the site. To help mitigate this request, we are providing a landscape buffer with large canopy trees at 20'-0" on center on the west side of the lot.
- 2) Request Waiver of Development Standards of USDCCA 222.1 (Throat Depth) for a turn-in throat depth distance of 9'-0" and turn-out depth of 18'-6" on S. Grand Canyon Dr. where 75 feet is required. Providing the 75-foot throat depth would have a negative impact on the flow of traffic.
- 3) Request Waiver of Development Standards of USDCCA 222.1 (Approach Distance) for the driveway located on S. Grand Canyon Dr. We are only able to provide an approach distance of 79'-1" feet where 150'-0" without affecting the flow of traffic within the site and having a shorter departure distance from the intersection of Blue Diamond Rd and S. Grand Canyon Dr.
- 4) Request Waiver of Development Standards of USDCCA 222.1 (Departure Distance) for the driveway located on S. Grand Canyon Dr. We are only able to provide a departure distance of 102'-6" feet where 190'-0" without affecting the flow of traffic within the site and having a shorter approach distance to the intersection of S. Grand Canyon Dr. and Oleta Ave.
- 5) Request Waiver of Development Standards 30.64-14(C) for landscape fingers to be installed at every 10 parking spaces where it is required to be at every 6 parking spaces. To help mitigate this request, we are providing 5 more medium canopy trees than the minimum required.

- 6) Request Waiver of Development Standards 30.64-14 for a minimum landscape finger width to be 4'-0" where 6'-0" is required. To help mitigate this request, we are providing a landscape area behind the c-store, 5 more medium canopy trees than the minimum required, and larger terminal islands where possible.
- 7) Request Waiver of Development Standards 30.60.070(a) for 1 loading space where 2 loading spaces are required.
- 8) Request Waiver of Development Standards 30.56-10 (Height/Setback) as follows:
  - a. For an interior setback of 24'-7" where 43'-0" is required per the 3:1 setback ratio, for the quick serve restaurant building. To help mitigate this request, we are providing additional shrubs between required trees at 20'-0" on center.
- 9) Request Waiver of Development Standards Table 30.56-2 for a talk box to face a residential use, where it must be faced away from residential uses. The talk box will have a volume control device to help mitigate noise.

The proposed Quick Serve Restaurant Building will be 5,000 sq. ft. and stands 26'-4" high. The proposed C-Store with Car Wash Building will be 5,001 sq. ft and stands 25'-0" high. The design intent, color scheme, and finishes are to harmoniously blend with the existing developments in the surrounding area. The site is accessible from Blue Diamond Rd via 36'-0" driveway and S. Grand Canyon Dr. via 39'-0" driveway, as well as ADA compliant pedestrian walkways.

Where 67 parking spaces are required, a total of 85 spaces are provided, including 2 car and 2 van accessible spaces. A total of 8 bicycle spaces are provided within 100 feet of all building entrances. All parking can be easily accessed by customers and employees via walkways located at building entrances. As shown on site plan, all parking is to be illuminated by new 20-foot-tall shielded down-light posts to eliminate any light pollution outside of the site, to comply with Clark County regulations. Additional wall mounted lighting is provided along the perimeter of the building which will help illuminate the walkways surrounding the building, making this building a safe and illuminated environment.

Adequate landscape is being provided in the form of terminal islands, landscape fingers, and landscape buffers where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list.

There are 2 proposed trash enclosures, which will have 6-foot-high CMU walls finished to match the proposed buildings. An open lattice cover over the trash enclosure will be provided which consists of tube steel beams and columns to compliment the site and building. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism.

We feel that the Quick Serve Restaurant Building, and Convenience Store/Carwash, and Gas Station will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind we respectfully ask for your approval recommendation for this project.

Thank you,

Sheldon Colen,  
SCA Design





11/16/21 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

TORINO AVE/VALADEZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0573-YOUNG FAMILY REVOCABLE LIVING TRUST & YOUNG RANDA, LLC & KELLY R TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Torino Avenue and Ford Avenue, and between Valadez Street and Warbonnet Way within Enterprise (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-16-801-003

LAND USE PLAN:

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

BACKGROUND:

**Project Description**

This application is a request to vacate and abandon patent easements on this site. The plans depict the vacation and abandonment of 33 foot wide and 3 foot wide government patent easements along the perimeter of the subject parcel, excepting out the 30 feet for Torino Avenue and Valadez Street which is needed for the dedication of a public right-of-way. 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 proper drainage and access to the development.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
South & West	Public Facilities	R-E	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 easements that are not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

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

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** YOUNG FAMILY REVOCABLE FAMILY TRUST

**CONTACT:** JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119

11/17/21 BCC AGENDA SHEET

PLACE OF WORSHIP  
(TITLE 30)

PEBBLE RD/BUERALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-21-400156 (UC-17-0705)-CHURCH FULL GOSPEL LV KOREAN.**

**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) proposed place of worship; and 2) proposed school.

**WAIVER OF DEVELOPMENT STANDARDS** to waive streetlights along Warbonnet Way and Torino Avenue.

**DESIGN REVIEWS** for the following: 1) proposed place of worship, and 2) proposed school on 20.0 acres an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the north side of Pebble Road and the west side of Buffalo Drive within Enterprise. JJ/sd/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**  
176-16-801-017

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

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 20
- Project Type: Place of worship/school
- Number of Stories: 1 & 2
- Building Height (feet): Up to 35
- Square Feet: 44,129 (place of worship)/31,289 (school)
- Parking Required/Provided: 466/526

**Site Plans**

The approved plans depict a place of worship/school facility to be developed in phases. Phase 1 is the scope of this request, while future phases are depicted with general locations and building envelopes for future buildings.

### Phase I

The plans depict 2 buildings. The first is a 2 story, 44,129 square foot place of worship building (Building A) located on the eastern portion of the site along Buffalo Drive, set back approximately 50 feet from the right-of-way line. The second is a single story, 31,289 square foot nursery/elementary school located on the southeastern portion of the site along Pebble Road, set back approximately 50 feet from the right-of-way line. The other improvements and site elements in Phase I include the following: 1) decomposed granite foot paths, street landscaping, and parking lot landscaping; 2) playgrounds and grass fields located on the western portion of the site; 3) a primary access driveway centrally located along Pebble Road and a service access driveway centrally located along Buffalo Drive; and a parking lot consisting of 526 parking spaces. The parking lot and access are designed to provide extra queuing for dropping-off and picking-up students for the school. The original application included a request to waive full off-site improvements; however, the only portion approved was a waiver to streetlights along Warbonnet Way and Torino Avenue.

### Future Phases

No specific plans were submitted for the future phases. The site plan depicts the general location and building envelope for 3 additional buildings. Building C for a junior/senior high school, Building D for a chapel, and Building E for a mission center. All are located on the northern portion of the site along Torino Avenue.

### Landscaping

Landscaping that exceeds Code requirements includes decomposed granite foot paths, street landscaping, parking lot landscaping, landscaping adjacent to the proposed buildings, and a grass field located on the western portion of the site will be provided. Conditions of approval for the original application included an extensive landscape buffer and berm on the north property line and a meandering sidewalk along the perimeter of the site.

### Elevations

Building A is a 2 story building which was proposed with a varied roofline ranging from 24 feet to 35 feet in height, but a condition of approval limited the height to 25 feet. Building B is a single story building which was proposed with a varied roofline ranging from 16 feet to 23 feet in height although was reduced to 20 feet by a condition of approval. Both buildings have similar facades including block walls, semi-smooth stucco systems, aluminum storefront windows and door treatments, and metal canopies.

### Floor Plans

Building A is a 2 story, 44,129 square foot place of worship/administration building with a worship center, gym, kitchen, bookstore/café, offices, restrooms, and other accessory uses. Building B is a single story, 31,289 square foot, nursery/elementary school with classrooms, multipurpose rooms, restrooms, and other accessory uses.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-17-0705:

#### Current Planning

- Design review as a public hearing on any significant change to the plans and future phases;
- 8 foot wide meandering sidewalk around perimeter, colored concrete is preferred over standard grey;
- 30 foot landscape buffer along north property line, including 3 foot tall berm/half berm to screen parking lot headlights to residential;
- 40 foot building set back to 1 story (20 foot maximum height) building elements;
- 50 foot building set back to 2 stories (25 foot maximum height) building elements;
- No buildings west of Miller Lane alignment;
- 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; 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; and that this application must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- Execute a restrictive covenant agreement (deed restrictions);
- Drainage study and compliance;
- Traffic study and compliance;
- No driveway to serve loading only area off of Buffalo Drive;
- Right-of-way dedication to include 50 feet for Buffalo Drive, 50 feet for Pebble Road, 30 feet for Torino Avenue, 30 feet for Warbonnet Way and associated spandrels;
- If full off-sites are constructed, right-of-way dedication to be adjusted to back of curb;
- Dedicate additional right-of-way for future dual left turn lanes per standard drawing 245.1; [subsequently waived with WC-21-400106 (UC-0705-17)]
- Full off-site improvements along Buffalo Drive and Pebble Road;
- Full off-site improvements without streetlights along Warbonnet Way and Torino Avenue.

#### 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 #0330-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant states that they are requesting an extension of time to continue their development and construction of a place of worship. Delays were made due to Covid-19 pandemic, however

building permits have been applied for with the Building Department. An existing administrative design extension of time will expire soon.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WC-21-400106 (UC-17-0705)	Waived right-of-way dedication for dual turn lane for a place of worship	Approved by BCC	September 2021
ADET-20-900455 (UC-17-0705)	Administrative extension of time	Approved by ZA	October 2020
UC-17-0705	Place of worship	Approved by BCC	October 2018
UC-0246-16	Place of worship - expired	Approved by PC	May 2016
UC-0080-13	Place of worship - expired	Held No Date	April 2013

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL.**

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

**Analysis**

**Current Planning**

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

Staff can support this request for an extension of time as the applicant has made efforts to commence this project. A building permit was applied for (BD21-38457), as well as a traffic study (PW21-17891) and drainage study (P21-17020). Staff can support a 2 year extension to commence.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until October 3, 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.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** FULL GOSPEL LAS VEGAS CHURCH

**CONTACT:** CHRIS RICHARDSON, RICHARDSON WETZEL ARCHITECTS, 4300 E. SUNSET ROAD, SUITE E-3, HENDERSON, NV 89014







# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 11A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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-17-0705 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>	APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>	NAME: FULL GOSPEL LAS VEGAS CHURCH ADDRESS: 1580 BLEDSOE LANE CITY: LAS VEGAS STATE: NV ZIP: 89110 TELEPHONE: 702-453-1223 CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>	NAME: FULL GOSPEL ADDRESS: 1580 BLEDSOE LANE CITY: LAS VEGAS STATE: NV ZIP: 89110 TELEPHONE: 702-453-1223 CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>	NAME: CHRIS RICHARDSON ADDRESS: 4300 E. SUNSET ROAD, SUITE E-3 CITY: HENDERSON STATE: NV ZIP: 89014 TELEPHONE: 702-736-8822 X.105 CELL: 702-581-7460 E-MAIL: CR@RWA-DESIGN.COM REF CONTACT ID #: 164553

ASSESSOR'S PARCEL NUMBER(S): 176-16-801-017

PROPERTY ADDRESS and/or CROSS STREETS: NWC PEBBLE & BUFFALO

PROJECT DESCRIPTION: EXTENSION OF TIME FOR PLACE OF WORSHIP

(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.

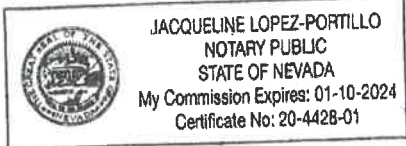
Property Owner (Signature) [Signature]

Property Owner (Print) Joshua Kang

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 20, 2021 (DATE)

By Joshua Kang  
NOTARY PUBLIC: [Signature]



NOTE: General declaration of authority (or equivalent) power of attorney, or signature documentation is required if the applicant and/or property owner



**Richardson Wetzel Architects**

22 July 2021

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

**RE: UC-17-0705 (ADET-20-900455) – 2nd Extension of Time**  
**APN: 176-16-801-017**  
**RWA Job. No. 20-015**

To whom it may concern:

On behalf of our client, Full Gospel Las Vegas Church, we are submitting this application for an **Extension of Time** to extend the existing land-use approvals for UC-17-0705 for a previously approved place of worship and school project. The parcel is approximately 20.0 acres and zoned Rural Estates Residential (R-E) within the RNP-I overlay district and a land-use designation of Rural Neighborhood Preservation (RNP). The existing property is vacant/unimproved.

The project has experienced design delays due to COVID-19, however, is slated to be submitted to Clark County Building Department within the next 30 days. It is anticipated that construction will commence shortly after building permits are issued. The current Administrative Extension of Time will expire on October 3, 2021. This extension request of one (1) year would allow for margin in case permitting or construction commencement takes longer than anticipated to achieve.

Given this data, we request your support on this project. If additional information is necessary to prepare these applications for review, please contact me at your earliest convenience.

Sincerely,

Chris A. Richardson, LEED AP  
Planning Director, Richardson Wetzel Architects

11/17/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
(TITLE 30)

GILESPIE ST/NEAL AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0556-WILLIAM LYON HOMES, INC:**

**WAIVER OF DEVELOPMENT STANDARDS** to establish alternative yards for a residential lot.

**DESIGN REVIEW** for a proposed single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located 335 feet east of Gillespie Street, 225 feet south of Neal Avenue within Enterprise. MN/jgh/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

191-04-616-005

**WAIVER OF DEVELOPMENT STANDARDS:**

Establish alternative yards for 1 proposed single family residential lot where yards are established per Chapter 30.56.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 239 Seven Valleys Court
- Site Acreage: 0.2
- Number of Lots/Units: 23 (total subdivision)/1 for alternative yard
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): up to 16
- Square Feet: 2,050

**Site Plans**

The plans depict a proposed subdivision consisting of 23 lots. This request is for Lot 5, located at 239 Seven Valleys Court, on the south side of a cul-de-sac. Seven Valleys Court also serves as the primary ingress and egress to the proposed development. Instead of the proposed single

family residence facing north, towards the terminus of the cul-de-sac, the front of the house will face the neighboring parcel on the west and the side yards will be at the terminus of the cul-de-sac, and along the southern property line. The setbacks are as follows: 1) front (west) 31 feet; 2) rear (east) 33 feet; 3) side (south) 5 feet; and 4) side street (north) 10 feet. The driveway is located on the west side of the property leading to a side loaded garage.

**Landscaping**

Landscaping is neither required nor a part of this request.

**Elevations**

This model is specifically for lot 5. The plans depict an additional single story model home with a building height of 16 feet to apex of roof, 9 feet to eave of roof at edge of house. The proposed model consists of a stucco exterior with a pitched concrete tile roof and depicts different options on the elevations such as garage trims and stone veneer.

**Floor Plans**

The plans depict 1 story model homes ranging in size depending on the included options. The model homes have options for multiple bedrooms, foyer, kitchen, and a living room. This application is requesting a design review for an additional floor plan (40A3) be reviewed and approved for Lot 5 only. This proposed plan is a single story home with 2,050 square feet, 3 to 4 bedrooms, and a 2 car garage.

**Applicant's Justification**

The applicant indicates this request is specifically for Lot 5 of Neal & Gillespie subdivision, known as Silverleaf 1A, with address of 239 Seven Valleys Court, APN 191-04-616-005. This lot is located adjacent to a cul-de-sac bulb resulting in a very shallow depth of around 55 feet from rear to front property line. The depth of this lot creates lot fitment issues with the approved plans for this subdivision. Per NZC-18-0553 single story homes are required for lots along the southern property line of the subdivision.

Waivers are being requested in addition to the design review for the new home. The orientation of the home makes it so the front door and garage face the side of the lot and not directly toward the street. Because of the shallow depth of the lot, this requested orientation of the home is needed to allow the home to fit. The location of the home is at the terminus of the cul-de-sac, adjacent to the cul-de-sac bulb and not visible to most of the community.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-19-0310	Reclassified 1.2 acres from R-E to R-2 zoning	Approved by BCC	July 2019
VS-19-0311	Vacated and abandoned a portion of a right-of-way being Rogers Street located between Post Road and Teco Avenue	Approved by BCC	July 2019

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-19-500087	23 single family residential lots and common lots on 3.9 acres in R-2 zoning	Approved by BCC	July 2019
NZC-18-0553	Reclassified the western 2.6 acres from R-E to R-2 zoning for a single family residential development	Approved by BCC	November 2018
VS-18-0552	Vacated and abandoned a portion of Gilespie Street	Approved by BCC	November 2018
TM-18-500148	18 single family residential lots - expunged	Approved by BCC	November 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Residential Low (up to 3.5 du/ac)	R-E	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-1 & R-2	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current 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 lot was created with a recorded subdivision map and a condition of approval of the zone change limits this lot to a single story residence, making it difficult to place a viable house on the lot. However, this leaves a 60 foot expanse of the side wall parallel to the property to the south, only 5 feet from the southern property line. Staff is concerned with the impact this leaves for the neighbor to the south. Landscaping, shifting the building slightly to the east and/or additional decorative features around the windows or doors may soften the impact. Staff can support the waiver request with the mitigation measure(s) described above, applied to the southern elevation and yard.

Design Review

The design of the home complies with the requirements of Title 30 and are consistent and compatible with the architectural style of existing single family residences in the area. Therefore, staff can support this request.

**Staff Recommendation  
Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Planting of Italian Cypress or similar columnar trees, 3 feet to 5 feet on center, along the southern property line.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ROSALINDA MEADOR-APARICIO**

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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 12A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WB/12-21-0556</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/17/21</u> FEE: <u>\$1,150</u>  DATE FILED: <u>9/28/2021</u> TAB/CAC DATE: <u>10/27/21</u> <u>6:00 PM</u>
	<b>PROPERTY OWNER</b>  NAME: <u>William Lyon Homes, Inc.</u> ADDRESS: <u>1980 Festival Plaza</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-853-7501</u> CELL: _____ E-MAIL: <u>sswapp@taylormorrison.com</u>
	<b>APPLICANT</b>  NAME: <u>William Lyon Homes, Inc.</u> ADDRESS: <u>1980 Festival Plaza, Ste. 500</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-853-7501</u> CELL: _____ E-MAIL: <u>sswapp@taylormorrison.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Taney Engineering / Shannon Cooper</u> ADDRESS: <u>6030 South Jones Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>shannonc@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 191-04-616-005

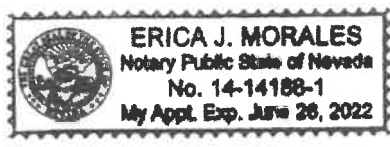
PROPERTY ADDRESS and/or CROSS STREETS: 239 Seven Valleys Court

PROJECT DESCRIPTION: Waiver of Development Standards for setbacks and alternative yard

(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) SCOTT SWAPP

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON July 22, 2021 (DATE)  
 By Scott Swapp  
 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.



