



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

November 13, 2024

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chaves70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>

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

Barris Kaiser, Vice Chair
Chris Caluya

Secretary: Carmen Hayes (702) 371-7991 chaves70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

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

- III. Approval of Minutes for September 25, 2024. (For possible action)
- IV. Approval of the Agenda for November 13, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Applications are available until November 14th at 5:30 pm for appointments by the Clark County Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year (2-year) term beginning January 2025. (For discussion only)
 - 2. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **DR-24-0517-NORRIS FAMILY TRUST & NORRIS LYLE C TRS:**
DESIGN REVIEW for an existing accessory structure not architecturally compatible with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Haven Street, 165 feet north of Mesa Verde Lane within Enterprise. MN/tpd/kh (For possible action) 11/19/24 PC
- 2. **PA-24-700024-DIAMOND RAVEN, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 4.84 acres. Generally located on the south side of Pebble Road and the west side of I-15 within Enterprise. JJ/rk (For possible action) 11/19/24 PC
- 3. **PA-24-700025-DIAMOND RAVEN, LLC:**
PLAN AMENDMENT to amend the Transportation Map of the Clark County Master Plan by eliminating the I-15 crossing on Pebble Road (alignment); and reduce a segment of Pebble Road from an Arterial (100 foot right-of-way) to a Collector (60 foot right-of-way) between Dean Martin Drive and I-15. Generally located on the south side of Pebble Road and the west side of I-15 within Enterprise. JJ/rk (For possible action) 11/19/24 PC
- 4. **ZC-24-0528-DIAMOND RAVEN, LLC:**
ZONE CHANGE to reclassify 4.84 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise (description on file). JJ/hw (For possible action) 11/19/24 PC

5. **VS-24-0530-DIAMOND RAVEN, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Pebble Road and between Dean Martin Drive and the I-15 right-of-way, and a portion of right-of-way being Pebble Road located between Dean Martin Drive and the I-15 right-of-way within Enterprise (description on file). JJ/hw/kh (For possible action) **11/19/24 PC**

6. **WS-24-0529-DIAMOND RAVEN, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate landscape buffer; and 3) allow an attached sidewalk.
DESIGN REVIEW for a single-family detached residential development on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise. JJ/hw/kh (For possible action) **11/19/24 PC**

7. **TM-24-500115-DIAMOND RAVEN, LLC:**
TENTATIVE MAP consisting of 38 lots and common lots on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise. JJ/hw/kh (For possible action) **11/19/24 PC**

8. **TM-24-500125-NAMAZ, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 3.99 acres in an H-2 (General Highway Frontage) Zone. Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way within Enterprise. JJ/jor/ky (For possible action) **11/19/24 PC**

9. **WS-24-0537-WALKER, TANYA YOLANDA & WILLIAM, BRIAN:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Salutations Avenue and 225 feet west of Ullom Drive within Enterprise. MN/jm/kh (For possible action) **11/19/24 PC**

10. **ET-24-400107 (UC-20-0288)-WTML WARM SPRINGS, LLC:**
USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store).
DESIGN REVIEW for a retail building for a cannabis establishment on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 480 feet east of Haven Street within Enterprise. MN/mh/kh (For possible action) **11/20/24 BC**

11. **VS-24-0539-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) and between Belcastro Street and Rosanna Street within Enterprise (description on file). JJ/jud/kh (For possible action) **11/20/24 BC**

12. **WS-24-0538-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce net lot size; 2) increase fill height; 3) increase retaining wall height; and 4) increase driveway width. **DESIGN REVIEW** for a single-family residential subdivision on 2.34 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Belcastro Street and Torino Avenue within Enterprise. JJ/jud/kh (For possible action) 11/20/24 BC
13. **VS-24-0542-GOLDENSITES, LLC:** **VACATE AND ABANDON** easements of interest to Clark County located between Camero Avenue and Mistral Avenue and between Cimmaron Road and Durango Drive and portion of a right-of-way being Gagnier Boulevard located between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/kh (For possible action) 11/20/24 BC
14. **WS-24-0543-GOLDENSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):** **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setbacks; 2) increase retaining wall height; 3) increase fill height; 4) full off-site improvements; and 5) reduce street intersection off-set. **DESIGN REVIEW** for a single-family residential subdivision on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action) 11/20/24 BC
15. **TM-24-500117-GOLDENSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):** **TENTATIVE MAP** consisting of 20 single-family residential lots on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action) 11/20/24 BC
16. **WC-24-400111 (ZC-1965-04)-WIGWAM-PARVIN LIMITED PARTNERSHIP:** **WAIVERS OF CONDITIONS** of a zone change requiring the following: 1) a 45 foot setback on Las Vegas Boulevard South; 2) 20 foot minimum setback along all other street frontages; and 3) 20 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area and a detached sidewalk along Las Vegas Boulevard South unless prohibited by NDOT in conjunction with a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MM/hw/kh (For possible action) 11/20/24 BC

17. **VS-24-0520-WIGWAM-PARVIN LIMITED PARTNERSHIP:**
VACATE AND ABANDON easements of interest to Clark County located between Jo Rae Avenue and Pyle Avenue and between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Pyle Avenue located between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Jo Rae Avenue located between Las Vegas Boulevard South and Giles Street; and a portion of right-of-way being Giles Street located between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). MN/hw/kh (For possible action) 11/20/24 BC
18. **UC-24-0521-WIGWAM-PARVIN LIMITED PARTNERSHIP:**
USE PERMIT to allow a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.
DESIGN REVIEW for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action) 11/20/24 BC
19. **WS-24-0523-WARREN FAMILY REV LIV TR & WARREN, JOSEPH F. & CARRYN B. TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced separation; 2) reduced setbacks; and 3) modified driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise. MN/tpd/kh (For possible action) 11/20/24 BC
20. **WS-24-0526-GHANOLI HOLDINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence.
DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action) 11/20/24 BC
21. **WS-24-0527-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) increase wall height; 3) increase fill height; 4) off-site improvements (curb, gutter, sidewalks, and streetlights); and 5) reduce the street intersection off-set.
DESIGN REVIEW for single-family detached residences on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action) 11/20/24 BC

22. **TM-24-500114-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 10 lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action) **11/20/24 BC**
23. **WS-24-0535-BLUE DIAMOND PB HOLDINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscape planter width; and 2) reduced driveway geometrics.
DESIGN REVIEW for commercial buildings on 0.89 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the west side of Pinkbox Drive within Enterprise. JJ/sd/kh (For possible action) **11/20/24 BC**
24. **WS-24-0567-CHIPCLAN FAMILY TRUST & CHIPMAN, THOMAS L. & TYE A. TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a proposed single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Tomsik Street, 190 feet north of Camero Avenue within Enterprise. JJ/mh/kh (For possible action) **12/03/24 PC**
25. **ET-24-400118 (ZC-22-0432)-ALL INVESTMENTS, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for off-highway vehicle, recreational vehicle, and watercraft storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) landscaping; and 3) throat depth.
DESIGN REVIEWS for the following: 1) mini-warehouse; and 2) finished grade on 3.0 acres in a CG (Commercial General) Zone. Generally located on the north side of Blue Diamond Road and the east side of Park Street within Enterprise. JJ/nai/kh (For possible action) **12/04/24 BCC**
26. **WS-24-0568-KARACHOBANOV, PETAR & PETROV, GEORGE IVANOV:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) allow attached sidewalk.
DESIGN REVIEW for a single-family residential subdivision on 1.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Levi Avenue and the west side of Charismatic Court within Enterprise. JJ/lm/kh (For possible action) **12/04/24 BCC**
27. **TM-24-500124-KARACHOBANOV, PETAR & PETROV, GEORGE IVANOV:**
TENTATIVE MAP consisting of 8 single-family residential lots on 1.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Levi Avenue and the west side of Charismatic Court within Enterprise. JJ/lm/kh (For possible action) **12/04/24 BCC**
28. **ZC-24-0554-KELEGIAN, SHELLY:**
ZONE CHANGE to reclassify 0.66 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise (description on file). JJ/mh (For possible action) **12/04/24 BCC**