WSJ DR-2-0554

## TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

August 5, 2021  
PRL-16-023

**PLANNER  
COPY**

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

**Re: Silverleaf 1A (Neal & Gillespie) Area 1 – Lot 5, APN 191-04-616-005  
Waiver of Development Standards & Design Review Request**

Dear Sir or Madam:

Taney Engineering on behalf of our client Taylor Morrison dba William Lyon Homes, would like to respectfully request a waiver of development standards for front and rear setbacks, and nonstandard orientation of a home, as well as a design review for the proposed new floorplan and elevations, so the new floor plan can be added to the proposed subdivision as described below.

This request is specifically for Lot 5 of Neal & Gillespie subdivision, known as Silverleaf 1A, with address of 239 Seven Valleys Court, APN 191-04-616-005. This lot is located adjacent to a cul-de-sac bulb resulting in a very shallow depth of around 55-ft from rear to front property line. The depth of this lot creates lot fitment issues with the approved plans for this subdivision. None of the approved plans will fit within the setbacks. This application is requesting a design review for an additional floor plan (40A3) be reviewed and approved for this lot only. This proposed plan is a single-story home with 2050 sf, 3/4 bedrooms, 2 car garage, with a building height of 16'-2" to apex of roof, 9'-1" to eave of roof at edge of house. Per NZC-18-0553, single-story homes are required for lots along the southern property line of the subdivision.

The following waivers are being requested in addition to the design review for the new home.

Waiver of figure 30.56.5 for the orientation of the home so the front door and garage face the side of the lot and not directly toward the street. Because of the shallow depth of the lot, this requested orientation of the home is needed to allow the home to fit. The location of the home is at the terminus of the cul-de-sac, adjacent to the cul-de-sac bulb and not visible to the majority of the community. With this orientation of home the proposed driveway will significantly exceed code requirements providing for additional parking for the home.

Waiver of 30.56.040 for front setback of 10.83' where 20' is required (a 45.9% reduction) & 30.56.040. for rear setback for 5' where 10' is required (a 50% reduction). Side setbacks will exceed the minimum of 5' required, specifically being

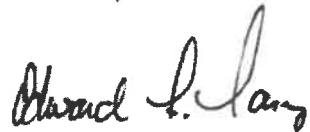


over 30-ft on the proposed plot plan, and acting more as a traditional front yard and rear yard for the orientation of the home.

No changes are requested to landscaping previously approved under NZC-18-0553.

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward F. Taney". The signature is written in a cursive style with a large, prominent initial "E".

Edward F. Taney, P.E.  
President  
TANEY ENGINEERING



12/07/21 PC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

BUFFALO DR/CHARTAN AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-21-0587-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:**

**ZONE CHANGE** to reclassify 4.9 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** for landscaping.

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

Generally located on the west side of Buffalo Drive and the south side of Chartan Avenue (alignment) within Enterprise (description on file). JJ/rk/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-33-801-007

**WAIVER OF DEVELOPMENT STANDARDS:**

Waive the landscape buffer adjacent to a less intensive use (to the north and west) where required per Figure 30.64-N.

**DESIGN REVIEWS:**

1. Single family residential development.
2. Increase finished grade for a single family residential development to 39 inches where 18 inches is the standard per Section 30.32.030 (a 117% increase).

**LAND USE PLAN:**

ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.9
- Number of Lots: 34
- Density (du/ac): 7.0
- Minimum/Maximum Lot Size (square feet): 3,308/4,312
- Project Type: Single family residential

- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 2,050/2,300

**Neighborhood Meeting Summary**

The applicant conducted a neighborhood meeting on June 29, 2021, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 14 attendees present at the virtual (Zoom) meeting for this item. The attendees had questions about layout and density but did not express concerns with the proposal. They were appreciative that the applicant has requested the same zoning and similar lots sizes as the surrounding developments.

Site Plans

The plans depict a single family residential development totaling 34 single family lots and 3 common area lots on 4.9 acres. The density of the residential subdivision is 7.0 dwelling units per acre. The lots range in size from a minimum of 3,308 square feet to a maximum of 4,312 square feet. One access point is shown from Buffalo Drive to the east. The proposed street terminates in cul-de-sacs on the north and south ends. The lots within the subdivision will be served by 48 foot wide internal public streets, which include an attached sidewalk on both sides of the street.

Landscaping

A 15 foot wide landscape area which includes a detached sidewalk is shown along Buffalo Drive. Internal to the development a street landscape buffer is shown on both sides of the entry street.

Elevations

The plans depict 3 two story models up to 26 feet high. All the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

Floor Plans

The models range in size from 2,050 square feet to 2,300 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms.

Applicant's Justification

The applicant states that the surrounding area has developed out as R-2 zoned single family residential development. The design of the project will have similar lot sizes and homes as the adjacent communities; therefore, making the requested zone change appropriate and compatible. Additionally, this particular site has been privately owned for several decades.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Open Land (up to 1 du/10 ac)	R-E	Undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
South & East	Major Development Project – Suburban Residential (up to 8 du/ac)	R-2	Single family residential development

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-21-500163	A tentative map for 34 residential lots on 4.9 acres is a companion item on this agenda.
VS-21-0588	A vacation of patent easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change

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

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

The applicant states multiple properties within Mountain's Edge to the east and south are rezoned R-2, making the request to rezone to a similar residential density compatible.

Since 2013 there have been 4 other nonconforming zone change applications approved to reclassify portions of this area to medium density residential developments. All these nonconforming zone change applications were for privately owned property designated as Open Land in the Enterprise Land Use Plan adjacent to parcels under the control of the Bureau of Land Management. The approval of these applications has established a trend to reclassify privately owned properties that are designated as Open Land to R-2 zone for single family residential development. Based on this trend, staff finds the request to be appropriate for the area.

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

The applicant states the proposed single family residential development is a request for the same zoning it abuts and provides the same or similar density of the existing communities within Mountain's Edge Master Planned Community.

Directly to the south and across Buffalo Drive is an existing single family residential development in an R-2 zone within the Mountain's Edge Master Planned Community. Therefore, staff finds the density and intensity of the proposed residential development is compatible with existing land uses in the surrounding area.

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

According to the applicant, technical studies will be prepared to address any drainage and water related impacts as part of the civil plan review process.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. Sufficient public services may not exist in the immediate area and because the site is in the Public Facilities Needs Assessment (PFNA) area, a standard development agreement will be necessary prior to issuance of any building permits to mitigate any short falls in needed public facilities. The school district has indicated this development would generate 6 additional elementary school students, 3 middle school students, and 4 high school students.

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

The applicant states the development of medium density homes, such as this proposal is appropriate and compatible with the area and the goals of Clark County.

The project complies with Goal 7 of the Comprehensive Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The request complies in part with Urban Specific Policy 4 to preserve existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area. The request complies with Urban Specific Policy 10 to encourage site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity.

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

Staff finds that there has been a trend to allow parcels in the area along Buffalo Drive and Cactus Avenue to be reclassified to an R-2 zone for single family residential development which would make this request appropriate for the area. The density and intensity of the proposed project are compatible with the existing developments in the area. There has been no indication from public service providers that the project would have a substantial adverse effect on public facilities and services in the area. Staff finds the applicant has provided a sufficient compelling justification for this nonconforming zone boundary amendment request; therefore, staff recommends approval of these requests.

### 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.

While staff does not typically support waiving landscape buffers to a less intense use, it is unlikely the adjacent property designated as Open Land in the Enterprise Land Use Plan and under the control of the Bureau of Land Management will be built out with low density single family residential development; therefore, staff can support this waiver.

### **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.

#### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 5, 2022 at 9:00 a.m. unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Resolution of Intent to complete in 4 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive.
- 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.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0010-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC**

**CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 13A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> NONCONFORMING (NZC)</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 style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>NZC-21-0587</u>      DATE FILED: <u>10-5-21</u></p> <p>PLANNER ASSIGNED: <u>RK</u></p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DATE: <u>11-10-21</u></p> <p>PC MEETING DATE: <u>12-7-21</u></p> <p>BCC MEETING DATE: <u>1-5-22</u>      <b>R.E to R.2</b></p> <p>FEE: <u>\$3,115.00</u>      <b>OL</b></p> <p style="text-align: right;"><b>JJ</b></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>G T Revocable Living Trust</u></p> <p>ADDRESS: <u>8613 Robinson Ridge Drive</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89117</u></p> <p>TELEPHONE: <u>n/a</u>      CELL: <u>n/a</u></p> <p>E-MAIL: <u>n/a</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Holden Development Company, LLC</u></p> <p>ADDRESS: <u>10161 Park Run Drive, Suite 150</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89145</u></p> <p>TELEPHONE: <u>(702) 580-4700</u>      CELL: <u>n/a</u></p> <p>E-MAIL: <u>danielholden@cox.net</u>      REF CONTACT ID #: <u>n/a</u></p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Kaempfer Crowell - Liz Olson</u></p> <p>ADDRESS: <u>1980 Festival Plaza Drive, Suite 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>n/a</u></p> <p>E-MAIL: <u>EOlson@kcnvlaw.com</u>      REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-33-001-007

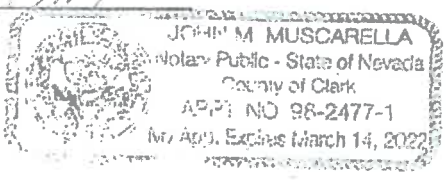
PROPERTY ADDRESS and/or CROSS STREETS: SWC Buffalo Drive and Charlan Avenue

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.

[Signature]  
 Property Owner (Signature)\*  
 STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 11/28/2021 (DATE)  
 By George Tam  
 NOTARY PUBLIC: \_\_\_\_\_

GEORGE TAM  
 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.

**KAEMPFER  
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

**ELISABETH E. OLSON**

[eolson@kcwlvaw.com](mailto:eolson@kcwlvaw.com)  
702.792.7000

July 23, 2021

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Fax 702.796.7181

RENO OFFICE  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel 775.852.3900  
Fax 775.327.2011

CARSON CITY OFFICE  
510 West Fourth Street  
Carson City, NV 89703  
Tel 775.894.8300  
Fax 775.882.0257

**VIA ONLINE SUBMITTAL**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
First Floor  
Las Vegas, Nevada 89155

NZC-21-0587

**Re: *Compelling Justification Letter – Nonconforming Zone Change,  
Tentative Map, Design Review, Waiver of Development Standards  
and Vacation  
Holden Development  
Buffalo and Chartan  
APN: 176-33-901-007***

To Whom It May Concern:

This firm represents Holden Development (the "Applicant") in the above referenced matter. The proposed project is located at the southwest corner of Buffalo Drive and Chartan Avenue (the "Property"). The Property is more particularly described as Assessor's Parcel Number 176-33-801-007. The Applicant is requesting a nonconforming zone change from R-E to R-2 to allow for a single family residential development.

The Property is zoned Rural Estates Residential (R-E) and master planned Open Land (OL) and sits adjacent to existing R-2 developments within Mountains Edge but is not a part of Mountains Edge. The existing R-2 developments consist of varying lot sizes ranging from 3,300 square feet to over 8,000 square feet. Directly adjacent to the south are lots ranging from 3,300 square feet to approximately 4,500 square feet. To the north and west is vacant BLM property. The Applicant is requesting a zone change from R-E to R-2 to match the existing zoning of the surrounding development in order to construct single family homes on similarly sized lots.

The proposed site plan shows a total of 34 lots on 4.85 acres for an overall density of 7.01 lots per acre where 8 lots per acre is permitted within R-2. The lot sizes range in size from 3,308 square feet to 4,312 square feet in size, meeting the required R-2 minimum standards.

Access to the development will be from Buffalo Drive, with 15-feet of landscaping and detached sidewalks along the right of way. The elevations show two-story homes ranging in size from 2,050 to 2,300 square feet with various elevations option comprised of painted stucco, decorative stone, and architectural features to enhance the community.

This request satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

- 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:**

The surrounding area has developed out as R-2 single family residential development. The Applicant has designed its project with similar sized lots and home sizes as the adjacent communities, therefore making the requested zone change appropriate and compatible. This particular Site has been privately owned for several decades and was not part of any of the recent BLM auctions, however, other recently auctioned parcels in the area with the same zoning and land use designations have requested and successfully been approved for R-2 zoning showing a trend toward R-2.

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

The proposed single family residential development is a request for the same zoning it abuts, providing the same or similar density of the existing communities. The Applicant is meeting all R-2 development standards when it comes to lot sizes, and therefore, is compatible with the surrounding area.

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

The proposed zone change will not negatively impact the surrounding infrastructure in the area. This Property is located along Buffalo Drive which is designed to handle higher volumes of traffic. The Applicant will further mitigate any impacts the proposed development may have and technical studies will be prepared to address any drainage and water related impacts as part of the civil plan review process.

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

Pursuant to the general goals and policies of the new Urban Land Use Policies, Goal 1 encourages "a comprehensive land use plan to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment and is well integrated with appropriate circulation systems, services and facilities." Here, the proposed single family residential development will create many short-term construction jobs, as well as providing affordable homes for first time home buyers.

Goal 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns." Here, the Site is located on Buffalo Drive, allowing for easy access while not impacting smaller residential roads with higher traffic volumes.

Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the Urban Specific Land Use Policies, including, but not limited to the following policies:

- Policy 4 and 7 encourages preserving existing residential neighborhoods by encouraging vacant lots to develop as similar densities as the existing area. Here, the Applicant is proposing the same zoning designation and similar density and lot sizes of the adjacent neighborhoods.
- Policy 12 encourages sidewalks on public streets and on at least one side of private streets. Here, the Applicant is providing the appropriate off-sites along Buffalo Drive and sidewalks along both sides of the street within the community.
- Policy 34 encourages projects to provide varied neighborhood design and/or innovative architecture such as varied setbacks, rooflines and architecture. Here, the Applicant is providing various options for elevations and floor plans which will allow for variation throughout the community.

As such, the Site design meets the goals and polices set forth in the new Urban Land Use Policies.

The Applicant is requesting a waiver of development standards to provide no landscaping along the northern and western property lines. The Site requires a 5-foot drainage easement along these property lines which makes it difficult to provide the required landscaping. Additionally, it is likely the surrounding land will develop out as additional residential of similar density and will therefore be compatible with the proposed development in the future.

The Applicant is also requesting a design review for increased grade of up to 39 inches where 18 inches is permitted. The site has an approximately 14-foot difference from south to north which requires fill in certain areas to allow for development. The development will sit lower than the existing homes to the south preventing any negative impact from the requested fill.

Additionally, the Applicant is submitting a tentative map for the overall development and vacation application for patent easements surrounding the Site.

Finally, the Applicant held a neighborhood meeting to present the proposed project. Approximately 14 neighbors attended and did not express any concern with the proposal. They were appreciative the Applicant was requesting the same zoning and similar lot sizes as the surrounding developments.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson



EASEMENTS  
(TITLE 30)

BUFFALO DR/CHARTAN AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0588-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Meadow Cove Street (alignment), and between Chartan Avenue (alignment) and Starr Avenue within Enterprise (description on file). JJ/rk/jo (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-33-801-007

**LAND USE PLAN:**  
ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of 33 foot wide patent easements located on the north, south, and west sides of the subject parcel. The applicant indicates the easements are not needed for site development, drainage or roadway purposes.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Open Land (up to 1 du/10 ac)	R-E	Undeveloped
South & East	Major Development Project - Suburban Residential (up to 8 du/ac)	R-2	Single family residential development

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-21-0587	A nonconforming zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.
TM-21-500163	A tentative map for 34 residential lots on 4.9 acres is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 5, 2022 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the dedication of right-of-way to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.



**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HOLDEN DEVELOPMENT COMPANY, LLC

**CONTACT:** LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, SUITE 650, LAS VEGAS, NV 89135

**DRAFT**





# VACATION APPLICATION

# 14A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-21-0588</u>	DATE FILED: <u>10-5-21</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>RK</u> TAB/CAC: <u>Enterprise</u> PC MEETING DATE: <u>12-7-21</u> BCC MEETING DATE: <u>1-9-22</u> FEE: <u>\$875.00</u>	TAB/CAC DATE: <u>11-10-21</u> R-2 OL JJ

<b>PROPERTY OWNER</b>	NAME: <u>G T Revocable Living Trust</u> ADDRESS: <u>8613 Robinson Ridge Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
-----------------------	---

<b>APPLICANT</b>	NAME: <u>Holden Development Company, LLC</u> ADDRESS: <u>10161 Park Run Drive, Suite 150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>(702) 580-4700</u> CELL: <u>n/a</u> E-MAIL: <u>danielholden@cox.net</u> REF CONTACT ID #: <u>n/a</u>
------------------	---

<b>CORRESPONDENT</b>	NAME: <u>Kaempfer Crowell - Liz Olson</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 792-7000</u> CELL: <u>n/a</u> E-MAIL: <u>EOlson@kcnvlaw.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-33-801-007

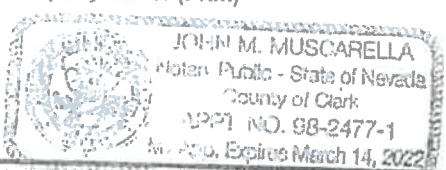
PROPERTY ADDRESS and/or CROSS STREETS: SWC Buffalo Drive and Charlan Avenue

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

[Signature]  
 Property Owner (Signature)\*

GEORGE TAM  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 1/28/2021 (DATE)  
 BY George Tam  
 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.

**KAEMPFER  
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

**ELISABETH E. OLSON**  
[elolson@kcnvlaw.com](mailto:elolson@kcnvlaw.com)  
702.792.7000

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Fax 775.327.2011

**CARSON CITY OFFICE**  
510 West Fourth Street  
Carson City, NV 89703  
Tel 775.884.8300  
Fax 775.882.0257

August 30, 2021

**VIA ONLINE SUBMITTAL**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
First Floor  
Las Vegas, Nevada 89155

**Re: *Justification Letter –Vacation  
Holden Development  
Buffalo and Chartan  
APN: 176-33-901-007***

To Whom It May Concern:

This firm represents Holden Development (the "Applicant") in the above referenced matter. The proposed project is located at the southwest corner of Buffalo Drive and Chartan Avenue (the "Property"). The Property is more particularly described as Assessor's Parcel Number 176-33-801-007. The Applicant is requesting a vacation of patent easements to accompany the nonconforming zone change application previously submitted. The easements are not needed for site development, drainage or roadway purposes.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

12/07/21 PC AGENDA SHEET

BUFFALO CHARTAN  
(TITLE 30)

BUFFALO DR/CHARTAN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500163-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:**

**TENTATIVE MAP** consisting of 34 single family residential lots and common lots on 4.9 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Buffalo Drive and the south side of Chartan Avenue (alignment) within Enterprise. JJ/rk/jo (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-33-801-007

**LAND USE PLAN:**  
ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

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

- Site Address: N/A
- Site Acreage: 4.9
- Number of Lots: 34
- Density (du/ac): 7.0
- Minimum/Maximum Lot Size (square feet): 3,308/4,312
- Project Type: Single family residential

The plans depict a single family residential development totaling 34 single family lots and 3 common area lots on 4.9 acres. The density of the residential subdivision is 7.0 dwelling units per acre. The lots range in size from a minimum of 3,308 square feet to a maximum of 4,312 square feet. One access point is shown from Buffalo Drive to the east. The proposed street terminates in cul-de-sacs on the north and south ends. The lots within the subdivision will be served by 48 foot wide internal public streets, which include an attached sidewalk on both sides of the street.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Open Land (up to 1 du/10 ac)	R-E	Undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
South & East	Major Development Project – Suburban Residential (up to 8 du/ac)	R-2	Single family residential development

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-21-0587	A nonconforming zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.
VS-21-0588	A vacation of patent easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners’ meeting for final action on January 5, 2022 at 9:00 a.m. unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

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

- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require the dedication of right-of-way to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

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

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0010-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HOLDEN DEVELOPMENT COMPANY, LLC

**CONTACT:** LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135







# TENTATIVE MAP APPLICATION 15A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-21-500163</u>	DATE FILED: <u>10-5-21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>11-10-21</u>
		TAB/CAC: <u>Enterprise</u>	
		PC MEETING DATE: <u>12-7-21</u>	R-2
		BCC MEETING DATE: <u>1-5-22</u>	OL
		FEE: <u>\$750.00</u>	JJ

<b>PROPERTY OWNER</b>	NAME: <u>G T Revocable Living Trust</u>
	ADDRESS: <u>8613 Robinson Ridge Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u>
	TELEPHONE: <u>n/a</u> CELL: <u>n/a</u>
	E-MAIL: <u>n/a</u>

<b>APPLICANT</b>	NAME: <u>Holden Development Company, LLC</u>
	ADDRESS: <u>10161 Park Run Drive, Suite 150</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u>
	TELEPHONE: <u>(702) 580-4700</u> CELL: <u>n/a</u>
	E-MAIL: <u>danielholden@cox.net</u> REF CONTACT ID #: <u>n/a</u>

<b>CORRESPONDENT</b>	NAME: <u>Kaempfer Crowell - Liz Olson</u>
	ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>(702) 792-7000</u> CELL: <u>n/a</u>
	E-MAIL: <u>EOlson@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-33-801-007

PROPERTY ADDRESS and/or CROSS STREETS: SWC Buffalo Drive and Chartan Avenue

TENTATIVE MAP NAME: Buffalo Chartan

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.

<p><u>[Signature]</u> Property Owner (Signature)*</p> <p>STATE OF <u>NEVADA</u> COUNTY OF <u>CLARK</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>11/28/2021</u> (DA113) By <u>[Signature]</u></p> <p>NOTARY PUBLIC: _____</p>	<p><u>GEORGE TAM</u> Property Owner (Print)</p>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p><b>JOHN M. MUSCARELLA</b> Notary Public - State of Nevada County of Clark APP# NO. 06-2477-1 My Exp. Expires March 14, 2022</p> </div>
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\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



12/07/21 PC AGENDA SHEET

ACCESSORY STRUCTURES  
(TITLE 30)

PYLE AVE/PLACID ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0593-BUTLER LP:

USE PERMITS for the following: 1) allow accessory structures within the front yard that are not architecturally compatible with the principal building; and 2) allow the area for all accessory buildings to exceed the area of the principal dwelling.

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation between accessory structures in conjunction with a single family residence on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southwest corner of Pyle Avenue and Placid Street within Enterprise. MN/al/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-28-702-005

**USE PERMITS:**

1. Allow accessory structures within the front yard that are not architecturally compatible with the principal building where required per Table 30.44-1.
2. Permit the total area for all accessory structures (2,240 square feet) to exceed the area of the principal dwelling (1,089 square feet) where not permitted per Table 30.44-1 (a 24% increase).

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the separation between accessory structures to a minimum of 2 feet where a minimum of 6 feet is required per Table 30.40-1 (a 66.7% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 285 E. Pyle Avenue
- Site Acreage: 2
- Project Type: Accessory structures
- Number of Stories: 1

- Building Height (feet): Up to 9.5 feet
- Square Feet: 2,440 accessory structures/1,089 residence

#### Site Plan

The property is about 2 acres in area with access from Pyle Avenue. There is an existing single family residence located in the central portion of the property that is set back approximately 80 feet from Placid Street and 120 feet from Pyle Avenue. The plans show 8 shipping containers on the property to be used as storage buildings. The plans show 1 container located in the southwestern corner of the site set back 13 feet from the south property line and 54 feet from the west property line. There are 6 storage containers located along the west property line that are set back a minimum of 28 feet from the west property line, 113 feet from the south property line, and 85 feet from the north property line, with a minimum separation of 2 feet between these containers. The eighth shipping container is located approximately 16 feet to the east of the residence and is set back a minimum of 47 feet from the east property line and 107 feet from the north property line. The plans show that 2 of the shipping containers are located in front of the residence and 2 more are located partially in front of the residence.

#### Landscaping

No landscaping is proposed or required with this request. The property is enclosed by an existing 6 foot high decorative block wall.

#### Elevations

The existing single family residence is 1 story with a pitched roof with concrete tile roofing material. The exterior of the residence has a stucco finish painted in earth tone colors. The shipping containers are rectangular shaped and constructed of metal and are from 8.5 feet to 9.5 feet in height. The plans show that 7 of the shipping containers are 40 feet in length and the eighth is 25 feet in length.

#### Floor Plans

The plans show that 7 of the shipping containers have an area of 320 square feet each and the eighth has an area of 200 square feet bringing the total area for all accessory structures to 2,440 square feet. The building footprint of the existing single family residence has an area of 1,089 square feet, which includes a 440 square foot garage.

#### Applicant's Justification

The applicant indicates that the shipping containers are needed for additional storage because the existing residence is too small to store his items. The applicant also indicates that he has property in Missouri and transports items between the 2 properties as needed and the shipping containers allow for easy storage of the items. Additionally, the shipping containers are used by members of the applicant's family to store items rather than having to pay to rent storage space from a mini-warehouse facility.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1026-05	Established an RNP-I Overlay District for portions of the Enterprise Planning Area	Approved by BCC	October 2005
WS-0274-04	2 storage containers to be used as temporary accessory structures in conjunction with a single family residence - expired	Approved by PC	March 2004

**Surrounding Land Use**

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

**Clark County Public Response Office (CCPRO)**

Case CE20-16857 is a complaint on file with CCPRO for commercial vehicles parked on the property and shipping containers stored on the property. The commercial vehicles have been removed but the shipping containers are still on the property and further action on the complaint is pending the action of this request.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current 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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

**Use Permit #1**

The plans show that 4 of the shipping containers are partially or completely located in front of the existing single family residence. The site is approximately 2 acres in area and approximately 0.9 acres of the property is located behind the residence. With a lot of this size, all of the shipping containers could be relocated to the rear of the residence, which would eliminate the need for this use permit. Therefore, staff finds there are other locations on the property that are more appropriate for the placement of the shipping containers and does not support this use permit.

### Use Permit #2

This request is to increase the total area of all accessory structures to an area larger than the area of the footprint of the principal dwelling. The existing single family residence only has an area of 1,089 square feet which includes a 440 square foot garage, which may not provide adequate storage area for the residence. Staff understands the need for the additional storage space and the small size of the residence limits the area allowed for accessory structures. Since the lot has a large area staff finds the increase in accessory building area to be appropriate for the location and that it will not result in a substantial or undue adverse effect on adjacent properties.

### 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.

This site has an area of approximately 2 acres and as stated above approximately 0.9 acres for the site is located behind the rear of the site. Therefore, staff finds that the site has enough area to allow for the minimum 6 feet of separation between the structures. Staff also finds that the applicant has not provided a sufficient justification or identified unique circumstances on the property to warrant approval of the separation reduction. Therefore, staff does not support the waiver of development standards.

### **Staff Recommendation**

Approval of use permit #2; denial of use permit #1 and the waiver of development standards.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

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

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

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

**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: ESTHER LECLAIR**

**CONTACT: ESTHER LECLAIR, 4295 WAGON TRAIL, LAS VEGAS, NV 89118**

DRAFT







# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 16A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input 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 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 style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>UC-21-0593</u>      DATE FILED: <u>10-7-21</u></p> <p>PLANNER ASSIGNED: <u>AI</u></p> <p>TAB/CAC: <u>Enter price</u>      TAB/CAC DATE: <u>11-10-21</u></p> <p>PC MEETING DATE: <u>12-7-21</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$ 1,950<sup>00</sup></u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Butler LP</u></p> <p>ADDRESS: <u>285 E Pyle Ave</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89183</u></p> <p>TELEPHONE: <u>(702)768-8610</u>      CELL: <u>(702)768-8610</u></p> <p>E-MAIL: <u>rhett@lasvegasparties.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Butler LP</u></p> <p>ADDRESS: <u>251 E Pyle Ave</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89183</u></p> <p>TELEPHONE: <u>(702)768-8610</u>      CELL: <u>(702)768-8610</u></p> <p>E-MAIL: <u>rhett@lasvegasparties.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Louis W Marek</u></p> <p>ADDRESS: <u>4295 Wagon Trail Ave, Suite B</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89183</u></p> <p>TELEPHONE: <u>(702)768-4390</u>      CELL: <u>(702)768-4390</u></p> <p>E-MAIL: <u>lou@lasvegasparties.com</u>      REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 177-28-702-005

PROPERTY ADDRESS and/or CROSS STREETS: 285 E Pyle Ave, Las Vegas NV 89183

PROJECT DESCRIPTION: Permit for Conex Boxes

(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.

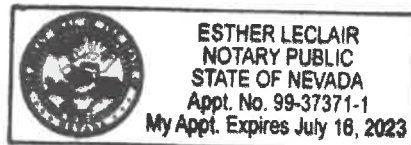
[Signature]      Butler LP / Louis W Marek  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON MAY 20, 2021 (DATE)

By Esther Leclair

NOTARY PUBLIC: Esther Leclair



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

APR-21-100053

CCPRO-CE 20-16857

**Louis W Marek**

285 E Pyle Ave  
Las Vegas, NV 89183  
(702)768-4390  
[lou@lasvegasparties.com](mailto:lou@lasvegasparties.com)

August 10, 2021

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

UC-21-0593

**RE: Notice of Violation  
Land Use Application  
Owner: Butler L P  
285 E Pyle Ave  
Las Vegas, NV 89183  
Parcel #177-28-02-005 (Placid St / E Pyle Ave)  
Permit Application #APR-21-100053**

Please accept this letter of justification of the Land Use Permit requested for the property at 285 E Pyle Ave, Las Vegas NV 89183.

There are eight (8) Conex Boxes, including one that measures 8'-0" x 24'-0" x 8'-5" which is #5 Conex Box, that are included in the site plan attached that need the approved permit as storage Conex boxes. These Conex boxes were on the property when I purchased the property and I have no plan to remove them until I should decide to sell the property and move to another location and they would be moved with me. These Conex boxes are being used for needed extra storage of personal items such as old furniture, clothing, Christmas decorations, etc. I have property in Missouri that I store items that are transported to and from Missouri when needed and are stored in the Conex boxes. I have several family members, including extended family, and 3 children in the Las Vegas area that live in rental homes and apartments and utilize these Conex boxes for extra storage rather than renting commercial storage space.

Also, the footprint of the existing residence on the property is approximately 1,089 square feet. The combined area of the storage containers will exceed the footprint of the existing residence. It is my understanding that a use permit is required for the combined area of the accessory structures to exceed the area of residence. Additionally, I am requesting a use permit that the storage boxes not be architecturally compatible with the existing residence.

The commercial vehicles included in the Notice of Violation have been removed from the property leaving only the Conex Boxes to be included in the Land Use Permit.

Thank you and if you need further assistance please don't hesitate contacting me anytime.

Sincerely,



Louis W Marek  
Butler L P  
Property Owner

LWM/el

12/07/21 PC AGENDA SHEET

SERVICE BAR  
(TITLE 30)

RAINBOW BLVD/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0601-DYNAMIC WARM SPRINGS INVESTMENTS, LLC.

**USE PERMIT** to allow on-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within a retail complex on a portion of 9.6 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Rainbow Boulevard and the south side of Warm Springs Road within Enterprise. MN/jgh/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-10-514-002 ptn

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7337 S. Rainbow Blvd #101
- Site Acreage: 9 (portion)
- Project Type: Service bar
- Square Feet: 3,052
- Parking Required/Provided: 305/474

Site Plans

The plans depict an existing multi-use, retail center. The restaurant is located within the northern portion of the inline building on the west side of the site and the building is approximately 3,052 square feet. This request is to allow a service bar in conjunction with a proposed restaurant (Weera Thai). The building is oriented towards Rainbow Boulevard on the western portion of the site. The overall retail center maintains vehicular access from Warm Springs Road and Rainbow Boulevard. No changes are proposed to the site design.

Landscaping

On-site landscaping exists, and no new landscaping is proposed or required.

Elevations

The existing restaurant is adorned with decorative, black, metal features. The building is also painted green and white. There are no new changes being proposed to the building elevations.

Floor Plans

The plans depict a proposed 3,052 square foot restaurant with a kitchen, prep area, washing area, service bar, seating area, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant requests approval of the service bar so that patrons can enjoy beer and wine with meals.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0097-17	Commercial subdivision on 12 acres	Approved by PC	July 2017
ZC-16-0923	Reclassified 2.1 acres from R-E to C-1 zoning	Approved by BCC	March 2017
ZC-07-1458	Reclassified 5 acres from R-E to C-1 zoning	Approved by BCC	February 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Warehouse
South	Commercial Neighborhood	C-1	Vacant
East	Commercial General	C-2	Shopping center
West	Commercial Neighborhood	R-E	Vacant

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff does not anticipate any negative impacts to the surrounding area since the primary function of the suite will still be a restaurant. The service bar will be an ancillary use to the restaurant, where alcohol can only be served with meals. The proposed use supports Economics Policy 1 of

the Comprehensive Master Plan, Public Facilities and Services Element, which encourages the development of a diversified economic base.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0381-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC  
APPROVALS:  
PROTESTS:**

**APPLICANT: THONGUTHAI LLC**

**CONTACT: ARGENTUM LAW, 6037 S. FORT APACHE RD., STE 130, LAS VEGAS, NV 89148**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 17A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

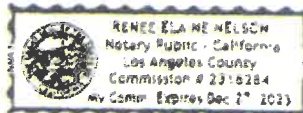
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZO) <input type="checkbox"/> NONCONFORMING (NZO) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>	APP. NUMBER: <u>UC-21-0601</u> DATE FILED: <u>10/2/2021</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/10/21</u> PC MEETING DATE: <u>12/7/21</u> 6:00 PM BCC MEETING DATE: _____ FEE: <u>\$675</u>
	<b>PROPERTY OWNER</b>	NAME: <u>Dynamic Warm Springs Investments, LLC c/o Damon Porter</u> ADDRESS: <u>30700 Russell Ranch Rd. #250</u> CITY: <u>Thousand Oaks</u> STATE: <u>CA</u> ZIP: <u>91362</u> TELEPHONE: <u>(310) 315-5411</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
	<b>APPLICANT</b>	NAME: <u>Thonguthai LLC c/o Prachatouch Thonguthaisri</u> ADDRESS: <u>7337 S. Rainbow Blvd., Ste 101</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: <u>(702) 771-8994</u> CELL: <u>(702) 771-6994</u> E-MAIL: <u>aaeisamy@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>	NAME: <u>Argentum Law c/o Jeff Donato</u> ADDRESS: <u>6037 S. Fort Apache Rd., Ste. 130</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702) 997-0063</u> CELL: <u>(702) 610-9482</u> E-MAIL: <u>jeff@argentumnv.com</u> REF CONTACT ID #: <u>172156</u>

**ASSESSOR'S PARCEL NUMBER(S):** ptn. of 176-10-514-002  
**PROPERTY ADDRESS and/or CROSS STREETS:** 7337 S. Rainbow Blvd., Ste 101, Las Vegas, NV 89139  
**PROJECT DESCRIPTION:** SUP for on-premises consumption of alcohol (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.