29. **VS-24-0556-KELEGIAN, SHELLY:**
VACATE AND ABANDON a portion of right-of-way being Cameron Street located between Blue Diamond Road and Ford Avenue within Enterprise (description on file). JJ/mh/kh (For possible action) **12/04/24 BCC**
30. **UC-24-0555-KELEGIAN, SHELLY:**
USE PERMIT for outdoor dining.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce buffering requirements; and 3) allow alternative driveway geometrics.
DESIGN REVIEW for restaurants with drive-thrus on 1.21 acres in a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise. JJ/mh/kh (For possible action) **12/04/24 BCC**
31. **TM-24-500121-KELEGIAN, SHELLY:**
TENTATIVE MAP consisting of 1 commercial lot on 1.29 acres in a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise. JJ/mh/kh (For possible action) **12/04/24 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: **Tuesday, November 26, 2024.**

X. Adjournment.

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

Silverado Ranch Community Center – 9855 Giles St

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>



Enterprise Town Advisory Board

September 25, 2024

MINUTES

Board Members	Justin Maffett, Chair PRESENT David Chestnut PRESENT Kaushal Shah PRESENT	Barris Kaiser, Vice Chair TARDY Chris Caluya PRESENT
Secretary:	Carmen Hayes 702-371-7991 chayes70@yahoo.com PRESENT	
County Liaison:	Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com PRESENT	

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

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

Brady Bernhart, Current Planning

II. Public Comment

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

- None

III. Approval of Minutes for September 11, 2024 (For possible action)

Motion by Justin Maffett

Action: **APPROVE** Minutes as published for September 11, 2024.

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

IV. Approval of Agenda for September 25, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by Justin Maffett

Action: **APPROVE** as amended.

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

Related applications to be heard together:

1. PA-24-700020-ROOHANI KHUSROW FAMILY TRUST:
2. ZC-24-0485-ROOHANI KHUSROW FAMILY TRUST:
3. VS-24-0486-ROOHANI KHUSROW FAMILY TRUST:
4. WS-24-0487-ROOHANI KHUSROW FAMILY TRUST:
5. TM-24-500101-ROOHANI KHUSROW FAMILY TRUST:

7. VS-24-0338-GREEN ELEPHANT DEVELOPMENT, LLC:
8. WS-24-0340-GREEN ELEPHANT DEVELOPMENT, LLC:

10. ZC-24-0427-COUNTY OF CLARK (AVIATION):
11. VS-24-0429-COUNTY OF CLARK (AVIATION):
12. WS-24-0428-COUNTY OF CLARK (AVIATION):
13. TM-24-500087-COUNTY OF CLARK (AVIATION):

14. ZC-24-0438-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
15. VS-24-0440-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
16. WS-24-0439-FOREST HILL FAMILY TRUST & SADRI FRED TRS:
17. TM-24-500090-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

18. VS-24-0457-DBAC, LLC:
19. WS-24-0456-DBAC, LLC:
20. TM-24-500096-DBAC, LLC:

21. VS-24-0462-OMNI FAMILY LIMITED PARTNERSHIP:
22. WS-24-0461-OMNI FAMILY LIMITED PARTNERSHIP:
23. TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:

24. WC-24-400100 (ZC-1289-05)-HGA HOLDINGS, LLC:
25. VS-24-0469-HGA HOLDINGS, LLC:
26. WS-24-0468-HGA HOLDINGS, LLC:

V. Informational Items

1. County Board of County Commissioners to serve on the Enterprise Town Advisory Board for a two-year (2-year) term beginning January 2025. (For discussion only)
2. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
3.
 - a) Silverado Ranch Community Center and Commissioner Michael Naft Present Movie Night at Silverado Ranch, 9855 Gilespe St.
Friday September 27, “Trolls Band Together” at 6:30pm.
 - b) Commissioner Michael Naft Presents, Drive-Thru Car Seat Safety Check Saturday, September 28, 8:00am – 10:00am Silverado Ranch Community Center, 9855 Gilespe St.
 - c) LVMPD’s National Night Out, October 8th, 2024
Town Square Las Vegas
6605 S Las Vegas Blvd
5:00pm-9:00pm
 - d) Monster Mash, Music-Games-Party
Trunk or Treat/Vendors Thursday October 24, 2024, 5pm -9pm
The Crossing, 7950 W. Windmill Lane, Las Vegas 89113

VI. Planning & Zoning

1. **PA-24-700020-ROOHANI KHUSROW FAMILY TRUST:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/rk (For possible action) **10/15/24 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

2. **ZC-24-0485-ROOHANI KHUSROW FAMILY TRUST:**
ZONE CHANGE to reclassify the following: **1)** 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; and **2)** 4.77 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone, within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise (description on file). JJ/rg (For possible action) **10/15/24 PC**

Motion by David Chestnut
Action: **DENY:** Zone Change #1 for property west of Edmond St.
APPROVE: Zone Change #2 to RS10 zone district for property east of Edmond St.
Per staff if approved conditions
Motion **PASSED** (5-0) /Unanimous

3. **VS-24-0486-ROOHANI KHUSROW FAMILY TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Mohawk Street and Decatur Boulevard; a portion of a right-of-way being Edmond Street located between Mohawk Street and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Decatur Boulevard and Edmond Street within Enterprise (description on file). JJ/rg/xx (For possible action) **10/15/24 PC**

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

4. **WS-24-0487-ROOHANI KHUSROW FAMILY TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase fill height; and **2)** increase retaining wall height.
DESIGN REVIEW for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/xx (For possible action) **10/15/24 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

5. **TM-24-500101-ROOHANI KHUSROW FAMILY TRUST:**
TENTATIVE MAP consisting of 54 single-family residential lots and 5 common lots on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/xx (For possible action) **10/15/24 PC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

6. **UC-24-0463-BLUE DIAMOND RETAIL PARTNERS, LLC:**
USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce street landscaping.
DESIGN REVIEW for a commercial center consisting of a vehicle wash and a restaurant with drive-thru on 1.9 acres in a CG (Commercial General) Zone. Generally located on the southeast corner Durango Road and Blue Diamond Road within Enterprise. JJ/sd/kh (For possible action) **10/15/24 PC**

Motion by Barris Kaiser
Action: **APPROVE:** Use Permit
APPROVE: Waivers of Development Standards #1;
WITHDRAWN: Waivers of Development Standards #2 by the applicant
APPROVE: Design Review
ADD: Comprehensive Planning conditions:

- Hours of operation 7am to 9pm.
- Southern property line to have mature trees

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

7. **VS-24-0338-GREEN ELEPHANT DEVELOPMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Haven Street, and between Wigwam Avenue and Shelbourne Avenue, and a portion of a right-of-way being Wigwam Avenue located between Giles Street and Haven Street within Enterprise (description on file). MN/rg/syp (For possible action) **10/15/24 PC**

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

8. **WS-24-0340-GREEN ELEPHANT DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase parking.
DESIGN REVIEW for a proposed motel and accessory building center on 1.07 acres in a CR (Commercial Resort) Zone. Generally located 168 feet west of Giles Street, north of Wigwam Avenue within Enterprise. MN/rg/syp (For possible action) **10/15/24 PC**

Motion by David Chestnut

Action: **APPROVE**

ADD: Comprehensive Planning conditions:

- Remove the sport court north of Villa #2
- Move the pool north of Villa #2 to the west

Per staff conditions

Motion **PASSED** (4-1) / Caluya-NAY

9. **ET-24-400091 (UC-22-0335)-NEW WEST RESIDENTIAL 1, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduce net lot area for residential lots; and **2)** increase wall height.
DESIGN REVIEW for finished grade in conjunction with a single-family residential subdivision on 2.4 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Placid Street and the north side of Robindale Road within Enterprise. MN/tpd/kh (For possible action) **10/16/24 BCC**

Motion by Justin Maffett

Action: **APPROVE** per staff conditions

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

10. **ZC-24-0427-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify a 4.31 acre portion of 8.60 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Windmill Lane and the west side of Warbonnet Way within Enterprise (description on file). JJ/tr (For possible action) **10/16/24 BCC**