\_\_\_\_\_  
 Property Owner (Signature)\*      Damon Porter, Its Manager  
 Property Owner (Print)

STATE OF California  
 COUNTY OF Los Angeles  
 SUBSCRIBED AND SWORN BEFORE ME ON July 6, 2021 (DATE)  
 By Damon Porter  
 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

**ACKNOWLEDGMENT**

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 Los Angeles

On July 6, 2021 before me Renee Elaine Nelson, Notary Public  
(insert name and title of the officer)

personally appeared Domen Porter  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature [Handwritten Signature]

(Seal)





# ARGENTUM LAW

**Jeff Donato**  
Director of Licensing & Regulatory Compliance  
Phone: (702) 997-0063  
Fax: (702) 997-0038  
Email: jeff@argentumnv.com

UC 21-0601

**Law Offices**  
Las Vegas (702) 997-0066  
Reno (775) 473-7444

**PLANNER  
COPY**

August 11, 2021

Clark County Comprehensive Planning  
500 S. Grand Central Pkwy., 1st Floor  
Las Vegas, Nevada 89030

Re: Justification Letter for Alcohol, On-Premises Consumption (Service Bar)

To Whom It May Concern:

This law firm represents Thonguthai LLC, a Nevada limited liability company (the "**Company**"), with regard to its request for a Special Use Permit ("**SUP**") to allow alcohol, on-premises consumption (service bar) (the "**Proposed Use**") upon that certain real property located at 7337 S. Rainbow Blvd., Ste. 101, Las Vegas, Nevada and more particularly described as a portion of APN 176-10-514-002 (the "**Property**"). The Property is approximately 8.97 acres in a C-1 (Commercial Neighborhood) zoning district.

The Company is in the process of completing its tenant improvements to operate an approximate 3,140 square foot restaurant use to be known as "Weera Thai" on a portion of the Property. The proposed hours of operation for the restaurant are daily from 11:00 am to 10:00 pm. In conjunction with the restaurant, the Company desires to offer the on-premises consumption of alcohol (service bar) with the meals prepared for and served to its customers.

Pursuant to Title 30, an alcohol, on-premises consumption use is permitted on the Property with the approval of a Special Use Permit, subject to being limited to a service bar (must be sold in conjunction with a meal) unless licensed as a supper club and if operating as a supper club must have a minimum separation of 200 feet from any residential use. This application is for a service bar only; therefore, the distance separation to a residential use is not required for this location. There are no proposed changes to the exterior of the building and no proposed changes to the landscaping. The Property is located within an existing commercial shopping center. As shown on the site plan submitted herewith, the commercial shopping center has 474 parking spaces where 313 parking spaces are required by Title 30. Of the 474 parking spaces, 457 spaces are standard stalls, 16 spaces are ADA stalls, and 1 space is an ADA van stall. Accordingly, the Property is adequately parked for the uses being conducted thereon, including the Proposed Use. Furthermore, there is no signage being proposed for this application.

**ARGENTUM**  **LAW**

Clark County Comprehensive Planning

August 11, 2021

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Based upon the foregoing, the Proposed Use can be conducted in a harmonious manner with surrounding land uses and will not compromise the public health, safety and welfare. Therefore, the Company hereby respectfully requests the approval of its SUP to allow the Proposed Use to be conducted upon the Property.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

ARGENTUM LAW



Jeff Donato

JDON/jjd

Enclosures

**PLANNER  
COPY**

12/07/21 PC AGENDA SHEET

OUTSIDE DINING/DRINKING  
(TITLE 30)

SUNSET RD/GILESPIE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0605-MCC PANEVINO, LLC:

USE PERMIT to allow an outside dining/drinking area.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking, and 2) eliminate the pedestrian access.

DESIGN REVIEW for an outside dining/drinking area in conjunction with an existing restaurant on a portion of 2.6 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) and an M-1 (Light Manufacturing) (AE-65) Zone.

Generally located on the south side of Sunset Road and the east side of GilesPie Street within Enterprise. MN/jor/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

177-04-513-002 ptn

**USE PERMIT:**

Allow an outside dining/drinking area in conjunction in an existing restaurant per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the parking spaces to 1,574 parking spaces for the entire business complex where a parking reduction to 1,576 parking spaces was previously approved via WS-1664-02 (0.12% decrease).
2. Eliminate a 48 inch wide pedestrian access around the perimeter of the outside dining/drinking area where required per Table 30.44-1.

**DESIGN REVIEW:**

An outside dining/drinking area and shade structure in conjunction with an existing restaurant (Panevino).

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 246 Via Antonio Avenue

- Site Acreage: 2.64 (portion)
- Project Type: Outside dining/drinking area
- Square Feet: 1,700 (proposed outside dining/drinking area)/20,255 (existing restaurant - Panevino)
- Parking Provided: 1,576 (previously approved via WS-1664-02 for the business complex)/1,574 (currently provided for the entire business complex)/177 (provided for the restaurant site only)

### History and Request

The entire business complex was previously reclassified to M-D and M-1 zoning via ZC-1785-97 to construct office buildings, office/warehouse buildings, accessory structures, and an expansion to an existing warehouse building. The northern and western portions of the complex are zoned M-D and the eastern portion of the complex is zoned M-1. LC-0745-01 was approved in August 2001 by the Board of County Commissioners (BCC) to add a restaurant to the site which is currently located on the northernmost parcel of the entire complex. The restaurant site (Panevino) is zoned M-D (AE-70); however, the southeastern most corner of the parking lot is zoned M-1 (AE-65). Currently, the applicant is requesting approval of a use permit to allow an outside dining/drinking area (M-D zoned portion only), waivers to reduce parking by 2 parking spaces and eliminate the required 48 inch wide pedestrian walkway around the outside dining/drinking area, and a design review for the proposed outside dining/drinking area.

### Site Plan

The site plan depicts an existing restaurant on the northern end of the complex under the APN 177-04-513-002. The existing restaurant building has a unique shape, the eastern half of the building includes right angles, and the western half is shaped with a curve-like pattern. The proposed outside dining/drinking area will be located on the northwest corner of the restaurant building. The applicant is also proposing a shade structure over the proposed outside dining/drinking area. One hundred seventy-seven parking spaces for the restaurant site are located on the east, west, and southern portions of the parcel, where 1,574 parking spaces are provided for the entire business complex (1,576 parking space reduction as previously approved via WS-1664-02). Access to the site is located via Gilespie Street and Pilot Road which lead to a private driveway along the south property line of the restaurant site.

### Landscaping

Currently, there are over 40 potted plants in the landscape area where the proposed outside dining/drinking area will be constructed. Per the submitted plans, the potted plants will remain and the outside dining/drinking area will be integrated within the existing landscaping. No new landscaping is proposed or required with this request.

### Elevations

The elevation plans show that a 3.5 foot high metal railing will be installed around the outside dining/drinking area. Furthermore, an 11 foot high fabric canopy supported by 6 inch diameter metal posts will be installed over the outside dining/drinking area.

### Floor Plan

The applicant is proposing a circular shaped, 1,700 square foot outside dining/drinking area. The submitted floor plan depicts the following: tables and chairs throughout the outside dining/drinking area on top of a circular concrete pad, the potted plants spaced equally throughout, and a freestanding metal rail will be installed around the outside dining/drinking area. Lastly, there will be 1 vestibule with a doorway which provides customers and employees ingress/egress from the restaurant building to the proposed outside/drinking area.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The proposed outside dining/drinking area design is architecturally consistent with the existing building within the immediate area and throughout the business complex. The request to eliminate the 48 inch wide pedestrian access area around the proposed outside dining and drinking area is warranted since the outside dining/drinking area will be constructed within the existing landscaped area that will not be disturbed due to the removeable potted plants. Customers have ample room to maneuver throughout the 1,700 square foot outside dining/drinking area. The request to reduce the parking by 2 parking spaces is a minimal request since the entire complex operates at different business hours from the restaurant (Panevino). Although 1,576 parking spaces were approved via WS-1664-02, the entire complex provides 1,574 parking spaces a deficiency of only 0.12%.

### Prior Land Use Requests

Application Number	Request	Action	Date
WS-1076-04	Reduce the side street setback and the street setback of a building expansion (new entry feature and reception area) for an office/warehouse building (222 Via Marcell Way)	Approved by PC	July 2004
WS-0480-04	Allowed nameplate signage that is not adjacent to the entrance of a building, proposed at the southeast corner of Sunset Road and GilesPie Street and at the southwest corner of Sunset Road and Pilot Road (Marcell Corporate Center)	Approved by PC	April 2004
WS-0803-03	Vacated a public drainage easement – recorded	Approved by PC	August 2003
WS-1664-02	Reduced parking to 1,576 parking spaces for an existing business complex	Approved by PC	December 2002
UC-0745-01	Allowed a restaurant with on-premises consumption of alcohol and this application also waived conditional use requirements for the restaurant to only serve employees/customers of the business park, exterior advertising, and maximum area not to exceed 2,000 square feet.	Approved by BCC	August 2001

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0746-01	Allowed a business/office complex with a warehouse building and parking garage, and allowed increase heights for proposed office buildings and a parking garage	Approved by BCC	August 2001
TM-500187-01	1 lot commercial subdivision	Approved by PC	July 2001
ZC-1785-97 (ET-0377-99)	First extension of time for a previously approved for an office building and office/warehouse business complex	Approved by BCC	November 1999
UC-1102-99	Allowed a special events recreational building, reduced parking, and design review for a distribution center	Approved by BCC	September 1999
VS-2034-97	Vacated patent easements and a portion of right-of-way being La Cienega Street	Approved by BCC	January 1998
ZC-1785-97	Reclassified the 31 acres to M-D and M-1 zoning for office buildings and office/warehouse complex, accessory structures, a variance for increased building height for a business complex	Approved by BCC	December 1997

\*Additional land use applications have been approved within the existing complex.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	P-F	McCarran International Airport
South	Business and Design/Research Park and Industrial	M-D & M-1	Office warehouse buildings & office buildings
East	Business and Design/Research Park	M-D & M-1	Office buildings
West	Public Facility	P-F	RTC South Transit Center

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

**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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff does not object to the applicant's request to construct an outside dining/drinking area in conjunction with the existing restaurant (Panevino). The applicant's request will not pose negative impacts to the surrounding businesses. Furthermore, outside dining in the AE-70 (Airport Environs

Subdistrict) within the Standard Land Use Classification Manual (SLUCM) allows outside dining. 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 applicant is requesting to reduce the parking spaces to 1,574 parking spaces for the entire business complex where a parking reduction to 1,576 parking spaces was previously approved via WS-1664-02 (0.12% decrease). Staff finds that the applicant's request is not detrimental to the site. The restaurant site includes 177 parking spaces, and customers have cross access and parking access to the parcels to the south. Staff finds that reducing the parking by 2 spaces will not cause a negative impact to the entire business complex; therefore, staff supports this request.

#### Waiver of Development Standards #2

The applicant is requesting to eliminate a 48 inch wide pedestrian access requirement around the perimeter of a proposed outside dining/drinking area. Staff finds the request to be appropriate since the restaurant site includes a minimum of 17 feet of landscaping to the west, and 20 feet of landscaping to the north and the restaurant building surrounds the proposed outside dining/drinking area to the south and east. The plans show that the 48 inch pedestrian access area is not necessary with the proposed design since the plans show that customers have enough maneuverability throughout the outside dining/drinking area and the existing landscaping provides a physical and visual buffer from the parking spaces to the west, and Sunset Road to the north. Staff supports this request.

#### Design Review

Since the applicant is not disturbing the existing landscaping, or eliminating the existing potted plants, staff finds that the outside dining/drinking area and the proposed shade structure over the outside dining/drinking area are architecturally compatible to the existing restaurant building. Since staff supports the use permit and the waivers of development standards, staff can also support this request.

#### Department of Aviation

The property lies within the AE-70 (70 - 75 DNL) noise contour for McCarran 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 McCarran 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a 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;
- Outside dining in the A1-70 is permitted subject to the recording of a Commercial Noise Disclosure Statement.
- 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.

**Building Department - Fire Prevention**

- 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: GREG WELLS**

**CONTACT: MITCHELL TRAGETON, MARNELL ARCHITECTURE, 222 VIA MARNELL  
WAY, LAS VEGAS, NV 89119**

**DRAFT**





# LAND USE APPLICATION

# 18A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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 #)	<b>STAFF</b>	APP. NUMBER: <u>UC-21-0605</u> DATE FILED: <u>10/13/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/10/21</u> PC MEETING DATE: <u>12/7/21</u> BCC MEETING DATE: _____ FEE: <u>\$1,825.00</u>	
		<b>PROPERTY OWNER</b>	NAME: <u>MCC Panevino, LLC - Greg Wells</u> ADDRESS: <u>222 Via Marnell Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 739-2000</u> CELL: <u>(702) 610-5700</u> E-MAIL: <u>gwells@marnellcompanies.com</u>
		<b>APPLICANT</b>	NAME: <u>Panevino, LLC - Greg Wells</u> ADDRESS: <u>222 Via Marnell Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 739-2000</u> CELL: <u>(702) 610-5700</u> E-MAIL: <u>gwells@marnellcompanies.com</u> REF CONTACT ID #: _____
		<b>CORRESPONDENT</b>	NAME: <u>Marnell Architecture - Mitchell Trageton</u> ADDRESS: <u>222 Via Marnell Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 739-2000</u> CELL: <u>(702) 528-3580</u> E-MAIL: <u>mtrageton@marnellcompanies.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-04-513-002  
 PROPERTY ADDRESS and/or CROSS STREETS: 246 Via Antonio Ave, Las Vegas, NV 89119  
 PROJECT DESCRIPTION: Panevino - Added Outdoor Dining Patio with overhead shade structure

(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

Gregory K. Wells, Manager

Property Owner (Signature)\*

Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON August 3 2021 (DATE)

By Gregory K. Wells

NOTARY PUBLIC: Karen K. Horton



\*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



**MARNELL ARCHITECTURE**  
ARCHITECTURE • PLANNING • DESIGN

06 October 2021

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

Attention: Comprehensive Planning Department

Reference: Panevino - Outdoor Dining Patio  
Justification Letter  
Architect's Project No. 212019

UC-21-0605

Dear Planning Department:

Marnell Architecture is currently assisting Panevino LLC with the submittal of an application for Design Review, Use Permit and Waiver of Development Standards for the proposed outdoor Dining Patio to be constructed at the existing Panevino Restaurant. The proposed project includes the demolition of some existing landscaping and the construction of a new outdoor Dining Patio.

The proposed project includes a new outdoor Dining Patio (approximately 1,700 sf) in conjunction with an existing restaurant. The patio will be a concrete pad with perimeter metal railings and an overhead fabric shade cover. The exterior patio is set within an existing landscaped area and is separated from the parking areas with access directly from the existing restaurant. As access is to be controlled from the restaurant, we request elimination of the required 4' wide pedestrian access around the outside of the patio. The project also includes a new exterior vestibule that will provide access from the existing restaurant to the patio.

Panevino is a higher-level service restaurant and has ample parking provided for its business operations. The new Dining Patio is outdoors and it requires 7 additional parking spaces per current Title 30 requirements. The existing Panevino restaurant has 177 parking spaces as provided. As the project parking area is maximized, no additional parking spaces can be added. 1,574 parking spaces are provided for the entire complex. 1,576 parking spaces were approved per WS-1664-02. We are requesting a Waiver of Development Standards to reduce the parking by 2 parking spaces.

The design of the new Dining Patio project is consistent with the existing restaurant and other buildings located within the Marnell Corporate Center. A Design Review, Special Use Permit and Waiver of Development Standards (parking waiver & elimination of perimeter pedestrian access) are being requested for the proposed project.

Thank you for your consideration of this request. Please do not hesitate to contact our office should you have any questions or require any additional information

Sincerely,

**MARNELL ARCHITECTURE**

Mitchell A. Trageton AIA  
Senior Vice-President of Architecture

cc: Greg Wells, Panevino LLC  
Dave Howryla, Marnell Architecture

MARNELL CONSULTING

MARNELL

MARNELL PROPERTIES

TRANSPORTATION

12/07/21 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

DECATUR BLVD/ELDORADO LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0616-SURE LINK STORAGE LAS VEGAS, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being a portion of Decatur Boulevard located between Mardon Avenue (alignment) and Eldorado Lane within Enterprise (description on file). MN/rk/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-12-501-017

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

**BACKGROUND:**  
**Project Description**

The plans show the vacation and abandonment of a 5 foot wide portion of the west side of Decatur Boulevard to accommodate a detached sidewalk in conjunction with a proposed 2.2 acre mini-warehouse development. The south portion of the future development previously vacated a 5 foot wide portion of Decatur Boulevard to accommodate a detached sidewalk (per VS-19-0445). This application will address the north portion of the proposed mini-warehouse development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-21-400131 (ZC-19-0434)	Extension of time for C-1 zoning for a mini-warehouse	Approved by BCC	October 2021
ET-21-400137 (VS-19-0445)	Extension of time for the vacation of patent easements the northern portion of Decatur Boulevard	Approved by BCC	October 2021
ZC-19-0434	Reclassified this site and the parcel to the south to C-1 zoning for a mini-warehouse development	Approved by BCC	July 2019
VS-19-0445	Vacation and abandonment patent easements and a 5 foot wide portion of right-of-way being the northern portion of Decatur Boulevard	Approved by BCC	July 2019

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	R-E & M-D	Undeveloped lot & warehouse
South	Commercial Neighborhood	C-1	Remaining portion of the 2.2 acre proposed mini-warehouse site
East	Office Professional	R-E	Single family residence & undeveloped lot
West	Residential Medium (3 to 14 du/ac)	RUD	Single family residential development

**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 a portion of right-of-way for Decatur Boulevard to accommodate detached sidewalks.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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**

- Applicant to provide Clark County a reimbursement for the vacated portion of Decatur Boulevard;
- 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:** SURE LINK STORAGE LAS VEGAS, LLC

**CONTACT:** PETYA BALOVA, BALOVA ENGINEERING, 7495 WEST AZURE DRIVE,  
SUITE 140-C, LAS VEGAS, NV 89130

**DRAFT**







# VACATION APPLICATION

# 19A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS. 21-0616</u> DATE FILED: <u>10-13-21</u>
		PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11-10-21</u> PC MEETING DATE: <u>12-7-21</u> BCC MEETING DATE: _____ FEE: <u>\$ 875.00</u>

C-1  
 CN      ET/VS 21-400137  
 MN

<b>PROPERTY OWNER</b>	NAME: <u>Sure Link Storage Las Vegas, LLC</u>
	ADDRESS: <u>1345 Encinitas Blvd</u>
	CITY: <u>Encinitas</u> STATE: <u>CA</u> ZIP: <u>92024</u>
	TELEPHONE: <u>(725) 207-8047</u> CELL: <u>(725) 207-8047</u>
	E-MAIL: <u>rc@ram-core.com</u>

<b>APPLICANT</b>	NAME: <u>Sure Link Storage Las Vegas, LLC</u>
	ADDRESS: <u>1345 Encinitas Blvd</u>
	CITY: <u>Encinitas</u> STATE: <u>CA</u> ZIP: <u>92024</u>
	TELEPHONE: <u>(725) 207-8047</u> CELL: <u>(725) 207-8047</u>
	E-MAIL: <u>rc@ram-core.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Petya Balova</u>
	ADDRESS: <u>7495 W. 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): 176-12-501-017

PROPERTY ADDRESS and/or CROSS STREETS: Decatur and Eldorado

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]      10-12-2021      [Signature]  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)  
 By \_\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_

SEE ATTACHED CALIFORNIA CERTIFICATE  
Raymond Cody Cecil  
October 12, 2021

\*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 FORM**

CIVIL CODE SECTION 8202

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 San Diego

Subscribed and sworn to (or affirmed) before me on this 12 day of October, 20 21,  
by Randall Curtis

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



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Description of Attached Document: Vacation Application

Document Date: \_\_\_\_\_ Number of Pages: 1

Signer(s) other than named above: \_\_\_\_\_



August 23, 2021

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

Re: DECATUR MINI STORAGE  
APN 176-12-501-017

The purpose of this letter is to request a vacation of the west 5 feet of the 60-foot right-of-way, dedicated per document number 20210604:0001527 along Decatur Boulevard.

A 55-foot dedication to the back of curb along Decatur Boulevard is required per conditions of Zone Change approval ZC-19-0434.

Accompanying land use applications:

- Approved vacation of 5 feet right-of-way VS-19-0445
- Extension of time has been filed for both ZC-19-0434 and VS-19-0445

If you require further information, please feel free to contact me at (702) 682-1706.

Sincerely,

*Petya Balova*

Petya Balova, P.E.  
Balova Engineering



12/08/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT CACTUS AVE/TORREY PINES DR  
(TITLE 30)

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400158 (ZC-18-0774)-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST  
ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:

**WAIVER OF CONDITIONS** of a zone change requiring pedestrian connections between the 2 private streets and the detached sidewalk along Torrey Pines Drive in conjunction with an approved single family residential development on 6.5 acres in an RUD (Residential Urban Density) Zone.

Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-26-801-003; 176-26-801-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6486 W. Cactus Avenue
- Site Acreage: 6.5
- Project Type: Detached single family residential development

**History & Request**

The site was reclassified to an RUD zone by ZC-18-0774 in December 2018. The plans approved with the zone change depicted a single family residential development consisting of 46 lots on 6.5 acres for a density of 7.2 dwelling units per acre. The majority of the lots had direct access to the internal street network consisting of 43 foot wide private streets with 4 foot wide sidewalks on 1 side of the street. Twelve lots fronted Rush Avenue which is a public street. The approved plans depicted 2 cul-de-sacs that terminated close to Torrey Pines Drive and the condition to require pedestrian access to Torrey Pines Drive was to provide the access from these cul-de-sacs. The applicant has submitted plans to redesign the subdivision. WS-21-0585 and TM-21-500161 are companion items on this agenda which address the changes to the development. The plans submitted for the companion items depict a single family residential development consisting of 49 lots with a density of 7.5 dwelling units per acres. These plans

also depict a subdivision with public streets and the 2 cul-de-sacs close to Torrey Pines Drive have been removed. A single cul-de-sac that terminates close to Cactus Avenue is being provided and the plans show pedestrian access to Cactus Avenue from this cul-de-sac.

#### Previous Conditions of Approval

Listed below are the approved conditions for ZC-18-0774:

#### Current 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;
- Pedestrian connections between the 2 private streets and the detached sidewalk along Torrey Pines Drive;
- Design review as a public hearing for significant changes to plans;
- 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 the waivers of development standards and design review must commence within 4 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;
- Right-of-way dedication to include 30 feet for Rush Avenue, 30 feet for Mann Street, and associated spandrels;
- Applicant to apply for BLM right-of-way grants for 30 feet for Rush Avenue, 40 feet for Torrey Pines Drive, 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 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.

#### 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 #0366-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant indicates that the previously approved site plan showed 2 stub streets that pointed toward Torrey Pines Drive and the condition was placed on that design to provide the pedestrian access to Torrey Pines Drive. WS-21-0585 is a related application on this agenda to change the design of the development. The site plan submitted for WS-21-0585 shows a cul-de-sac bulb that points towards Cactus Avenue and a pedestrian connection is being provided at the end of the cul-de-sac. The proposed design considers the amount of water that currently crosses the site and has provided a pedestrian access point so that there is ample pedestrian access across the site. Since the design of the project is being changed to no longer have cul-de-sacs facing Torrey Pines Drive, it is no longer practical to provide pedestrian access to this street.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0774	Reclassified the site to RUD zoning for a single family residential development	Approved by BCC	December 2018
VS-18-0772	Vacated and abandoned patent easements and portions of Cactus Avenue and Torrey Pines Drive to allow for detached sidewalks	Approved by BCC	December 2018
TM-18-500182	46 lot single family residential subdivision	Approved by BCC	December 2018

**Surrounding Land Use**

	Planned land Use Category	Zoning District	Existing Land Use
North & West	Public Facilities	R-E	Undeveloped
South	Residential High (from 8 to 18 du/acre)	RU-1	Single family residential
East	Residential Suburban (up to 8 du/acre)	R-2	Single family residential & undeveloped

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

**Related Applications**

Application Number	Request
WS-21-0585	A waiver of development standards for a single family residential development is a companion item on this agenda.
VS-21-0586	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.
TM-21-500161	A tentative map for a 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**

**Current Planning**

The applicant has submitted subsequent applications, which are companion items on this agenda, to change the layout of the development. The proposed changes make it no longer practical to provide pedestrian access to Torrey Pines Drive. However, the proposed layout depicted on the plans submitted for the companion items is depicting access to Cactus Avenue, which will allow the development to integrate with the surrounding community. Staff can support the proposed redesign of the development and finds that the intent of providing pedestrian access is still being complied with by the proposed revisions and can support waiving the condition to pedestrian access to Torrey Pines Drive, which was based on the prior design of the project and is no longer applicable to this site.

**Staff Recommendation  
Approval.**

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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

- No comment.

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

**APPLICANT: AMH DEVELOPMENT, LLC**

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





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 20A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>ZC-18-0774</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 #)	<b>STAFF</b>  APP. NUMBER: <u>WC-21-400158</u> DATE FILED: <u>10-5-21</u> PLANNER ASSIGNED: <u>PI</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11-20-21</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>12-8-21</u> FEE: <u>\$ 650.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Epstein Diane Lee Robertson Family Trust</u> ADDRESS: <u>9121 Golden Eagle St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>The WLB Group, Inc. ( Mark Bangan)</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-003, 004  
 PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr  
 PROJECT DESCRIPTION: A single family residential development.

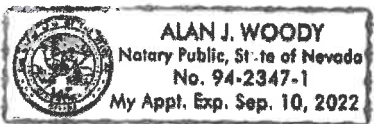
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 28, 2021 (DATE)  
 By Diane Epstein

NOTARY PUBLIC: Alan J. Woody



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

APR. 21-100963



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input 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"/> PUBLIC HEARING <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-18-0774</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 #)	<b>STAFF</b>  APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>Dude's LLC</u> ADDRESS: <u>89 Quail Run Rd</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014-2161</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>The WLB Group, Inc. ( Mark Bangan)</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-004  
 PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr  
 PROJECT DESCRIPTION: A 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.

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

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 9.17.21 (DATE)  
 By Michael Dudunakis  
 NOTARY PUBLIC: \_\_\_\_\_



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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input 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"/> PUBLIC HEARING  <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-18-0774</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 #)	<b>STAFF</b>  APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>Garlock Family Trust</u> ADDRESS: <u>89 Quail Run Rd</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014-2161</u> TELEPHONE: _____ CELL: <u>702 278-6229</u> E-MAIL: <u>george @ kga-design</u>
	<b>APPLICANT</b>  NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>The WLB Group, Inc. ( Mark Bangan)</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

PROJECT DESCRIPTION: A 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.

Property Owner (Signature)\*

GEORGE F. GARLOCK  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9.17.21 (DATE)  
By George F. Garlock

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.



August 11, 2021

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

**RE: *Design Review/Waiver/Waiver of Conditions – Justification Letter  
for Cactus Mann  
(APN: 176-26-801-003 & 004)***

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group is respectfully submitting the attached Design Review/Waiver of Development Standards Application for the above referenced parcel numbers at the Northeast of Cactus Ave and Mann Street.

**Project Description**

The proposed development consists of a 49-lot single family detached on 6.48 acres with a gross density of 7.56. The community will consist of 2-story homes for a detached single-family development.

**Design Review**

We are requesting two (2) design reviews which are listed below;

1. A Design Review for a proposed detached single-family development

This proposed development includes interior public streets that are 48' wide which includes a 5' sidewalk on both sides of the street and allows for parking on both sides of the street as well. This development has a single entrance off Mann Street that accesses 33 of the homes with the other 16 houses fronting out to Rush Avenue. There is a 42' wide drainage easement that bisects the property, this drainage will be enclosed in an underground box structure. House plans will include six (6) 2-story homes ranging in square footage from 1,1857 up to 2,300 square feet. These homes will offer three distinct elevation options per plan and will feature tile roofs, attractive desert colors, some elevations will feature partial stone exteriors, and paver driveways. The buildings will be a maximum of 25'-9" in height. Each house will include a two-car garage and a two-car driveway.

2. To increase the finished grade for a single-family residential development up to 10 inches (0.8 feet) above the allowed 18 inches (1.5 feet) is the standard per section 30.32.040.

This request is to fill in low spots in the topography due to existing natural drainage ways/low spots that cross the site. These additional fill areas will be governed by Clark County Public Works with the approval of a drainage study and civil

3663 E. Sunset Road #204 Las Vegas, NV 89120 - T 702-458-2551 - F 702-434-0491



improvement plans and therefore are not being used to artificially increase the grade of the land for views by the developer.

**Waiver of Development Standards**

The proposed development will require the approval of one (1) waiver of development standards which are listed below;

1. To reduce the required rear setback from 15'-0" to 10'-3" on one lot only within a 49-lot subdivision this rear setback is required per table 30.42-2 in the Clark County Title 30 Development Code.

This reduction of the rear setback from 15'-0" to 10'-3" is for one lot and only affect one corner of the building. This is due to the drainage easement that bisects the property and creates an odd shaped lot (Lot 16) where this reduction is required. To offset this request lot 16 has been widened, this allows for a larger sideyard than a typical lot.

**Waiver of Conditions (ZC-18-0774)**

We are respectfully requesting to waive a condition from a prior application, the application is ZC-18-0774.

The condition states; "*Pedestrian connections between the 2 private streets and the detached sidewalk along Torrey Pines Drive;*".

The previously approved site plan showed two stub streets that pointed toward Torrey Pines Drive. The current site plan shows a cul-de-sac bulb that points towards Cactus Avenue and we have provided a pedestrian connection at the cul-de-sac. We feel our design takes into account the amount of water that currently crosses the site and has provided a pedestrian access point so that there is ample pedestrian access across the site.

**Parking Analysis**

Each house will provide the parking required by Title 30 with a two-car garage, a two-car driveway as well as additional parking being provided on the adjacent public streets, which allows parking on both sides of the street.

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

Sincerely,



Mark Bangan  
Planning Department Manager



12/08/21 BCC AGENDA SHEET

EASEMENTS & RIGHTS-OF-WAY  
(TITLE 30)

CACTUS AVE/TORREY PINES DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0586-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN  
DIANE LEE ROBERTSON TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Rush Avenue and Cactus Avenue, and between Torrey Pines Drive and Mann Street, and portions of a rights-of-way being Cactus Avenue located between Torrey Pines Drive and Mann Street and Torrey Pines Drive located between Rush Avenue and Cactus Avenue within Enterprise (description on file). JJ/al/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

176-26-801-003; 176-26-801-004

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant is proposing to develop the site as a detached single family residential development. This request is to vacate patent easements and portions of rights-of-way. The applicant indicates that the patent easements are not necessary for the development of this site. Any required easements or right-of-way dedications will be provided with the recording of a future subdivision map. The request to vacate portions of rights-of-way is to vacate up to 5 feet of Cactus Avenue and Torrey Pines Drive to allow for detached sidewalks along these streets.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0774	Reclassified the site to RUD zoning for a single family residential development	Approved by BCC	December 2018
VS-18-0772	Vacated and abandoned patent easements and portions of Cactus Avenue and Torrey Pines Drive to allow for detached sidewalks	Approved by BCC	December 2018
TM-18-500182	46 lot single family residential subdivision	Approved by BCC	December 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Public Facilities	R-E	Undeveloped
South	Residential High (from 8 to 18 du/ac)	RUD	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential & undeveloped

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

**Related Applications**

Application Number	Request
WS-21-0585	A waiver of development standards for a single family residential development is a companion item on this agenda.
WC-21-400158 (ZC-18-0774)	A waiver of conditions of a zone change to provide pedestrian connections to Torrey Pines Drive is a companion item on this agenda.
TM-21-500161	A tentative map for a 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**

**Public Works - Development Review**

Staff has no objection to the vacation of patent easements and rights-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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has



been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Right-of-way dedication to include 30 feet for Rush Avenue, 30 feet for Mann Street, and associated spandrei;
- Applicant to apply for BLM right-of-way grants for 30 feet for Rush Avenue, 40 feet for Torrey Pines Drive, 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 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.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: AMH DEVELOPMENT, LLC**

**CONTACT: THE WLB GROUP, 5661 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120**





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 21A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-21-0586</u>	DATE FILED: <u>10-5-21</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>PC</u> TAB/CAC: <u>Ento prae</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12-8-21</u> FEE: <u>\$ 875<sup>00</sup></u>	TAB/CAC DATE: <u>11-10-21</u>

<b>PROPERTY OWNER</b>	NAME: <u>Epstein Diane Lee Robertson Family Trust</u> ADDRESS: <u>9121 Golden Eagle St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
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<b>APPLICANT</b>	NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____
------------------	---

<b>CORRESPONDENT</b>	NAME: <u>The WLB Group, Inc. ( Mark Bangan)</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____
----------------------	---

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-003 004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

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)*	<u>Diane Epstein</u> _____ Property Owner (Print)
--	---

STATE OF NEVADA  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON June 28, 2021 (DATE)  
 By Diane Epstein  
 NOTARY PUBLIC: Alan J. Woody

ALAN J. WOODY  
 Notary Public, State of Nevada  
 No. 94-2347-1  
 My Appl. Exp. Sep. 10, 2022

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

APR. 21-100 963



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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

PROPERTY OWNER	NAME: <u>Dude's LLC</u> ADDRESS: <u>89 Quail Run Rd</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014-2164</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
----------------	---

APPLICANT	NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____
-----------	---

CORRESPONDENT	NAME: <u>The WLB Group, Inc. ( Mark Bangan)</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

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: <u>Clark</u> COUNTY OF: _____ SUBSCRIBED AND SWORN BEFORE ME ON <u>06-17-21</u> (DATE) By <u>Michael Dufurakis</u> NOTARY PUBLIC: _____	<u>Michael Dufurakis</u> 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.



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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

<b>PROPERTY OWNER</b>	NAME: <u>Garlock Family Trust</u>
	ADDRESS: <u>89 Quail Run Rd</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014-2161</u>
	TELEPHONE: _____ CELL: <u>702-278-6229</u>
	E-MAIL: <u>george @ kga.design</u>

<b>APPLICANT</b>	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>The WLB Group, Inc. ( Mark Bangan)</u>
	ADDRESS: <u>3663 E. Sunset Road, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-458-2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

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)\*

GEORGE F. GARLOCK  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Dec 17 2021 (DATE)  
 By George F. Garlock  
 NOTAR PUBLIC: \_\_\_\_\_

Notary Public - State of Nevada  
 COUNTY OF CLARK  
 MARCIA WYATT  
 No. 00-85841-1 / Comm. Exp. 10/16/2024

\*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.

August 11, 2021

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

**RE: Vacation Application – Justification Letter for Cactus Mann  
APN's: 176-26-801-003 & 004**

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group is respectfully submitting the attached vacation of patent easements and right-of-way in conjunction with a proposed single family residential development near the intersection of Cactus Ave and Mann Street.

**Vacation of Patent Easements**

We are requesting to vacate all the patent easements located on APN's 176-26-801-003 (OR:534:483871), 004 (OR125:102758). Excepting therefrom the proposed rights-of-way for Cactus Avenue, Torrey Pines Drive , Rush Avenue and Mann Street per the proposed single-family development.

**Vacation of Right-Of-Way**

We are respectfully requesting to vacate 5.00' of the Public Right-of-Way on Cactus Avenue on APN's 176-26-801-003, and vacate a transition of up to 5.00' along the Torrey Pines Right-of-Way to allow for the detaching of the sidewalk on both Right-of-Ways.

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

Sincerely,



Mark Bangan  
Planning Department Manager

12/08/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT CACTUS AVE/TORREY PINES DR  
(TITLE 30)

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0585-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN  
DIANE LEE ROBERTSON TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks.

**DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade on 6.5 acres in an RUD (Residential Urban Density) Zone.

Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

176-26-801-003; 176-26-801-004

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the rear yard setback for 1 lot to 10 feet where a minimum of 15 feet is required in the RUD zoning district per Table 30.40-2 (a 33.3% reduction).

**DESIGN REVIEWS:**

1. A single family residential development.
2. Increase finished grade to 30 inches (2.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per section 30.32.040 (a 66.7% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6486 W. Cactus Avenue
- Site Acreage: 6.5
- Number of Lots/Units: 49 residential & 2 common elements
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size (square feet): 3,315/5,358
- Project Type: Detached single family residential development
- Number of Stories: 2

- Building Height (feet): 20
- Square Feet: 1,857 to 2,300
- Open Space Required/Provided: 0/43.03%

### Site Plans

The plans depict a detached single family residential development consisting of 49 lots with a density of 7.5 dwelling units per acre. There is an existing wash that divides the northern portion of the site from the majority of the proposed development. The plans indicate that the wash will be placed in a 42 foot wide drainage easement, which will be within 1' of the common elements of the subdivision. The plans show that 16 lots with access from Rush Avenue are located to the north of the drainage easement. The remaining 33 lots to the south of the drainage easement will be accessed by 48 wide public streets, which will include 5 foot wide sidewalks on both sides of the streets, that will be dedicated with the proposed subdivision. The entrance to this portion of the subdivision will be via Mann Street on the east side of the development. The plans show a pedestrian access to Cactus Avenue from this terminus of a proposed cul-de-sac within the development. The request for the rear yard setback is for 1 lot located at the northeast corner of the development. The plans show that the drainage easement curves to the north adjacent to lot 16 on the northeast corner of the site, causing the length of the lot to be reduced from the west to the east. The increase in the finished grade is for area along the existing wash to level the site.