Motion by David Chestnut

Action: **APPROVE:** Zone Change to RS 5.2

Per staff conditions

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

11. **VS-24-0429-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of right-of-way being Windmill Lane between Cimarron Road and Warbonnet Way, and a portion of right-of-way being Warbonnet Way between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/dd/syp (For possible action) **10/16/24 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

12. **WS-24-0428-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce front setback; **2)** residential adjacency standards; **3)** increase retaining wall height; **4)** reduce street landscaping; **5)** allow attached sidewalk; and **6)** reduce back of curb radius.
DESIGN REVIEW for a single-family residential development on 8.60 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Windmill Lane and the west side of Warbonnet Way within Enterprise. JJ/rr/syp (For possible action) **10/16/24 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

13. **TM-24-500087-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 42 single-family residential lots and 4 common lots on 8.60 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Windmill Lane and the west side of Warbonnet Way within Enterprise. JJ/dd/syp (For possible action) **10/16/24 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

14. **ZC-24-0438-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Agate Avenue and the west side of Warbonnet Way within Enterprise (description on file). JJ/rr (For possible action) **10/16/24 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

15. **VS-24-0440-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Cimarron Road and Warbonnet Way within Enterprise (description on file). JJ/rr/kh (For possible action) **10/16/24 BCC**

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

16. **WS-24-0439-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) residential adjacency standards; and 3) allow attached sidewalk.
DESIGN REVIEW for a single-family residential development on 5.0 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Agate Avenue and the west side of Warbonnet Way within Enterprise. JJ/rr/kh (For possible action) 10/16/24 BCC

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

17. **TM-24-500090-FOREST HILL FAMILY TRUST & SADRI FRED TRS:**
TENTATIVE MAP consisting of 39 single-family residential lots and 4 common lots on 5.0 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the south side of Agate Avenue and the west side of Warbonnet Way within Enterprise. JJ/rr/kh (For possible action) 10/16/24 BCC

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

18. **VS-24-0457-DBAC, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action) 10/16/24 BCC

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

19. **WS-24-0456-DBAC, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase retaining wall height; and 3) reduce driveway setback.
DESIGN REVIEW for a single-family residential subdivision on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action) 10/16/24 BCC

Motion by David Chestnut
Action: **APPROVE:**
ADD Public Works - Development Review conditions:

- Install non-urban road standards on Arville St and Maule Ave.
- Install streetlight only at the intersection of Arville St and Maule Ave
- Install a five-foot asphalt path along Arville St and Maule Ave

DELETE Public Works - Development Review bullet #3
Per staff if approved conditions
Motion **PASSED** (5-0) /Unanimous

20. **TM-24-500096-DBAC, LLC:**
TENTATIVE MAP consisting of 6 single-family residential lots and 1 common lot on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm /syp (For possible action) **10/16/24 BCC**

Motion by David Chestnut

Action: **APPROVE:**

ADD Public Works - Development Review conditions:

- Install non-urban road standards on Arville St and Maule Ave.
- Install streetlight only at the intersection of Arville St and Maule Ave
- Install a five-foot asphalt path along Arville St and Maule Ave

DELETE Public Works - Development Review bullet #3

Per staff if approved conditions

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

21. **VS-24-0462-OMNI FAMILY LIMITED PARTNERSHIP:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/hw/kh (For possible action) **10/16/24 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

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

22. **WS-24-0461-OMNI FAMILY LIMITED PARTNERSHIP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce net lot area; **2)** reduce street landscaping; **3)** increase retaining wall height; **4)** increase fill height; **5)** alternative lot orientation; **6)** off-site improvements (streetlights); and **7)** reduce driveway setbacks.
DESIGN REVIEW for a single-family detached residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action) **10/16/24 BCC**

Motion by David Chestnut

Action: **DENY:** Waivers of Development Standards #s 1, 2, 3 and 6;

APPROVE: Waivers of Development Standards #s 4, 5 and 7

DENY Design Review

ADD Public Works - Development Review conditions:

- Install non-urban road standards on Arby Ave, Capovilla Ave and Procyon St.
- Install streetlights only at the intersections of Arby Ave/Procyon St and Capovilla Ave/Procyon St.
- Install a five-foot asphalt path along Arby Ave, Capovilla Ave and Procyon St.

CHANGE Public Works - Development Review bullet # 2 to read

- Full off-site improvements on Valley View Blvd only

Per staff if approved conditions

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

23. **TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:**
TENTATIVE MAP consisting of 13 single-family detached residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action) **10/16/24 BCC**

Motion by David Chestnut
Action: **DENY**
Motion **PASSED** (5-0) /Unanimous

24. **WC-24-400100 (ZC-1289-05)-HGA HOLDINGS, LLC:**
WAIVER OF CONDITIONS of a zone change requiring incorporating a pedestrian realm consistent to Title 30.48 in conjunction with a proposed vehicle maintenance and repair facility on 5.0 acres in a Commercial General (CG) Zone. Generally located on the east side of Redwood Street and the south side of Maule Avenue within Enterprise. MN/jor/kh (For possible action) **10/16/24 BCC**

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

25. **VS-24-0469-HGA HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Badura Avenue and between Redwood Street and Torrey Pines Drive within Enterprise (description on file). MN/jor/kh (For possible action) **10/16/24 BCC**

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

26. **WS-24-0468-HGA HOLDINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking lot landscaping; **2)** reduce driveway throat depth; and **3)** reduce driveway departure distance.
DESIGN REVIEW for a proposed vehicle maintenance and repair facility on 5.0 acres in a Commercial General (CG) Zone. Generally located on the east side of Redwood Street and the south side of Maule Avenue within Enterprise. MN/jor/kh (For possible action) **10/16/24 BCC**

Motion by Barris Kaiser
Action: **DENY:** Waiver of Development Standards # 1
APPROVE: Waivers of Development Standards #s 2 and 3
APPROVE: Design Review
Per staff if approved conditions
Motion **PASSED** (5-0) /Unanimous

VII. General Business:

1. Review previous fiscal year budget requests, take public input and possibly finalize requests for the next fiscal year budget (for possible action)

Motion by Justin Maffett

Action: **APPROVE**: Enterprise TAB budget request for 2025-2026 as amended.

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

VIII. Public Comment:

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

- None.

IX. Next Meeting Date

The next regular meeting will be October 9, 2024 at 6:00 p.m. at the Silverado Ranch Community Center

X. Adjournment:

Motion by Justin Maffett

Action: **ADJOURN** meeting at 10:22 p.m.

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

Enterprise's need for multiple County facilities

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

Rapidly Increasing Population

- County facilities have not kept up with Enterprise population increases.
 - There are 249,500+ citizens in Enterprise.
 - Enterprise population in 2000 was approximately 14,000.
 - Enterprise population in 2010 was approximately 108,000.
 - Enterprise population in 2020 was approximately 214,000.
- Enterprise covers 67 sq. miles.
- Approximately 15 sq miles are outside the federal disposal boundary

Residential uses are increasing rapidly

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

Significant connectivity barriers

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

Other factors

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

Budget Requests by Category**The requested priority is listed within each category****County Major Facilities****Priority #1: Enterprise Community Centers**

- An additional center are needed to serve 249,500+ residents.
- The Mountain's Edge Recreational Center and aquatic facility should be moved up on the priority list and be funded.
- Funded for design in April 2024.
- Current Scope of Work is for a 65,000 sq ft recreation center
- An option to add 45,000 sq ft aquatic facility in the future

Priority #2: Enterprise Senior Centers

- Fund a senior center in Mountain's Edge Regional Park or other west Enterprise location.
- Mountain's Edge Regional Park is too far west in Enterprise to accommodate seniors in eastern Enterprise. ~~Update: Not currently on CIP list.~~
 - Request RPM will work with Parks and Rec to identify location and scope of work to add to CIP.
- Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\ Duneville.
 - On CIP list, request funding.
 - ~~Add to County's Community Park CIP list.~~
 - Lack of effective east/west public transportation.
 - Traffic density higher than seniors are comfortable driving in.
- A senior room is included in the Recreation Center at Silverado Ranch Park.
 - The senior room is a start to fill the need for senior services east of and adjacent to 1-15.
 - Reserve additional property for a senior center east of 1-15.
 - Add an eastern Enterprise senior center to CIP list and fund. ~~Update: Not on current CIP list~~