### Landscaping

The plan depicts minimum 15 foot wide landscape areas with detached sidewalks along Cactus Avenue and Torrey Pines Drive. A minimum 6 foot wide landscape area with an attached sidewalk is located along Mann Street. Landscaping along the public streets will consist of combinations of trees, shrubs, and groundcover. The common element located along the south side of the entrance of the development is approximately 15 feet wide and the plans depict a landscape area consisting of trees, shrubs, and groundcover.

### Elevations

House plans include six, 2 story homes up to 26 feet in height. Each of the homes offer 3 distinct elevation options per plan that feature tile roofs, desert colors, some elevations will feature partial stone exteriors, and paver driveways.

### Floor Plan

The homes range from 1,857 square feet up to 2,300 square feet in area. Each house will include a 2 car garage and a 2 car driveway with options for 3 to 5 bedrooms.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the proposed development is consistent and compatible with existing and planned land uses in this area. The proposed setback reduction is due to the configuration of a lot due to a drainage easement that will be established as part of this development and is only for a portion of the lot. The increase in finished grade is needed to level the site in order to provide proper drainage.



**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0774	Reclassified the site to RUD zoning for a single family residential development	Approved by BCC	December 2018
VS-18-0772	Vacated and abandoned patent easements and portions of Cactus Avenue and Torrey Pines Drive to allow for detached sidewalks	Approved by BCC	December 2018
TM-18-500182	46 lot single family residential subdivision	Approved by BCC	December 2018

**Surrounding Land Use**

	Planned land Use Category	Zoning District	Existing Land Use
North & West	Public Facilities	R-E	Undeveloped
South	Residential High (from 8 to 18 du/ac)	RUD	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential & undeveloped

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

**Related Applications**

Application Number	Request
VS-21-0586	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.
WC-21-400158 (ZC-18-0774)	A waiver of conditions of a zone change to provide pedestrian connections to Torrey Pines Drive is a companion item on this agenda.
TM-21-500167	A tentative map for a 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**

**Current Planning**

**Waivers of Development Standards**

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

There is a substantial wash that goes through this site which will be placed in a drainage channel within a drainage easement as part of this development. The plans show the location of this channel/easement will reduce the length of a portion of 1 lot within the development, which effects the rear yard setback for the southeast corner of the lot. Staff finds that the existing wash/proposed drainage channel/easement are special circumstances creating a unique situation for this proposed development and can support the proposed setback reduction.

#### Design Review #1

The proposed development is consistent and compatible with existing and proposed developments within this area. The architecture of the proposed homes is similar in design to other homes in this area. Staff also finds the proposed design of this development to be in substantial compliance with past approvals for a detached single family residential development on this site and; therefore, supports the design review. However, WC-21-400158 is a related item on this agenda for waiver of conditions for ZC-18-0774, to provide pedestrian access to Torrey Pines Drive. This waiver of conditions will have to be approved to allow the approval of this design review. Staff does not object to the waiver of conditions.

#### **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.

#### **Staff Recommendation**

Approval. WC-21-400158 (ZC-18-0774) must be approved to allow for the approval of the proposed subdivision design.

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

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

##### **Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Rush Avenue, 30 feet for Mann Street, and associated spandrel;
- Applicant to apply for BLM right-of-way grants for 30 feet for Rush Avenue, 40 feet for Torrey Pines Drive, 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 vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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

- No comment.

**TAB/CAO:  
APPROVALS:  
PROTESTS:**

**APPLICANT: AMH DEVELOPMENT, LLC  
CONTACT: THE WLG GROUP, 4663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV  
89120**





# LAND USE APPLICATION 22A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475</u></p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675</u></p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> PUBLIC HEARING</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>	<b>STAFF</b>	<p>APP. NUMBER: <u>WS-21-0585</u>      DATE FILED: <u>10-5-21</u></p> <p>PLANNER ASSIGNED: <u>HC</u></p> <p>TAB/CAC: <u>Enterprise</u>      TAB/CAC DATE: <u>11-10-21</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>12-8-21</u></p> <p>FEE: <u>\$1,150.00</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Epstein Diane Lee Robertson Family Trust</u></p> <p>ADDRESS: <u>9121 Golden Eagle St</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89134</u></p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____</p>
	<b>APPLICANT</b>	<p>NAME: <u>AMH Development, LLC</u></p> <p>ADDRESS: <u>280 Pilot Road, Suite 200</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702.703.5295</u>      CELL: _____</p> <p>E-MAIL: <u>mnicholson@ah4r.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>The WLB Group, Inc. ( Mark Bangan)</u></p> <p>ADDRESS: <u>3663 E. Sunset Road, Suite 204</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>Nevada</u>      ZIP: <u>89120</u></p> <p>TELEPHONE: <u>702-458-2551</u>      CELL: _____</p> <p>E-MAIL: <u>mbangan@wlbgroup.com</u>      REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-003, 004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

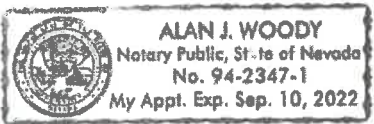
PROJECT DESCRIPTION: A single family residential development.

(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.

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 29, 2021 (DATE)  
 By Diane Epstein  
 NOTARY PUBLIC: Alan J. Woody



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

APR-21-100963



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input 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"/> PUBLIC HEARING <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-18-0774</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 #)	<b>STAFF</b>  APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>Dude's LLC</u> ADDRESS: <u>89 Quail Run Rd</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014-2161</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>The WLB Group, Inc. ( Mark Bangan)</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

PROJECT DESCRIPTION: A 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.

Michael Dudunakis  
Property Owner (Signature)\*

Michael Dudunakis  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 02-17-21 (DATE)

BY Michael Dudunakis  
NOTARY PUBLIC: \_\_\_\_\_



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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input 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"/> PUBLIC HEARING <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-18-0774</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 #)	<b>STAFF</b>  APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>Garlock Family Trust</u> ADDRESS: <u>89 Quail Run Rd</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014-2161</u> TELEPHONE: _____ CELL: <u>702 278-6229</u> E-MAIL: <u>george @ kga.design</u>
	<b>APPLICANT</b>  NAME: <u>AMH Development, LLC</u> ADDRESS: <u>280 Pilot Road, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702.703.5295</u> CELL: _____ E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>The WLB Group, Inc. ( Mark Bangan)</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wibgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

PROJECT DESCRIPTION: A 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.

Property Owner (Signature)\*

GEORGE F. GARLOCK  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 09.17.21 (DATE)

By George F. Garlock  
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.



August 11, 2021

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

**RE: *Design Review/Waiver/Waiver of Conditions – Justification Letter  
for Cactus Mann  
(APN: 176-26-801-003 & 004)***

Clark County Planning Staff,

On behalf of AMH Development, LLC, The WLB Group is respectfully submitting the attached Design Review/Waiver of Development Standards Application for the above referenced parcel numbers at the Northeast of Cactus Ave and Mann Street.

**Project Description**

The proposed development consists of a 49-lot single family detached on 6.48 acres with a gross density of 7.56. The community will consist of 2-story homes for a detached single-family development.

**Design Review**

We are requesting two (2) design reviews which are listed below;

1. A Design Review for a proposed detached single-family development

This proposed development includes interior public streets that are 48' wide which includes a 5' sidewalk on both sides of the street and allows for parking on both sides of the street as well. This development has a single entrance off Mann Street that accesses 33 of the homes with the other 16 houses fronting out to Rush Avenue. There is a 42' wide drainage easement that bisects the property, this drainage will be enclosed in an underground box structure. House plans will include six (6) 2-story homes ranging in square footage from 1,1857 up to 2,300 square feet. These homes will offer three distinct elevation options per plan and will feature tile roofs, attractive desert colors, some elevations will feature partial stone exteriors, and paver driveways. The buildings will be a maximum of 25'-9" in height. Each house will include a two-car garage and a two-car driveway.

2. To increase the finished grade for a single-family residential development up to 10 inches (0.8 feet) above the allowed 18 inches (1.5 feet) is the standard per section 30.32.040.

This request is to fill in low spots in the topography due to existing natural drainage ways/low spots that cross the site. These additional fill areas will be governed by Clark County Public Works with the approval of a drainage study and civil

3663 E. Sunset Road #204 Las Vegas, NV 89120 - T 702-458-2551 - F 702-434-0491





improvement plans and therefore are not being used to artificially increase the grade of the land for views by the developer.

**Waiver of Development Standards**

The proposed development will require the approval of one (1) waiver of development standards which are listed below;

1. To reduce the required rear setback from 15'-0" to 10'-3" on one lot only within a 49-lot subdivision this rear setback is required per table 30.42-2 in the Clark County Title 30 Development Code.

This reduction of the rear setback from 15'-0" to 10'-3" is for one lot and only affect one corner of the building. This is due to the drainage easement that bisects the property and creates an odd shaped lot (Lot 16) where this reduction is required. To offset this request lot 16 has been widened, this allows for a larger sideyard than a typical lot.

**Waiver of Conditions (ZC-18-0774)**

We are respectfully requesting to waive a condition from a prior application, the application is ZC-18-0774.

The condition states; "*Pedestrian connections between the 2 private streets and the detached sidewalk along Torrey Pines Drive;*".

The previously approved site plan showed two stub streets that pointed toward Torrey Pines Drive. The current site plan shows a cul-de-sac bulb that points towards Cactus Avenue and we have provided a pedestrian connection at the cul-de-sac. We feel our design takes into account the amount of water that currently crosses the site and has provided a pedestrian access point so that there is ample pedestrian access across the site.

**Parking Analysis**

Each house will provide the parking required by Title 30 with a two-car garage, a two-car driveway as well as additional parking being provided on the adjacent public streets, which allows parking on both sides of the street.

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

Sincerely,

A blue ink handwritten signature of Mark Bangan.

Mark Bangan  
Planning Department Manager



12/08/21 BCC AGENDA SHEET

CACTUS TORREY PINES  
(TITLE 30)

CACTUS AVE/TORREY PINES DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500161-EPSTEIN DIANE LEE ROBERTSON FAMILY TRUST ETAL & EPSTEIN DIANE LEE ROBERTSON TRS:

TENTATIVE MAP consisting of 49 single family residential lots and common lots on 6.5 acres in an RUD (Residential Urban Density) Zone.

Generally located on the northeast corner of Cactus Avenue and Torrey Pines Drive within Enterprise. JJ/al/jc (For possible action)

RELATED INFORMATION:

APN:

176-26-801-003; 176-26-801-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6486 W. Cactus Avenue
- Site Acreage: 6.5
- Number of Lots/Units: 49 residential & 2 common elements
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size (square feet): 3,315/5,358
- Project Type: Detached single family residential development

The plans depict a detached single family residential development consisting of 49 lots with a density of 7.5 dwelling units per acre. There is an existing wash that divides the northern portion of the site from the majority of the proposed development. The plans indicate that the wash will be placed in a 42 foot wide drainage easement, which will be within 1 of the common elements of the subdivision. The plans show that 16 lots with access from Rush Avenue are located to the north of the drainage easement. The remaining 33 lots to the south of the drainage easement will be accessed by 48 wide public streets, which will include 5 foot wide sidewalks on both sides of the streets, that will be dedicated with the proposed subdivision. The entrance to this portion of the subdivision will be via Mann Street on the east side of the development. The plans show a pedestrian access to Cactus Avenue from this terminus of a proposed cul-de-sac within the development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-18-0774	Reclassified the site to RUD zoning for a single family residential development	Approved by BCC	December 2018
VS-18-0772	Vacated and abandoned patent easements and portions of Cactus Avenue and Torrey Pines Drive to allow for detached sidewalks	Approved by BCC	December 2018
TM-18-500182	46 lot single family residential subdivision	Approved by BCC	December 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Public Facilities	R-E	Undeveloped
South	Residential High (from 8 to 18 du/ac)	RUD	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential & undeveloped

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

**Related Applications**

Application Number	Request
WS-21-0585	A waiver of development standards for a single family residential development is a companion item on this agenda.
VS-21-0586	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.
WC-21-400158 (ZC-18-0774)	A waiver of conditions of a zone change to provide pedestrian connections to Torrey Pines Drive is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

This request meets the tentative map requirements as outlined in Title 30. However, WC-21-400158 (ZC-18-0774) is a related item on this agenda for waiver of conditions to provide pedestrian access to Torrey Pines Drive. This waiver of conditions will have to be approved to allow the approval of this tentative map.

### **Staff Recommendation**

Approval. WC-21-400158 (ZC-18-0774) must be approved to allow for the approval of the proposed subdivision design.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Rush Avenue, 30 feet for Mann Street, and associated spandrel;
- Applicant to apply for BLM right-of-way grants for 30 feet for Rush Avenue, 40 feet for Jeffrey Pines Drive, 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 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.

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

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

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

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0382-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMH DEVELOPMENT, LLC

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

DRAFT



# TENTATIVE MAP APPLICATION 23A

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>Tm-21-500161</u>	DATE FILED: <u>10-5-21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>AI</u>	TAB/CAC: <u>Enterprise</u>
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>12-8-21</u>	
		FEE: <u>\$750.00</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Epstein Diane Lee Robertson Family Trust</u>
	ADDRESS: <u>9121 Golden Eagle St</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>The WLB Group, Inc. ( Mark Bangan)</u>
	ADDRESS: <u>3663 E. Sunset Road, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-458-2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-003, 004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

TENTATIVE MAP NAME: Cactus Torrey Pines

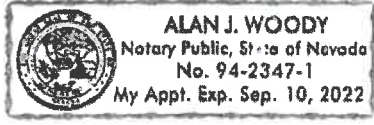
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 28, 2021 (DATE)

By Diane Epstein  
 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.

APR. 21-100 963



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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

<b>PROPERTY OWNER</b>	NAME: <u>Dude's LLC</u>
	ADDRESS: <u>89 Quail Run Rd</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014-2161</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>The WLB Group, Inc. ( Mark Bangan)</u>
	ADDRESS: <u>3663 E. Sunset Road, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-458-2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-004

---

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr

TENTATIVE MAP NAME: Cactus Torrey Pines

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.

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

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 06.17.21 (DATE)  
 By Michael Dudonakis  
 NOTARY PUBLIC: [Signature]



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





# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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

<b>PROPERTY OWNER</b>	NAME: <u>Garlock Family Trust</u>
	ADDRESS: <u>89 Quail Run Rd</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014-2161</u>
	TELEPHONE: _____ CELL: <u>702-278-6229</u>
	E-MAIL: <u>george@kga.design</u>

<b>APPLICANT</b>	NAME: <u>AMH Development, LLC</u>
	ADDRESS: <u>280 Pilot Road, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702.703.5295</u> CELL: _____
	E-MAIL: <u>mnicholson@ah4r.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>The WLB Group, Inc. ( Mark Bangan)</u>
	ADDRESS: <u>3663 E. Sunset Road, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-458-2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-26-801-004

PROPERTY ADDRESS and/or CROSS STREETS: W Cactus Ave and S Torrey Pines Dr  
 TENTATIVE MAP NAME: Cactus Torrey Pines

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 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.

GEORGE F. GARLOCK  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 02.17.21 (DATE)  
 By George F. Garlock

NOTAR PUBLIC: [Signature]

Notary Public - State of Nevada  
 COUNTY OF CLARK  
 MARCIA WYATT  
 No. 00-65841-1 / Comm. Exp. 10/16/2024

**\*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.



12/08/21 BCC AGENDA SHEET

VEHICLE RENTAL  
(TITLE 30)

WARM SPRINGS RD/GILESPIE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-21-400161 (NZC-0037-08)-ABBASI RAMEZAN LARKI:**

**WAIVER OF CONDITIONS** of a zone change requiring the following: 1) construct driveway according to Uniform Standard Drawing 224; and 2) driveway to be a maximum width of 40 feet in conjunction with a vehicle rental facility on 0.5 acres in a C-1 (Local Business) Zone.

Generally located 200 feet east of Gilepsie Street, 300 feet north of Warm Springs Road within Enterprise. MN/nr/ja (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-04-801-030

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7230 GilesPie Street
- Site Acreage: 0.5
- Project Type: Vehicle rental
- Number of Stories: 2

**Site Plans**

The plans show an existing 2 story, 4,174 square foot vehicle rental facility. The existing facility is situated on the site at an angle that lines up with the existing 48 foot wide portion of the cul-du-sac off GilesPie Street. The plans show parking along the north side of the site, in front of the building and parking spaces in the southern portion of the site. The site is accessed from a private cul-du-sac, from GilesPie Street which is leased from McCarran International Airport.

**Previous Conditions of Approval**

Listed below are the approved conditions for NZC-0037-08:

**Current Planning**

- All applicable standard conditions for this application type.

- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must be completed within 3 years of approval date or it will expire.

**Civil Engineering**

- Construct driveway according to Uniform Standard Drawing 224;
- Driveway to be a maximum width of 40 feet.

**Applicant's Justification**

The applicant indicates that the request to waive conditions of approval is due to the existing lease with McCarran International Airport in regard to the usage of the street/cul-du-sac bulb. The applicant states that the cul-du-sac is basically like a private street since their business is the only entity using the street and requests approval of the waiver of conditions.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0037-08	Reclassified 0.5 acres from R-E to C-1 zoning for a vehicle rental facility	Approved by BCC	March 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Public Facilities	P-F	Vehicle rental parking lot
South & West	Business and Design/Research Park	C-1	Vehicle rental facility

**Related Applications**

Application Number	Request
UC-21-0592	A use permit for vehicle maintenance in conjunction with a vehicle rental company and waivers of landscaping and architectural compatibility 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 concurs with the applicant that the private street essentially acts as an extended drive aisle for their business. Based on the approved designs for the site, adding a commercial driveway at the end of the cul-de-sac would preclude the use of the site as has been previously approved and would not serve as a benefit to the public.