Priority #3: Aquatic Facilities

- There are no aquatic facilities for the 249,500+ people living in Enterprise.
- Aquatic facilities are needed in Enterprise eastern and western locations.
 - Add aquatic facilities to the funding list for community parks.
 - Request RPM will work with Parks and Recreation to identify locations and scope of work.
 - Add to CIP list
- Continue planning, development, and funding of parklands at Valley View\Robindale and Windmill\ Duneville.
 - Move up on CIP list
 - Request funding.
- Mountain's Edge Aquatic Center project is unfunded with no cost estimate assigned. Fund this project.
 - The Mountain's Edge Regional Park is too far west to accommodate individuals in eastern Enterprise.
 - Lack of effective east/west public transportation will hinder use.
- There is no second aquatic facility currently on the CIP list. ~~Update: Not on current CIP list.~~
 - Request RPM will work with Parks and Recreation to identify location and scope of work.
 - Identify and add to the CIP list for an aquatic facility east of 1-15.
 - Drive time to Mountain Edge is too long from east of 1-15 for a western aquatic facility .

Parks/RPM

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

- Fund at least two additional parks.
 - Request RPM will work with Parks and Rec to identify locations and determine scope of work to add to CIP.
- Enterprise population is growing rapidly.
 - Enterprise and Spring Valley towns are combined into the Southwest Park Plan area.
 - This combination makes the ratio of citizens to parks look better than it really is in Enterprise.
- Currently Enterprise population requires 610+ acres of developed parks (2.5 acres per 1000 residents).
- At a growth rate of 4,000 residents per year, 10 acres of new parks, every year, is needed to meet the County standard.
- Each year the ratio of park acres per 1,000 population is declining in Enterprise.
- Park District 4 parks identified on the Neighborhood Parks CIP list include:
 - **Rankings were not updated this year**
 - Serene and Jones (176-24-201-046) - 10-acre- 2015 estimate \$10,959,220 needs to be updated. Ranks #6.
 - Updated estimate will be added to CIP list
 - Fund the park
 - Valley View and Pyle - 10 acres, 2015 estimate \$12,399,940 needs to be updated- ranked #9 up from 13 last year.
 - Design to begin 2024
 - Cactus and Torrey Pines -10 acres, 2015 estimate \$9,079,645 needs to be updated - ranked #14 up from 21 last year.
 - Updated estimate will be added to CIP list
 - Fund the park
 - LeBaron & Rainbow (176-27-601-011) - 20 acres, 2012 estimate \$15,357,800 needs to be updated, ranked # 27
 - Updated estimate will be added to CIP list
 - Fund the park.

Parks/RPM Continued

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

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

Advanced Planning

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

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

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

Public Works

Priority #1: Widen Warm Springs Rd from Dean Martin Dr to Decatur Blvd.

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

Priority #2 Develop Valley View Blvd from Blue Diamond Road to Cactus using RTC diagram 244.12-100

- Valley View Blvd is mostly a two lane road currently.
- RTC diagram 244,12-100 implemented today would allow Valley View to be developed to the new standard.
- Valley View Blvd will serve as the area's north/south arterial road.
 - Valley View serves as an alternate north/south for Southern Highlands.
 - Valley View Blvd either cuts through or is adjacent to Ranch Estates.
 - West of Valley View Blvd are several large R-2 housing developments.
 - There are 117 acres of available Open Land along Valley View Blvd.
 - Dean Martin Dr was downgraded to collector road status.
- A comprehensive plan is needed for Valley View Blvd and local roads.
 - The Open Land is available for large scale public projects.
 - The proposed DMV facility at Valley View Blvd/Silverado Ranch Blvd is the first
 - The DMV project does not have adequate offsites to accommodate the truck and other vehicle traffic.
- Require any new offsites along Valley view From Blue diamond to Cactus to use RTC diagram 244.12-100.
- Add to 10-year plan.

Public Works Continued

Priority #3: Install S Island at Silverton southeast entry/exit on Dean Martin Dr.

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

Priority #4: Mitigate traffic on Dean Martin Dr between the Wigwam Ave and Silverado Ranch Blvd.

- Reduce Dean Martin to a local road from Wigwam to Silverado Ranch Blvd.
- Change the transportation element for Dean Martin from collector to local street.
- Install mini traffic circles at Dean Martin Dr and:
 - Ford Ave
 - Raven Ave
 - Richmar Ave
 - The mini traffic circles can be installed in the current right-of-way.
 - Evaluate Dean Martin improvements in this area.
- Cut-through traffic is using Dean Martin Dr. to reach Silverado Ranch Blvd.
- Dean Martin Dr was downgraded to collector road status.
- Valley View Blvd will serve as the area's arterial road.
- ~~The connection to Valley View Blvd via Cougar Ave is an excellent idea. Plans are complete~~
Update: Plans are complete
- As the Silverton Casino grows, the traffic into the RNP-1 has increased.

Priority #5 Plan and Design Robindale Road as an east/west route from Las Vegas Blvd to Durango Drive.

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

Public Works Continued**Priority #6 Plan and Design Windmill Lane as an east/west route from Valley View Blvd to Durango Drive.**

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

~~Update: Public Works will consider this.~~

Priority #7: Build full off-sites for Wigwam Ave from Rainbow Blvd to Montessori St.

- This work will bid Fall 2024 with the Rainbow Improvement project from Blues Diamond to CC-215.
- Included on a list as a future project for Rainbow Blvd.
- Additional ROW is needed.
- We can include it in our Rainbow widening project from Warm Spring to Blue Diamond.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate peak traffic.

Priority #8: Build full off-sites for Cougar Ave from Rainbow Blvd to Montessori St.

- This work will bid Fall 2024 with the Rainbow Improvement project from Blues Diamond to CC-215.
- Included on a list as a future project for Rainbow Blvd.
- Additional ROW is needed.
- We can include it in our Rainbow widening project from Warm Springs to Blue Diamond.
- Needed to mitigate school traffic congestion.
- Need to accommodate the traffic flow being generated by the high school and charter school.
- Traffic flow on Rainbow Blvd is being hindered by school traffic.
- The current local/collector roads cannot accommodate the peak traffic.

Attachment 1

NOULENCO (1) (1) (1) (1)

APPROVED PLAN FOR CAMERO AVENUE AT VALLEY VIEW BOULEVARD



DATE	BY	DESCRIPTION
09/25/2024	XXX	PRELIMINARY
09/25/2024	XXX	REVISED
09/25/2024	XXX	REVISED
09/25/2024	XXX	REVISED
09/25/2024	XXX	REVISED
09/25/2024	XXX	REVISED

PRELIMINARY

**CAMERO AVENUE
 AT VALLEY VIEW BOULEVARD
 CONSTRUCTION PLAN**

CLARK COUNTY, NEVADA, DEPARTMENT OF PUBLIC WORKS



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0517-NORRIS FAMILY TRUST & NORRIS LYLE C TRS:

DESIGN REVIEW for an existing accessory structure not architecturally compatible with an existing single-family residence on 0.52 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Haven Street, 165 feet north of Mesa Verde Lane within Enterprise. MN/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

177-09-303-034

DESIGN REVIEW:

Allow an existing accessory structure (RV shade structure) not architecturally compatible with the principal dwelling where required per Section 30.04.05.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 108 E. Mesa Verde Lane
- Site Acreage: 0.52
- Project Type: Accessory Structure (RV shade structure)
- Building Height (feet): 20
- Square Feet: 1,252 (total)/257 (storage area)/995 (RV shade)

Site Plan

The plan depicts an existing single-family residence within a 4 lot cul-de-sac. The accessory structure is on the northeast corner of the property, 5 feet 6 inches from the north and east property lines, 6 feet from an existing detached storage shed to the west, and 7 feet 9 inches from the primary dwelling. Access to the accessory structure is provided by a 14 foot wide swing gate on the south side of the RV shade structure.