**Staff Recommendation**

Approval.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

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

- No comment.

**Building Department - Fire Prevention**

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

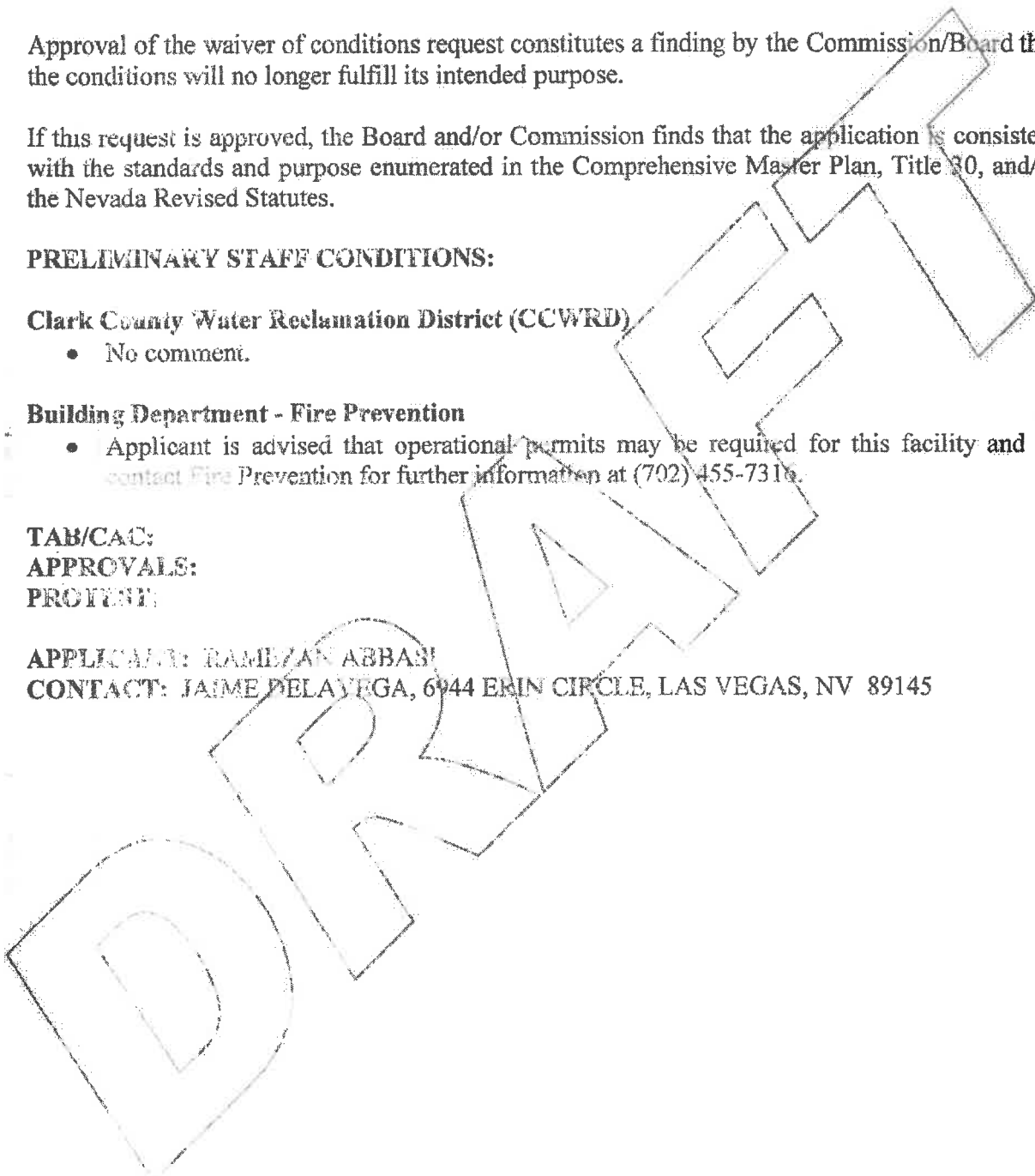
**TAB/CAC:**

**APPROVALS:**

**PROJECT:**

**APPLICANT: RAMEZAN ABBAS**

**CONTACT: JAIME DELAVEGA, 6944 ERIN CIRCLE, LAS VEGAS, NV 89145**







# LAND USE APPLICATION

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

# 24A

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>NZC-0037-08</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 #)	<b>STAFF</b>  APP. NUMBER: <u>WC-21-400161</u> DATE FILED: <u>10/7/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/10/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/8/21</u> FEE: <u>\$ 475</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Ramezan Abbasi Larki</u> ADDRESS: <u>7230 Giles pie St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>alfred@nucarrentals.us</u>
	<b>APPLICANT</b>  NAME: <u>Pablo Gotelli Nu Car Rentals</u> ADDRESS: <u>7230 Giles pie St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>210-979-1016</u> CELL: _____ E-MAIL: <u>pablo@nucarrentals.us</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Jamie De La Vega</u> ADDRESS: <u>6944 Erin Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-360-2619</u> CELL: <u>702-569-5127</u> E-MAIL: <u>dlvchr@hotmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-04-801-030  
 PROPERTY ADDRESS and/or CROSS STREETS: 7230 Giles pie St Las Vegas, NV 89119 / Warm Springs  
 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.

R. Abbasi      RAMEZAN ABBASI  
 Property Owner (Signature)\*      Property Owner (Print)  
 STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_  
 SUBSCRIBED AND SWORN BEFORE ME ON R. Abbasi (DATE) Attached Nurat RAMEZAN ABBASI 2-10-21  
 By \_\_\_\_\_  
 NOTARY PUBLIC: See CA

\*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.

**JURAT**

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 Riverside } SS.

Subscribed and sworn to (or affirmed) before me on this 10<sup>th</sup> day of February, 2021, by Ramean Abbasi, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Jeff R. Kallmann  
NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

**OPTIONAL INFORMATION**

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

**CAPACITY CLAIMED BY SIGNER (PRINCIPAL)**

- INDIVIDUAL
- CORPORATE OFFICER \_\_\_\_\_ TITLE(S): \_\_\_\_\_
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

**DESCRIPTION OF ATTACHED DOCUMENT**

Hand Use Application  
TITLE OR TYPE OF DOCUMENT

\_\_\_\_\_  
NUMBER OF PAGES

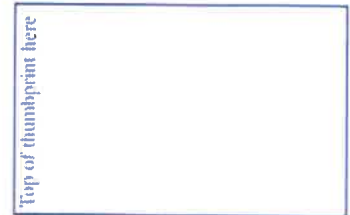
2-10-2021  
DATE OF DOCUMENT

\_\_\_\_\_  
OTHER

**ABSENT SIGNER (PRINCIPAL) IS REPRESENTING:**

NAME OF PERSON(S) OR ENTITY(IES)  
\_\_\_\_\_  
\_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER





## **JUSTIFICATION LETTER**

Las Vegas, NV. February 16, 2021

To Whom it May Concern

This Letter has the intention to justify the Renovation / Adaptation to Our Building at 7230 GilesPie St. Las Vegas, NV. 89119, to continue conducting Business as a Car Rental Facility. Since 2008 this building has been a car rental business under several names including Magic Rent -a- Car and Now since 5 years ago, NU Car Rentals, we like to keep this building and maintaining in optimal operation conditions, because it is a perfect location, close to International McCarran Airport, and the main freeways I-15 and I-95, it is very convenient to Visitors and Locals that needs a Car for rent.

It is our best interest to provide the best Customer service possible and at the same time we care about Safety, Cleanliness and Excellent Customer Service and that is the main reason we need to renovate our building at GilesPie Street.

We kindly ask you to support our project by approving the fallowing Waivers, Design Review and Use Permit, as Follows: **Application No 1 APR20-100684**

**1- Use Permit** for vehicle maintenance Facility, this Car maintenance Facility is exclusive for Our Own Vehicles and only we perform vary basic maintenance, like Oil Change, Tire Change and Cleaning ready to rent. **2-Waiver of Development Standards** for reduced Landscaping, if you look at the Landscaping Plan provided, we are remarkably close to comply with code, we be believing can provide up to 80% of landscaping Required. **3-Waiver of Development Standards** for service bay doors, partially facing the private street, we will provide a better door design that looks much better. **4-Waiver of Development Standard** for elimination of pedestrian access around the building, we believe that since we have a limited space around the property the pedestrian can be waived and dedicate the space to a vehicle circulation and prohibit pedestrians to use that route for security reasons. **5-Design Review**, for a vertical metal siding where is prohibited per Table 30.56-2 This particular Metal Siding is a Good-Looking Architectural Siding that DOES NOT looks like cheap Metal Siding, it is a very Expensive and Safe Material that is being use in Airports and Luxury Places, we will Provide a Physical Sample and photographs.

**Application No. 2 PUBLIC WORKS**

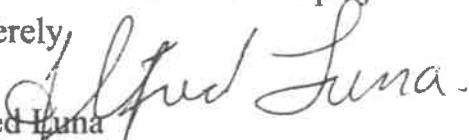
**1-Waiver of Conditions of Public Works for NZC-0037-08**

Our Precise Location is Basically a Private street much more like a Cul-de-sac  
And we are extremely limited of space as you can see on the Site Plan, we kindly  
ask you to consider Our Petition to Wave the Required Depth Throat, but we will  
comply with the Visibility Zone and Other Public work requirements.

With this approval we will be able to obtain the required Building Permits and start  
our Renovation project as soon as possible.

In advance we thank you for the opportunity to present our case to you, and the  
time and dedication to our project.

Sincerely,



Alfred Luna

NuCar Rentals Operations Manager

12/08/21 BCC AGENDA SHEET

VEHICLE MAINTENANCE  
(TITLE 30)

GILESPIE ST/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0592-ABBASI RAMEZAN LARKI:

USE PERMIT for a vehicle maintenance facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced landscaping; and 2) throat depth.

DESIGN REVIEW for a vehicle maintenance facility in conjunction with an existing vehicle rental facility on 0.5 acres in a C-1 (Local Business) Zone.

Generally located 200 feet east of Gilepsie Street, 300 feet north of Warm Springs Road within Enterprise. MN/nr/jo (For possible action)

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RELATED INFORMATION:

APN:

177-04-801-030

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduced parking lot landscaping where Figure 30.64-14 is required.
2. Reduce throat depth to zero feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7280 Gilespie Street
- Site Acreage: 0.5
- Project Type: Vehicle maintenance
- Number of Stories: 2
- Square Feet: 4,174
- Parking Required/Provided: 9/13

Site Plans

The plans show an existing 2 story, 4,174 square foot vehicle rental facility. The existing facility is situated on the site at an angle that lines up with the existing 48 foot wide portion of the cul-

du-sac off Gilespie Street. The plans show parking along the north side of the site, in front of the building with additional spaces in the southern portion of the site. The site is accessed from a private cul-du-sac, which is leased from McCarran International Airport, from Gilespie Street.

Landscaping

The plans depict proposed landscaping along the west, a portion of the south side and a portion of the east side of the site. A landscape triangle is proposed in front of the existing building and a terminal island is proposed on the north side of the site. Parking lot landscaping per Figure 30.64-14 is required and not provided so a waiver is being requested.

Elevations

The elevations show the proposed façade change to include vertical metal siding to the existing stucco exterior and tiled roof. The plans also show the proposed garage bay doors for the vehicle maintenance area facing the cul-du-sac bulb.

Floor Plans

The plans show a customer area, office, restrooms, storage, and a vehicle maintenance shop area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the renovation of the building is in the interest of safety, cleanliness, and customer service.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0037-08	Reclassified 0.5 acres from R-E to C-1 zoning for a vehicle rental facility.	Approved by BCC	March 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Public Facilities	P-F	Vehicle rental parking lot
South & West	Business and Design/Research Park	C-1	Vehicle rental facility

Related Applications

Application Number	Request
WC-21-400161 (NZC-0037-08)	A waiver of conditions for driveway standards and width is a companion item on this agenda.

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### 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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

##### 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.

##### Use Permit, Waivers of Development Standards, & Design Review

Staff reviews use permits and waivers of development standards for compatibility with existing and proposed developments. The subject site was originally part of a 4 lot cul-du-sac. The other 3 parcels of the original cul-de-sac have been either developed as part of a commercial center or as a remote parking lot for McCarran International Airport. The site contains a converted single family residence that has been used as a car rental business since NCZ-0037-08 was approved. The vehicle rental business is requesting a vehicle maintenance facility to do maintenance on their vehicles on the site which requires a use permit. Since a new use is proposed, current Title 30 Codes apply to the site. The applicant proposes landscaping on the site where landscaping did not previously exist. Although the proposed landscaping does not meet Title 30 requirements, some landscaping is better than a completely hardscaped site. The location of the building on the site is not directly visible from the road; however, the proposed non-decorative metal facade proposed is not common in the surrounding area. Staff does not anticipate any negative impacts from the reduced landscaping or the non-decorative metal siding for the existing building. 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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.

**Building Department - Fire Prevention**

- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

**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: RAMEZAN ABBASI  
CONTACT: JAIME DELAVEGA, 6944 ERIN CIRCLE, LAS VEGAS, NV 89145**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 25A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

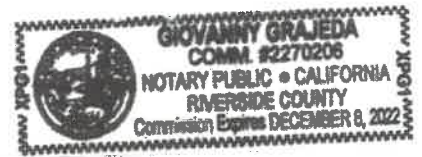
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-21-0592</u> DATE FILED: <u>10/7/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Enterprise</u> TAB/CAC DATE: <u>11/10/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/8/21</u> FEE: <u>\$1825</u>
	<b>PROPERTY OWNER</b>  NAME: <u>RAMEZAN ABBASI LARKI</u> ADDRESS: <u>74116 Academy LN.</u> CITY: <u>Palm Desert</u> STATE: <u>CA.</u> ZIP: <u>92211</u> TELEPHONE: _____      CELL: <u>702-826-8585</u> E-MAIL: <u>Pablo@Nucarrentals.US</u>
	<b>APPLICANT</b>  NAME: <u>Pablo Gotelli (Nu Car Rentals)</u> ADDRESS: <u>7230 Gilespe St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-826-8585</u> CELL: <u>702-826-8585</u> E-MAIL: <u>Pablo@Nucarrentals.US</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Jaime De La Vega</u> ADDRESS: <u>6944 Erin Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-360-2619</u> CELL: <u>702-569-5127</u> E-MAIL: <u>dlvchr@hotmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-04-801-030  
 PROPERTY ADDRESS and/or CROSS STREETS: 7230 Gilespe St. Las Vegas, NV. 89119 / Warm Springs  
 PROJECT DESCRIPTION: Car Rental Facility

(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.

Ramezan Abbasi Larki      Ramezan Abbasi Larki  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF California  
 COUNTY OF Riverside  
 SUBSCRIBED AND SWORN BEFORE ME ON 11-13-2019 (DATE)  
 By Ramezan ABBASI LARKI  
 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.

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## JUSTIFICATION LETTER

Las Vegas, NV. February 16, 2021

To Whom it May Concern

This Letter has the intention to justify the Renovation / Adaptation to Our Building at 7230 GilesPie St. Las Vegas, NV. 89119, to continue conducting Business as a Car Rental Facility. Since 2008 this building has been a car rental business under several names including Magic Rent -a- Car and Now since 5 years ago, NU Car Rentals, we like to keep this building and maintaining in optimal operation conditions, because it is a perfect location, close to International McCarran Airport, and the main freeways I-15 and I-95, it is very convenient to Visitors and Locals that needs a Car for rent.

It is our best interest to provide the best Customer service possible and at the same time we care about Safety, Cleanliness and Excellent Customer Service and that is the main reason we need to renovate our building at GilesPie Street.

We kindly ask you to support our project by approving the following Waivers, Design Review and Use Permit, as Follows: **Application No 1 APR20-100684**

**1- Use Permit** for vehicle maintenance Facility, this Car maintenance Facility is exclusive for Our Own Vehicles and only we perform vary basic maintenance, like Oil Change, Tire Change and Cleaning ready to rent. **2-Waiver of Development Standards** for reduced Landscaping, if you look at the Landscaping Plan provided, we are remarkably close to comply with code, we be believing can provide up to 80% of landscaping Required. **3-Waiver of Development Standards** for service bay doors, partially facing the private street, we will provide a better door design that looks much better. **4-Waiver of Development Standard** for elimination of pedestrian access around the building, we believe that since we have a limited space around the property the pedestrian can be waived and dedicate the space to a vehicle circulation and prohibit pedestrians to use that route for security reasons. **5-Design Review**, for a vertical metal siding where is prohibited per Table 30.56-2 This particular Metal Siding is a Good-Looking Architectural Siding that DOES NOT looks like cheap Metal Siding, it is a very Expensive and Safe Material that is being use in Airports and Luxury Places, we will Provide a Physical Sample and photographs.



**Application No. 2 PUBLIC WORKS**

**1-Waiver of Conditions of Public Works for NZC-0037-08**

Our Precise Location is Basically a Private street much more like a Cul-de-sac And we are extremely limited of space as you can see on the Site Plan, we kindly ask you to consider Our Petition to Wave the Required Depth Throat, but we will comply with the Visibility Zone and Other Public work requirements.

With this approval we will be able to obtain the required Building Permits and start our Renovation project as soon as possible.

In advance we thank you for the opportunity to present our case to you, and the time and dedication to our project.

Sincerely,

Alfred Luna

NuCar Rentals Operations Manager



12/08/21 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

GRAND CANYON DR/FORD AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-21-0590-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:**

**ZONE CHANGE** to reclassify 5.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) establish alternative yards; 2) increase wall height; and 3) reduce street intersection off-set.

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

Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley (description on file). JJ/rk/jc (For possible action)

**RELATED INFORMATION:**

**APN:**

176-18-401-005; 176-18-801-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Establish alternative yards for 1 single family residence where yards are established per Chapter 30.56.
2. Increase block wall height to 10 feet (up to 4 foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (12% increase).
3. Reduce a street intersection off-set to 106 feet where a minimum of 125 feet is required per Chapter 30.52 (a 16% reduction).

**DESIGN REVIEWS:**

1. Single family residential development.
2. Increase finished grade for a single family residential development to 51 inches where a maximum of 18 inches is the standard per Section 30.32.030 (a 184% increase).