Landscaping

No additional landscaping is proposed with this request.

Elevations & Floor Plans

The plans depict an existing accessory structure that is 20 feet in height. The west and east elevations of the structure are partially enclosed, the north elevation is completely enclosed, and south side is completely open. The RV and boat storage occupies 995 square feet of the accessory structure. The remaining 257 square feet is completely enclosed, on the north portion, and used for storage of smaller equipment. The accessory structure is constructed of corrugated metal. It consists of a pitched taupe roof with white sidings and has been painted to match the primary dwelling.

Applicant's Justification

The applicant states that the existing accessory structure is harmonious with similar structures in the surrounding area. It will provide protection for the recreational vehicle and boat from the elements. Additionally, the corrugated metal has been painted to match the existing primary dwelling.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified parcels from R-E to an R-E (RNP I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Neighborhood Commercial	RS20	Single-family residential

Clark County Public Response Office (CCPRO)

CE23-27616 is an active Code Enforcement case for an accessory structure built without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Architectural compatibility and building design standards are implemented to ensure that development is visually appealing and is consistent and compatible with the ones within the neighborhood. Although the applicant painted the structure to match the primary dwelling, its size, height, and proximity to the property lines makes the nonconformity more noticeable. Furthermore, the applicant has not provided any mitigation to lessen the potential impacts of the structure to the neighbors and has not provided a justification as to why the material could not be compatible with the house. Therefore, 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If Approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant is advised that boulders are not permitted in the right-of-way.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septic@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)

- No comment

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LYLE NORRIS

CONTACT: G. C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014



Department of Comprehensive Planning Application Form

1A

ASSESSOR PARCEL #(s): 17709303034

PROPERTY ADDRESS/ CROSS STREETS: 108 E MESA VERDE LN

DETAILED SUMMARY PROJECT DESCRIPTION

To Review an accessory structure to a single family home

PROPERTY OWNER INFORMATION

NAME: NORRIS FAMILY TRUST
 ADDRESS: 108 E MESA VERDE LN
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89123
 TELEPHONE: _____ CELL _____ EMAIL: lyle@guardiansouthinc.com

APPLICANT INFORMATION (must match online record)

NAME: NORRIS FAMILY TRUST
 ADDRESS: 108 E MESA VERDE LN
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: lyle@guardiansouthinc.com

CORRESPONDENT INFORMATION (must match online record)

NAME: G.C. GARCIA, INC. C/O MELISSA EURE
 ADDRESS: 1055 WHITNEY RANCH DR, SUITE 210
 CITY: HENDERSON STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
 TELEPHONE: 702-435-9909 CELL _____ EMAIL: ACOLE@GCGARCIINC.COM

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

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


 Property Owner (Signature)*

LYLE NORRIS
 Property Owner (Print)

6-27-24
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) DR-24-0517
 PC MEETING DATE 11/19
 BCC MEETING DATE _____
 TAB/CAC LOCATION Enterprise

ACCEPTED BY Tyler (td)
 DATE 9/18/24
 FEES \$1,000.00

DATE 11/13

DR-24-0517



September 18, 2024

PLANNER
COPY

Sami Real, Director
Clark County
Dept of Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Justification Letter: Mesa Verde & Haven (108 E Mesa Verde Ln)
Design Review for an Accessory Structure for a Single-Family Residence
APN #177-09-303-034

Dear Sami:

On behalf of our client, Norris Family Trust, please accept this letter as justification for a Design Review for architectural compatibility because the accessory structure is not constructed of similar materials as the primary dwelling per Section 30.04.05D.7.

Design Review

The site has an existing white stucco single-family home with a taupe color garage and taupe pitched tile roof, and a shed and a pool in the backyard. The Accessory Structure is a 1250 SF RV/Boat shade structure with approximately 250 SF at the back of the structure being fully enclosed for storage space. The structure was built prior to permits being issued or a Design Review being approved. The client was in the hospital at the beginning of this year and his son with good intentions moved forward with the construction unaware that these items needed to be done prior to. There is an open code enforcement violation on the structure. A building permit has been submitted for (BD24-08954) and the application is being made to assist with correcting this matter.

The structure sits behind an existing decorative gate on the property. The existing paved driveway along with an existing cobbled driveway that veers slightly to the east from the paved driveway provide access to the gate and the structure beyond. There is also an existing pad that was used to park the owners RV & boat prior to the structure being erected.

The structure is made of corrugated metal painted white on the sides and back with the roof top painted taupe to match the colors of the primary residence. The structure is 19.6 FT at the peak of the roof which is below the code allowed 25 FT. The peaked roof design also matches the peaked roof of the primary residence.

There is no door to the front of the structure. The walls on the east and west sides of the structure start 6 FT above the ground, leaving the structure sides open on the first 6 FT.

The only exception to this is 10 FT at the very back of the structure which is fully enclosed with a roll-up door facing the inside of the structure to allow for storage.

Many of the homes in the neighborhood have accessory structures (casita's, RV storage, sheds, etc.) that are in the side or rear yard and are visible from the right of way. The request for this accessory structure is in line with what is already commonly occurring within the neighborhood.



DR-24-0517
JL

Design Review Approval Criteria 30.06.05.B

1. The proposed development is compatible with adjacent development and is harmonious and compatible with development in the area;
The proposed accessory structure (RV/boat shade structure) is compatible with adjacent development and with development in the area. Many of the homes in the neighborhood also have an accessory structure located in the side or rear setbacks. This request is the same as what is already occurring within the area.
2. Elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and
The proposed changes are not unsightly or undesirable in appearance. The color and roof of the structure have been designed to match the existing primary residence on the site and is similar to other RV shade structures within the neighborhood.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
The proposed change does not affect site access or circulation and will not negatively impact adjacent roadways or neighborhood traffic.

SUMMARY JUSTIFICATION:

The proposed Design Review for an Accessory Structure (RV/Boat Shade structure) is in line with what is already occurring within the neighborhood. It will provide a cover for the RV & boat to help protect them from the elements, particularly the desert sun, in a structure that is compatible not only with the primary residence but with the neighborhood as a whole. We respectfully request your favorable consideration of this request. Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



Melissa Eure
President

**PLANNER
COPY**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-24-70024-DIAMOND RAVEN, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 4.84 acres.

Generally located on the south side of Pebble Road and the west side of I-15 within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:
177-20-104-004; 177-20-104-005; 177-20-104-007

EXISTING LAND USE PLAN:
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3085 & 3200 W. Pebble Road
- Site Acreage: 4.84
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for Mid-Intensity Suburban Neighborhood (MN) is appropriate for the site since it is located between Dean Martin Drive and I-15, both extremely heavily trafficked corridors. A slight increase in allowable density to MN is appropriate as the area is changing. By way of example, the applicant cites a nonconforming zone change (equivalent to RS3.3) that was approved in 2022, just to the south of the subject site. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl.

Prior Land Use Requests

Application Number	Request	Action	Date
VAC-40-87	Vacated and abandoned the southern 20 feet of Pebble Road - recorded	Approved by BCC	August 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 & H-2	Undeveloped
South	Business Employment	RS20	Place of Worship
East	Entertainment Mixed-Use (18 or more du/ac)	CR	I-15, undeveloped
West	Low Intensity Suburban Neighborhood (up to 5 du/ac); Neighborhood Commercial	RS20	Single-family residential

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

Related Applications

Application Number	Request
PA-24-700025	An amendment to the Transportation Element of the Clark County Master Plan to reduce the width of Pebble Road and eliminate a portion of Pebble Road from the Transportation Element is a companion item on this agenda.
ZC-24-0528	A zone change to reclassify the site from RS20 to RS3.3 zoning is a companion item on this agenda.
WS-24-0529	A waiver of development standards for required street and freeway landscaping and to allow attached sidewalks is a companion item on this agenda.
VS-24-0530	The vacation and abandonment of a BLM patent easement and a portion of the Pebble Road right-of-way is a companion item on this agenda.
TM-25-500115	A tentative map for a 38 lot single-family detached residential subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

**Analysis
Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed MN land use category include single family attached and detached, and duplexes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request for the Mid-Intensity Suburban Neighborhood (MN) land use category appropriate for this location. Properties along the interstate have seen a transition from lower density residential uses to higher density residential and low intensity industrial developments. Former R-E zoned parcels to the south have recently been approved through nonconforming zone changes to RS3.3 (formerly R-2), and farther to the north there are two sites that have been rezoned to IP (formerly M-D). Furthermore, staff finds that the proposed project will provide a buffer between the high traffic volume of I-15 and the rural density housing on the west side of Dean Martin Drive. The request complies with Policy 6.1.4 of the Master Plan which encourages compact and efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources while considering community compatibility. For these reasons, staff finds the request for the MN designation appropriate.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 18, 2024 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

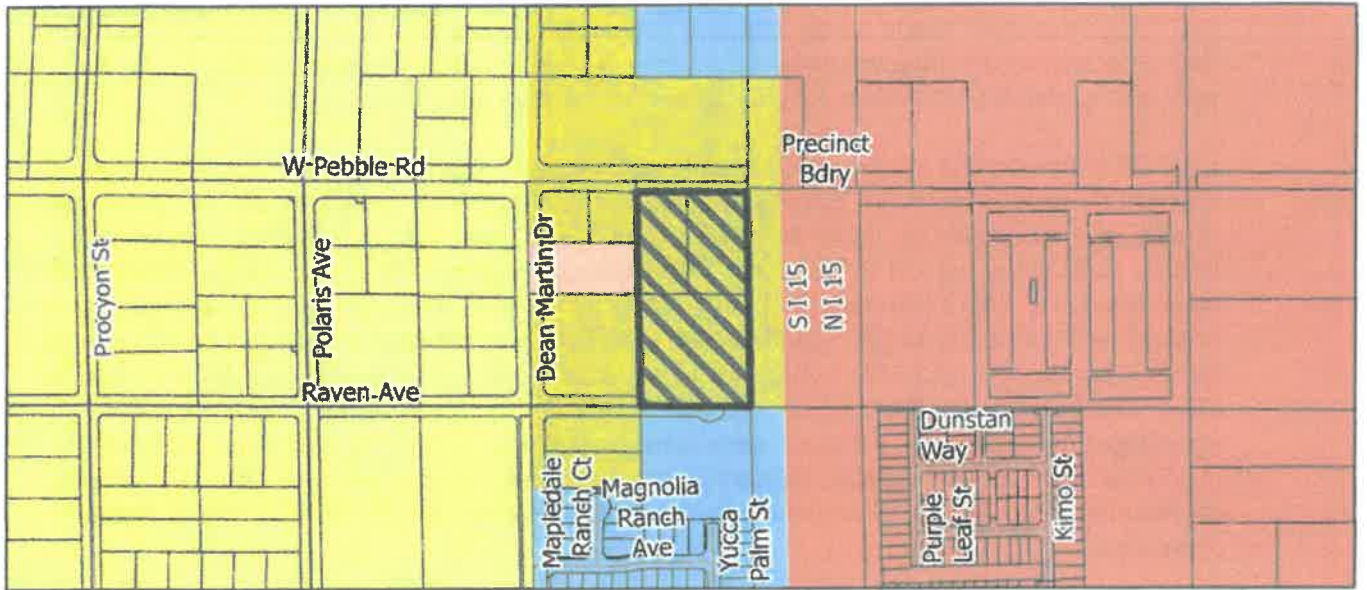
**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: DIAMOND RAVEN, LLC

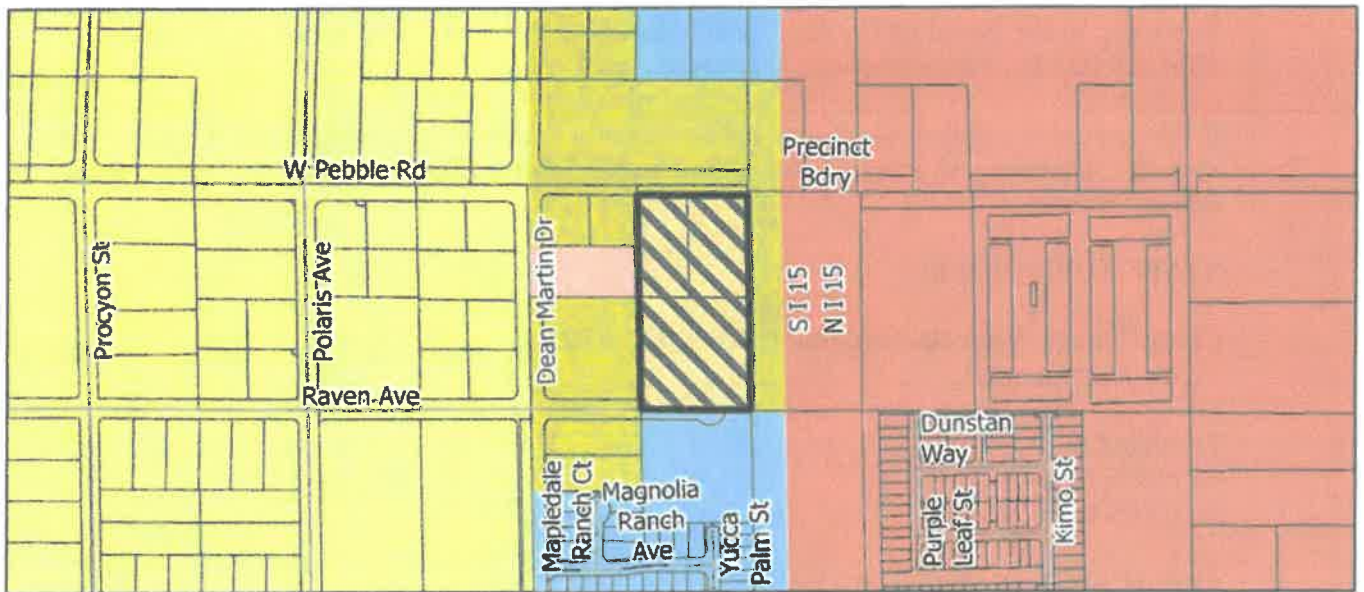
CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

Planned Land Use Amendment PA-24-700024

DRAFT



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

Requested Area To Change

Planning Areas

Enterprise Clark County, Nevada

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





Department of Comprehensive Planning Application Form

2A

ASSESSOR PARCEL #(s): 177-20-104-004, -005, and -007

PROPERTY ADDRESS/ CROSS STREETS: West side of I-15 between Raven Avenue and Pebble Road

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed Plan Amendment from current LN, low-intensity suburban neighborhood to MN, mid-intensity suburban neighborhood on 4.84 acres.

PROPERTY OWNER INFORMATION

NAME: Diamond Raven LLC c/o Petersen Management LLC

ADDRESS: 5052 S. Jones Blvd. Suite 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-734-9393

CELL 702-768-1861

EMAIL: dpetersen@visiconlv.com

APPLICANT INFORMATION (must match online record)

NAME: Petersen Management LLC - Darren C. Petersen, Manager

ADDRESS: 5052 S. Jones Blvd. Suite 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # 186247

TELEPHONE: 702-734-9393

CELL 702-768-1861

EMAIL: dpetersen@visiconlv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Richard C. Gallegos - D C Petersen Professional Consultants

ADDRESS: 5052 S Jones Blvd. Suite 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # 168799

TELEPHONE: 702-524-0054

CELL 702-524-0054

EMAIL: rgallegos@visiconlv.com

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

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


Property Owner (Signature)*

Darren C. Petersen
Property Owner (Print)

07-11-24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) PA-24-700024
PC MEETING DATE 11/19/24
BCC MEETING DATE 12/18/24
TAB/CAC LOCATION Enterprise

ACCEPTED BY [Signature]
DATE 9/25/24
FEES 2,706

DATE 10/30/24

July 16, 2024

VIA UPLOAD

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

**Re: *Justification Letter – Master Plan Amendment
Dean Martin/Pebble
APNs: 177-20-104-004, 005, & 007***

Planner
Copy

PIA - 21-700024

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 4.84 acres and is generally located near the southeast corner of Dean Martin Drive and Pebble Avenue. The property is more particularly described as APNs: 177-20-104-004, 005, & 007 (collectively the "Site"). The Applicant is proposing to develop a 38-lot single-family residential subdivision. While the Site is already planned for residential uses, Low-Intensity Suburban Neighborhood (LN), the Applicant is requesting a master plan amendment to allow for a slight increase in allowable density. As such, the Applicant is seeking a master plan amendment from LN to Mid-Intensity Suburban Neighborhood (MN). A corresponding application for a zone change to RS 3.3 and design review has also been submitted.