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – SINGLE FAMILY RESIDENTIAL

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – MULTIPLE FAMILY RESIDENTIAL

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 5.5
- Number of Lots: 42
- Density (du/ac): 7.7
- Minimum/Maximum Lot Size (square feet): 3,317/6,578
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): Up to 26
- Square Feet: 2,052/2,300

#### Site Plans

The plans depict a single family residential development totaling 42 single family lots and 5 common area lots on 5.5 acres. The density of the residential subdivision is 7.7 dwelling units per acre. The lots range in size from a minimum of 3,317 square feet to a maximum of 6,578 square feet. Along the Grand Canyon Drive alignment an amendment to the Transportation Element was approved to eliminate the roadway from the plan (between Pebble Road and Ford Avenue). Therefore, the design of this development does not show Grand Canyon Drive going through. Access to the development is shown from Ford Avenue to the north. The lots within the subdivision will be served by 48 foot wide internal public streets, which include an attached sidewalk on both sides of the street. The proposal for alternative yards and 90 degree shift of the building orientation is intended for Lot 10 which is located on the southwest corner of the subdivision.

#### Landscaping

A 6 foot wide landscape area is shown behind an attached sidewalk along Ford Avenue. Internal to the development a street landscape buffer is shown on both sides of the entry street.

#### Elevations

The plans depict 3, two story models up to 26 feet high. All the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

#### Floor Plan

The models range in size from 2,052 square feet to 2,300 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms.

#### Applicant's Justification

The applicant indicates that the proposed development is consistent with other single family residential developments in the area and conforms to both the County's Land Use Plans and the Rhodes Ranch Master Plan.

**Prior Land Use Requests**

Application Number	Request	Action	Date
PA-21-700003	Plan amendment to amend the Transportation Element for Grand Canyon Drive (between Pebble Road and Ford Avenue)	Pending by PC	November 2021

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project - Single Family Residential & Multiple Family Residential & Public Facility	R-3 & P-F	Single family residential & Forbuss Elementary school
South	Public Facility	R-E	Blue Diamond Wash
East	Residential High (from 8 to 18 du/ac)	R-E	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

**Related Applications**

Application Number	Request
TM-21-500166	A tentative map for 42 residential lots on 5.5 acres is a companion item on this agenda.
VS-21-0591	A vacation and abandonment of easements and right-of-way are a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis  
Current Planning  
Zone Change**

The request is appropriate and compatible with the existing and approved land use patterns in the immediate area. The site is located partially within and adjacent to a master planned community which has primarily been built-out with single family residential uses. The density proposed by this request will result in a land use that will be developed at the same or similar densities of the existing subdivisions within Rhodes Ranch. Therefore, staff finds the proposed zoning is compatible with the existing, approved, and planned development in the area.

**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 Standard #1

Staff finds that the alternative yards for 1 lot will not have any adverse effects on the overall development or surrounding parcels. The proposal to rotate the home 90 degrees to the east will allow the property to have a larger corner side setback and the home can potentially have a better front yard aesthetic. Similar requests have been approved with no known adverse impacts to the adjacent properties. Therefore, staff can support this portion of the request.

#### Waiver of Development Standard #2

The proposed retaining wall is due to the natural low areas and topography of the site. The primary reasoning for the over height walls is the land slopes from north to south, but they are draining the proposed lots from south to north, resulting in the need for an over height retaining wall. Additionally, the combined wall height is only a 12% deviation from Code and will be constructed with a decorative finish. Therefore, staff can support this portion of the request.

#### Design Review #1

The design of the subdivision layout is consistent and compatible with approved and planned land uses in this area, and staff finds that the project conforms to Urban Land Use Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor plans meet Urban Land Use Policy 43 by providing a variety of elevations with articulating building facades. Therefore, staff recommends approval of this request.

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

##### Waiver of Development Standards #3

Staff has no objection to the reduction in the street intersection offset between Ford Avenue and Street B along Street A. With the additional common elements adjacent to Street A, visibility will be improved for those entering the site.

#### 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

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement for APN 176-18-401-005 prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Ford Avenue;
- Grant an access easement to Public Works for access to the wash.
- 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.

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

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0263-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** SIDHOM BROTHERS COMPANY, LLC  
**CONTACT:** THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120







# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

# 26A

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" 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 checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	<b>STAFF</b>	DATE FILED: <u>10-7-21</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$ 2,025.00</u> CHECK #: <u>00.1we</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MDP - Rhodes Ranch</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC-21-0590</u> TAB/CAC: <u>Spring Valley &amp; Enterprise</u> TAB/CAC MTG DATE: <u>11/9/21</u> TIME: <u>11/10/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18/21</u> ZONE / AE / RNP: <u>R-E to R-2</u> PLANNED LAND USE: <u>MDP &amp; RS</u> NOTIFICATION RADIUS: <u>1,000</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>TOCK 4 IRREVOCABLE BUSINESS TRUST</u> ADDRESS: <u>6325 S Jones Blvd #500</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: _____ CELL: <u>702-947-3800</u> E-MAIL: <u>david@bfc.vegas</u>	
	<b>APPLICANT</b>	NAME: <u>Sidhom Brothers Company LLC</u> ADDRESS: <u>1 Ocean Harbor Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702.755.8180</u> CELL: _____ E-MAIL: <u>siddygroup@yahoo.com</u> ACA CONTACT ID #: _____	
	<b>CORRESPONDENT</b>	NAME: <u>The WLB Group Inc</u> ADDRESS: <u>3663 E Sunset Rd, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702.458.2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> ACA CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-18-801-001

PROPERTY ADDRESS and/or CROSS STREETS: Ford Ave and Grand Canyon Drive

PROJECT DESCRIPTION: A 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 commenced. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

\_\_\_\_\_  
 Property Owner (Signature)\*

\_\_\_\_\_  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON March 29, 2021 (DATE)  
 By DAVID CASAL  
 NOTARY PUBLIC: Belinda Parker

**BELINDA PARKER**  
 Notary Public, State of Nevada  
 No. 07-4160-1  
 My Appl. Exp. Oct. 15, 2023

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



September 15, 2021

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

20.21-0590

**RE: Zone Change/Design Review/Waiver of Development Standards  
Justification Letter for Grand Canyon Ford  
(APN: 176-18-401-005 & 176-18-801-001)**

Clark County Planning Staff,

On behalf of Sidhom Brothers Company, LLC, The WLB Group is respectfully submitting the attached Zone Change/Design Review/Waivers of Development Standards Applications for the above referenced parcel numbers South of Ford Ave and east and west of Grand Canyon Drive.

**Zone Change**

We are respectfully requesting to rezone the parcels listed above from R-E to R-2. To allow for the construction of a 42-lot detached single-family development on approximately 5.47 acres. The current masterplan designation for the parcels is RS on the westerly parcel and MDP/Residential on the easterly parcel (located within Rhodes Ranch Master Planned Community), the proposed R-2 is a conforming use within both of these designations.

**Design Review**

We are respectfully requesting a Design Review for the proposed development consisting of a 42-lot detached single-family development being constructed on 5.47 acres with a gross density of 7.68 du/a. Each lot meets or exceeds the minimum lot square footage as required by Title 30 and the Rhodes Ranch Modified Development Standards as required by Title 29. The minimum lot size is 3,317 s.f. This development will offer 2-story homes ranging in square footage from 2,052 square feet up to 2,300 square feet. These homes will offer three distinct elevation options per plan and will feature concrete tile roofs, attractive desert colors, some elevations will feature partial stone exteriors, and paver driveways. The buildings will be a maximum of 25'-9" in height. Each house will include a two-car garage and a two-car driveway. We are requesting two (2) design reviews which are listed below;

1. A Design Review for a proposed detached single-family development
2. To increase the finished grade for a single-family residential development up to 51 inches (4.25 feet) of additional fill over the allowed 18 inches (1.5 feet) which is allowed per section 30.32.040.

This request is to fill in low spots in the topography due to existing natural drainage ways that cross the site. These additional fill areas will be governed by Clark

3663 E. Sunset Road #204 Las Vegas, NV 89120 - T 702-458-2551 - F 702-434-0491



County Public Works by the approval of a drainage study and civil improvement plans and therefore are not being used to artificially increase the grade of the land for views by the developer.

**Waiver of Development Standards**

The proposed development will require the approval of two (2) waivers of development standards which are listed below;

1. To increase the allowable retaining/screen wall height from 9'-0" (3 foot retaining wall with a 6 foot screen wall) to 10'-0" (6 foot screen wall plus a 4 foot retaining wall) per section 30.64.050 to allow for drainage and grading of the site.

This increase in retaining wall height is due to the natural low spots in the topography of the land. This additional retaining wall height will also be governed by the Clark County Public Works department by approval of the drainage study and civil improvement plans and therefore is not being used to artificially increase the grade of the land for views only to protect the homes from the natural drainage paths.

2. To establish alternate yards for the proposed single-family residences where yards are established per section 30.56 for lot 10

This request is to address one lot that is side loaded to the street, therefore requiring alternative yards for the house to fit on the lot.

3. To reduce the required offset for roadway intersections from 125'-0" to 106'-0" to allow the proposed development to be constructed with a 106'-0" entry road.

This request is to allow a reduction in the required street intersection offset regarding a cross street that bisects two parallel public roads. The proposed 106'-0" long road is an entry road to the development and will require full stop traffic movements in both directions. Therefore, we feel this request would present a minimal affect to the traffic movements and would not impact public safety and could be supported by the County.

**Parking Analysis**

Each house will provide the parking required by Title 30 with a two-car garage, a two-car driveway as well as additional parking being provided on the adjacent public streets, which allows parking on both sides of the street.

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

Sincerely,

A blue ink handwritten signature of Mark Bangan.

Mark Bangan  
Planning Department Manager



12/08/21 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

GRAND CANYON DR/FORD AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0591-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and the Blue Diamond Wash, and on the east and west sides of Grand Canyon Drive (alignment) and a portion of a right-of-way being Grand Canyon Drive located between Ford Avenue and the Blue Diamond Wash within Enterprise and Spring Valley (description on file). JJ/rk/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

176-18-401-005; 176-18-801-001

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – SINGLE FAMILY RESIDENTIAL

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – MULTIPLE FAMILY RESIDENTIAL

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of the following: 1) a 40 foot wide, 300 foot long, portion of Grand Canyon Drive; 2) 40 foot wide and 98 foot wide drainage easements located on the south and west sides of APN 176-18-801-001; and 3) patent easements on the east and west sides of APN 176-18-401-005. The applicant indicates these easements and right-of-way are no longer necessary for the proposed development or surrounding area as private and public streets will be constructed to provide proper drainage and access to the development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
PA-21-700003	Plan amendment to amend the Transportation Element for Grand Canyon Drive (between Pebble Road and Ford Avenue)	Pending by PC	November 2021

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project - Single Family Residential & Multiple Family Residential & Public Facility	R-3 & P-F	Single family residential & Forbuss Elementary school
South	Public Facility	R-E	Blue Diamond Wash
East	Residential High (from 8 to 18 du/ac)	R-E	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

### Related Applications

Application Number	Request
ZC-21-0590	A zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.
TM-21-500166	A tentative map for 42 residential lots on 5.5 acres is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

Staff has no objection to the vacation of 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

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

**Public Works - Development Review**

- Right-of-way dedication to include 30 feet for Ford Avenue;
- Grant an access easement to Public Works for access to the wash;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: SIDHOM BROTHERS COMPANY, LLC**

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







# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

# 27A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>		<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS.21-0591</u>	DATE FILED: <u>10-7-21</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>RK</u>	TAB/CAC DATE: <u>11/9/21</u> <u>11/10/21</u>
			TAB/CAC: <u>Spring Valley &amp; Enterprise</u>	
			PC MEETING DATE: _____	
			BCC MEETING DATE: <u>12/8/21</u>	R-2
			FEE: <u>\$875.00</u>	MOP & RS JJ

<b>PROPERTY OWNER</b>	NAME: <u>Melvin J. Lowe and Betty L. Lowe Trust</u>
	ADDRESS: <u>3695 White Ridge Drive</u>
	CITY: <u>Saint George</u> STATE: <u>UT</u> ZIP: <u>84790</u>
	TELEPHONE: _____ CELL: <u>702-283-3802</u>
	E-MAIL: <u>tm4lyf@aol.com</u>

<b>APPLICANT</b>	NAME: <u>Sidhom Brothers Company LLC</u>
	ADDRESS: <u>1 Ocean Harbor Lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: _____ CELL: <u>702-755-8180</u>
	E-MAIL: <u>siddygroup@yahoo.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>The WLB Group, Inc. (Mark Bangan)</u>
	ADDRESS: <u>3663 East Sunset Road Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: _____ CELL: <u>702-258-2551</u>
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-18-401-005

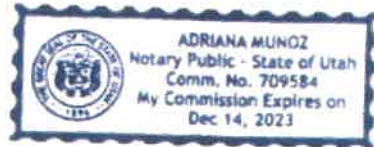
PROPERTY ADDRESS and/or CROSS STREETS: Southwest corner of Ford Avenue and Grand Canyon Drive

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.

Betty L. Lowe  
 Property Owner (Signature)

Betty L. Lowe  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF Washington  
 SUBSCRIBED AND SWORN BEFORE ME ON 05/21/2021 (DATE)  
 By Adriana Munoz  
 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.



September 15, 2021

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

VS-21-0591

**RE: Vacation - Justification Letter for Grand Canyon Ford  
(APN: 176-18-401-005 & 176-18-801-001)**

Clark County Planning Staff,

On behalf of Sidhom Brothers Company, LLC, The WLB Group is respectfully submitting the attached Vacation application for the above referenced parcel numbers South of Ford Ave and east and west of Grand Canyon Drive.

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

**Vacation of Patent Easements**

We are respectfully requesting to vacate all the patent easements located on APN 176-18-401-005 (Patent #1198086). Excepting therefrom the proposed rights-of-way for Ford Avenue per the proposed single-family development.

**Vacation of Right-Of-Way**

We are respectfully requesting to vacate the Public Right-of-Way for Grand Canyon Drive from Ford Avenue South to Pebble Road. More specifically (OR:19961202:00884 & OR:19970108:01074) as it pertains to the proposed development.

**Vacation of Drainage Easements**

We are respectfully requesting to vacate the Public Drainage Easements for APN 176-18-801-001. More specifically (OR:20060201:04790 & OR:20040323:02089) as it pertains to the proposed development.

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

Sincerely,

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

Mark Bangan  
Planning Department Manager

12/08/21 BCC AGENDA SHEET

GRAND CANYON - FORD  
(TITLE 30)

GRAND CANYON DR/FORD AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500166-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:

**TENTATIVE MAP** consisting of 42 single family residential lots and common lots on 5.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley. JJ/rk/jo (For possible action)

RELATED INFORMATION:

**APN:**

176-18-401-005; 176-18-801-001

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – SINGLE FAMILY RESIDENTIAL

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – MULTIPLE FAMILY RESIDENTIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5.5
- Number of Lots: 42
- Density (du/ac): 7.7
- Minimum/Maximum Lot Size (square feet): 3,317/6,578
- Project Type: Single family residential

The plans depict a single family residential development totaling 42 single family lots and 5 common area lots on 5.5 acres. The density of the residential subdivision is 7.7 dwelling units per acre. The lots range in size from a minimum of 3,317 square feet to a maximum of 6,578 square feet. Along the Grand Canyon Drive alignment an amendment to the Transportation Element was approved to eliminate the roadway from the plan (between Pebble Road and Ford Avenue). Therefore, the design of this development does not show Grand Canyon Drive going through. Access to the development is shown from Ford Avenue to the north. The lots within the subdivision will be served by 48 foot wide internal public streets, which include an attached sidewalk on both sides of the street.

**Prior Land Use Requests**

Application Number	Request	Action	Date
PA-21-700003	Plan amendment to amend the Transportation Element for Grand Canyon Drive (between Pebble Road and Ford Avenue)	Pending by PC	November 2021

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project - Single Family Residential & Multiple Family Residential & Public Facility	R-3 & P-F	Single family residential & Forbuss Elementary school
South	Public Facility	R-E	Blue Diamond Wash
East	Residential High (from 8 to 18 du/ac)	R-E	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

**Related Applications**

Application Number	Request
ZC-21-0590	A zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.
VS-21-0591	A vacation and abandonment of easements and right-of-way are a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Ford Avenue;
- Grant an access easement to Public Works for access to the wash;
- 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.

**Current Planning Division - Addressing**

- Street A is an extension of Grand Canyon Drive and shall assume the same name;
- Streets B and C shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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

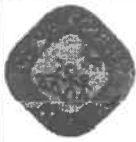
- Applicant is advised that a Point of Connection (POC) request has been completed for this project, to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0263-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** SIDHOM BROTHERS COMPANY, LLC

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





# TENTATIVE MAP APPLICATION 28A

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

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-21-500166</u> DATE FILED: <u>10-7-21</u>
<input type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Spring Valley &amp; Enterprise</u> TAB/CAC DATE: <u>11-9-21</u> PC MEETING DATE: _____ 11-10-21 BCC MEETING DATE: <u>12-8-21</u> R-2 FEE: <u>\$750.00</u> MDP & RS JJ

<b>PROPERTY OWNER</b>	NAME: <u>TOCK 4 IRREVOCABLE BUSINESS TRUST</u>
	ADDRESS: <u>6325 S Jones Blvd #500</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: _____ CELL: <u>702-947-3800</u>
	E-MAIL: <u>david@bfc.vegas</u>

<b>APPLICANT</b>	NAME: <u>Sidhom Brothers Company LLC</u>
	ADDRESS: <u>1 Ocean Harbor Lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702.755.8180</u> CELL: _____
	E-MAIL: <u>siddygroup@yahoo.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>The WLB Group Inc</u>
	ADDRESS: <u>3663 E Sunset Rd, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702.458.2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-18-801-001

PROPERTY ADDRESS and/or CROSS STREETS: Ford Ave and Grand Canyon Drive

TENTATIVE MAP NAME: Grand Canyon Ford

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.

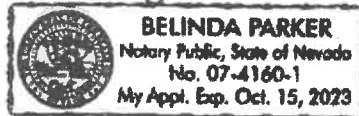
*[Signature]*  
Property Owner (Signature)\*

David J Cabral Mays, TEE  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 29, 2021 (DATE)

By David Cabral  
NOTARY PUBLIC: Belinda Parker



\*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.