The Site is located between Dean Martin Drive and I-15, both extremely heavily trafficked corridors. A slight increase in allowable density to MN is appropriate as the area is changing. By way of example, on December 8, 2021, the Board of County Commissioners approved, via NZC-21-0522, a nonconforming zone change to R-2 (the equivalent to RS 3.3) allowing for a 96-lot single-family residential development with a density of nearly 7 units per acre for property located at Dean Martin Drive and Agate Avenue, immediately to the south of the Site.

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

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

The Site is planned LN which generally supports a mix of single-family residential subdivision developments with a density maximum of 5 units per acre. Here, the Applicant is requesting an amendment to MN, which supports the same range of housing development but with a density maximum of 8 units per acre. As discussed above, the proposed amendment is appropriate for the Site and consistent with the overall intent of the Master Plan with the recent

entitlement approvals and development. Specifically, this proposed amendment meets the following Master Plan Goal for Enterprise, where the Site is located:

- EN-1.1 which encourages compatible infill development and standards for transition from higher intensity uses.

Most of the Site is currently vacant and located along I-15 and just east of Dean Martin Drive, both heavily travelled rights-of-way and transportation hubs in the Las Vegas Valley. The proposed master plan amendment to MN is a good transition buffer between the intense traffic between Dean Martin Drive and the I-15 to the RN neighborhoods west of Dean Martin Drive. The proposed master plan amendment to MN meets the Master Plan Goal in that it encourages the development of infill areas near higher intensity uses. Finally, the layout of the Site has been carefully considered for the surrounding uses, and will provide a harmonious and compatible use for the neighborhood.

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

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

For example, Policy 1.5.2 encourages higher intensity units away from the shared edge of the RN. Here, MN is a natural transitional planning area from the RN as well as having Dean Martin Drive provide for additional buffer to the RN. The MN also fits perfectly between Dean Martin Drive and the I-15.

Additionally, there is a trend for more MN densities. The Site is just north of an approved (NVC-21-0522) and developing R-2 (equivalent to RS 3.3 zoning) single-family residential development. Therefore, the proposed amendment is in keeping with this consideration as identified in the Master Plan.

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

The Site is located near and among existing RS3.3 zoned properties, in particularly between Dean Martin Drive and I-15 from Raven Avenue south to Serene Avenue.

- Policy 6.2.2 of the Countywide goals and policies, encourages transition zones between rural and more urban areas.

Here, clearly the pattern in this corridor is for single-family residential development up to 8 units per acre to serve as the transition between the I-15 and RN neighborhoods. The proposed master plan and related zone change will allow for the development consistent with this established pattern.

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

As mentioned in Section 3, the pattern of development is to allow residential densities of up to 8 dwelling units to the acre. The proposed master plan amendment to MN is consistent with the established pattern and is consistent with the Enterprise Planning Area's goals and policies.

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

The proposed master plan amendment to MN will not have a negative effect on adjacent properties, transportation, or facilities. The surrounding area is increasingly being planned and approved for single-family residential development with a density of up to 8 dwelling units per acre. Therefore, the proposed amendment and zone change will not have a negative effect on adjacent properties or on transportation services and facilities.

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

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The Site is currently planned for residential uses. Therefore, the proposed use will not create a negative impact to service in the area.

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

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

Based on the above information, a master plan amendment to MN is appropriate, and the Applicant has satisfied the standard for approval. Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700025-DIAMOND RAVEN, LLC:

PLAN AMENDMENT to amend the Transportation Map of the Clark County Master Plan by eliminating the I-15 crossing on Pebble Road (alignment); and reduce a segment of Pebble Road from an Arterial (100 foot right-of-way) to a Collector (60 foot right-of-way) between Dean Martin Drive and I-15.

Generally located on the south side of Pebble Road and the west side of I-15 within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:

177-20-104-004; 177-20-104-005; 177-20-104-007

EXISTING LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

Applicant's Justification

The applicant states that the amendments that would be made to the Transportation Map of the Clark County Master Plan (listed above) is justified since the Pebble Road corridor is substantially developed and there no improvements proposed in the near future. Unlike major transportation routes that run continuously east and west across the valley, such as Warm Springs Road and Windmill Parkway to the north and Cactus Avenue to the south, the Pebble Road corridor has discontinuities at Blue Diamond Road, Decatur Boulevard and Eastern Avenue/Pecos Road. Since these areas are developed, it is not expected that Pebble Road will be further extended through and beyond these intersections to function as a regional transportation route. Lastly, the Pebble Road corridor in this area mainly serves residential communities. Land uses west of I-15 are Ranch Estates Neighborhood with RS20 zoning, while east of I-15 to Las Vegas Boulevard, Pebble Road is more intensely developed as combination of mixed use, commercial, and high density residential. In conclusion, the applicant indicates that the Pebble Road corridor is substantially built-out and does not currently function as a regional transportation route, so amending the Transportation Map of the Master Plan would have no adverse effect on the area currently served by Pebble Road.

Prior Land Use Requests

Application Number	Request	Action	Date
VAC-40-87	Vacated and abandoned the southern 20 feet of Pebble Road - recorded	Approved by BCC	August 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 & H-2	Undeveloped
South	Business Employment	RS20	Place of Worship
East	Entertainment Mixed-Use (18 or more du/ac)	CR	I-15, undeveloped
West	Low Intensity Suburban Neighborhood (up to 5 du/ac); Neighborhood Commercial	RS20	Single family residential

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

Related Applications

Application Number	Request
PA-24-700024	A plan amendment to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-24-0528	A zone change to reclassify the site from RS20 to RS3.3 zoning is a companion item on this agenda.
WS-24-0529	A waiver of development standards for required street and freeway landscaping and to allow attached sidewalks is a companion item on this agenda.
VS-24-0530	The vacation and abandonment of a BLM patent easement and a portion of the Pebble Road right-of-way is a companion item on this agenda.
TM-25-500115	A tentative map for a 38 lot single-family detached residential subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Community Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of

the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

Contrary to the applicants' assertions Pebble Road alignment is proposed to go over I-15 to help traffic circulation in this area of Enterprise. The full dedication of 100 foot right-of-way exists west of Dean Martin Drive to the Blue Diamond Road/UPRR area. East of I-15 the 100 foot right-of-way exists all the way to the City of Henderson jurisdiction. Therefore, Public Works is not supporting this request since the road is planned to go over the I-15 and full dedication of Pebble Road exists, except for this small segment between Dean Martin Drive and I-15.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 18, 2024 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

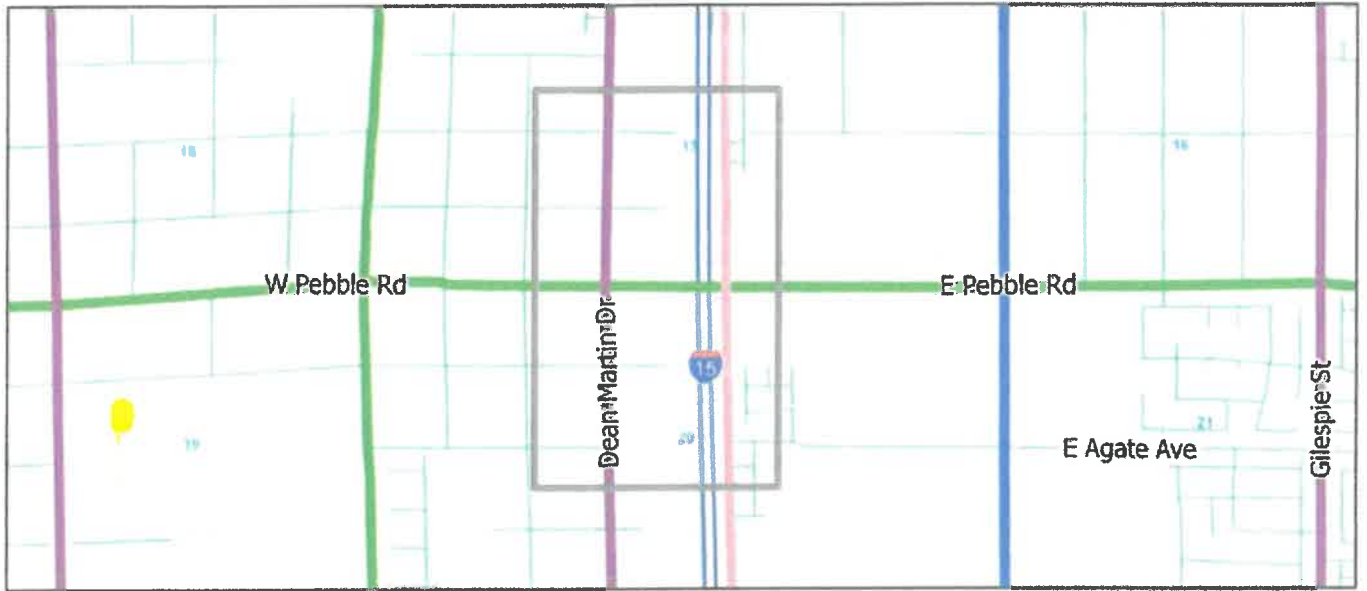
PROTEST:

APPLICANT: DIAMOND RAVEN, LLC

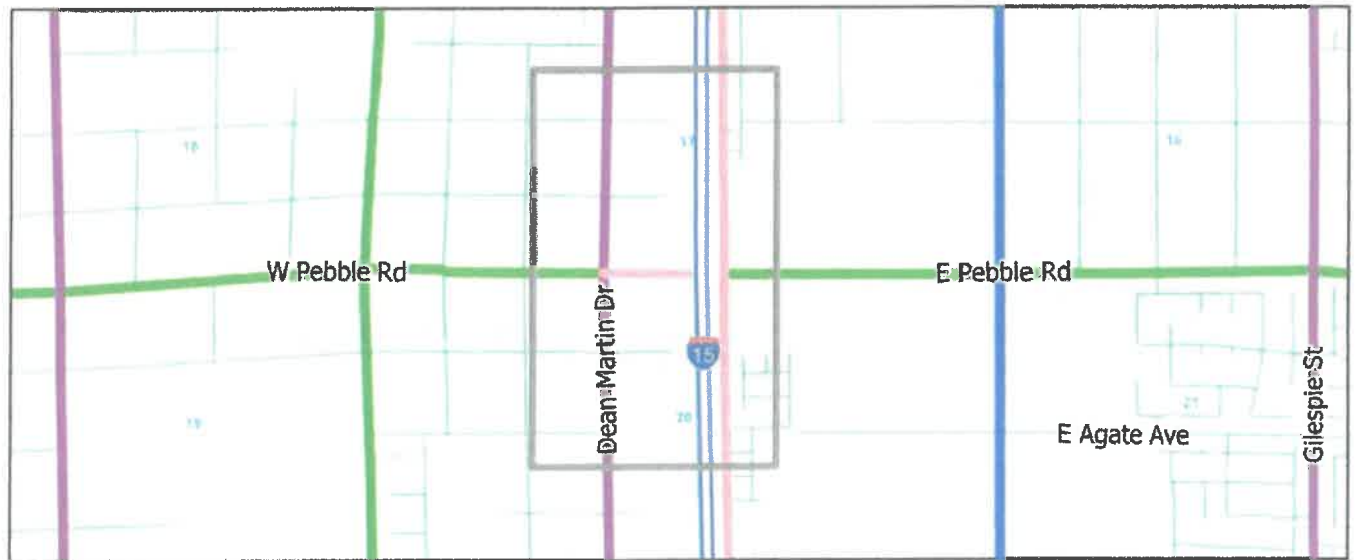
CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

Transportation Plan Amendment PA-24-700025

DRAFT



Current



Requested

- | | |
|-----------------------------------|---------------------------|
| Interstates/State Hwys (per NDOT) | Collectors (80+ ft R-O-W) |
| Beltway | Collectors (60+ ft R-O-W) |
| Las Vegas Blvd (200+ ft R-O-W) | Local Street |
| Arterials (120+ ft R-O-W) | Railroads |
| Arterials (100+ ft R-O-W) | Interchanges |

Enterprise Clark County, Nevada

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



Department of Comprehensive Planning Application Form

3A

ASSESSOR PARCEL #(s): 177-20-104-004 and -005

PROPERTY ADDRESS/ CROSS STREETS: 3085 and 3200 W PEBBLE RD

DETAILED SUMMARY PROJECT DESCRIPTION

The purpose of this application is to Amend the Transportain Plan Map to eliminate Pebble Road crossing over I-15. The site is being developed as 38 Lot Residential Subdivision. The partially located within a FEMA Flood Zone "A". The flood zone will be remapped as part of this project.

PROPERTY OWNER INFORMATION

NAME: Diamond Raven LLC c/o Petersen Management LLC

ADDRESS: 5025 S. Jones Blvd Suite 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: (702) 734-9393

CELL _____

EMAIL: dpetersen@visiconlv.com

APPLICANT INFORMATION (must match online record)

NAME: Petersen Management LLC - Darren C. Petersen, manager

ADDRESS: 5025 S. Jones Blvd Suite 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # 168799

TELEPHONE: (702) 734-9393

CELL 702-524-0054

EMAIL: rgallegos@visiconlv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: JPL Engineering, Inc.

ADDRESS: 6725 S, Eastern Ave, Suite 5

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # 168799

TELEPHONE: 702-898-6269

CELL 702-355-0163

EMAIL: james@jplengineeringinc.com

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

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

Property Owner (Signature)*

Darren C. Petersen
Property Owner (Print)

July 16th, 2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) PA-21-700025

ACCEPTED BY HW

PC MEETING DATE 11/19/24

DATE 9/25/24

BCC MEETING DATE 12/18/24

FEES \$2,700

TAB/CAC LOCATION Enterprise

DATE 10/30/24

July 18, 2024

Transmitted Via E-mail

Clark County Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Planner
Copy

PIA - 24-700025

**Re: Pebble Road @ I-15 Transportation Master Plan (TMP) Amendment located @ Pebble and Interstate I-15 in Clark County, NV
APN 177-20-104-004, 005 and 007**

General Project Description

The overall project is the development of a 38-lot residential subdivision on 4.84 acres located between Pebble and Raven at I-15. The Pebble alignment borders the northeast boundary of the development (APN 177-20-104-004). See attached site plan.

There are 4 related land use items that are being filed separately including a Zone Change, Design Review, Waiver of Development Standards, and Tentative Map.

Request

We are requesting an Amendment to the Transportation Master Plan (TMP) to eliminate the Pebble Road/I-15 crossing. Presumably any future crossing of I-15 would be an above-grade bridge structure. See attached TMP excerpt.

The Pebble Road corridor is substantial developed and there no improvements proposed in the current 2025 to 2034 10-year CIP, nor has there been any proposed improvements in this location on any of the 10-year CIP since at least the 2020 iteration.

Justification

- 1) Although a 100' ROW, Pebble Road does not generally fall under criteria set by the Access 2050 Regional Transportation Plan the Southern Nevada Master Plan of Streets and Highways to be recognized as a Regionally Significant Transportation Route, specifically
 - It does not provide access to or from the areas outside the region,
 - It does not connect to transportation terminals,
 - It does not connect or serve as access to major retail malls or sports complexes, and
 - It does not connect or serve employment centers.

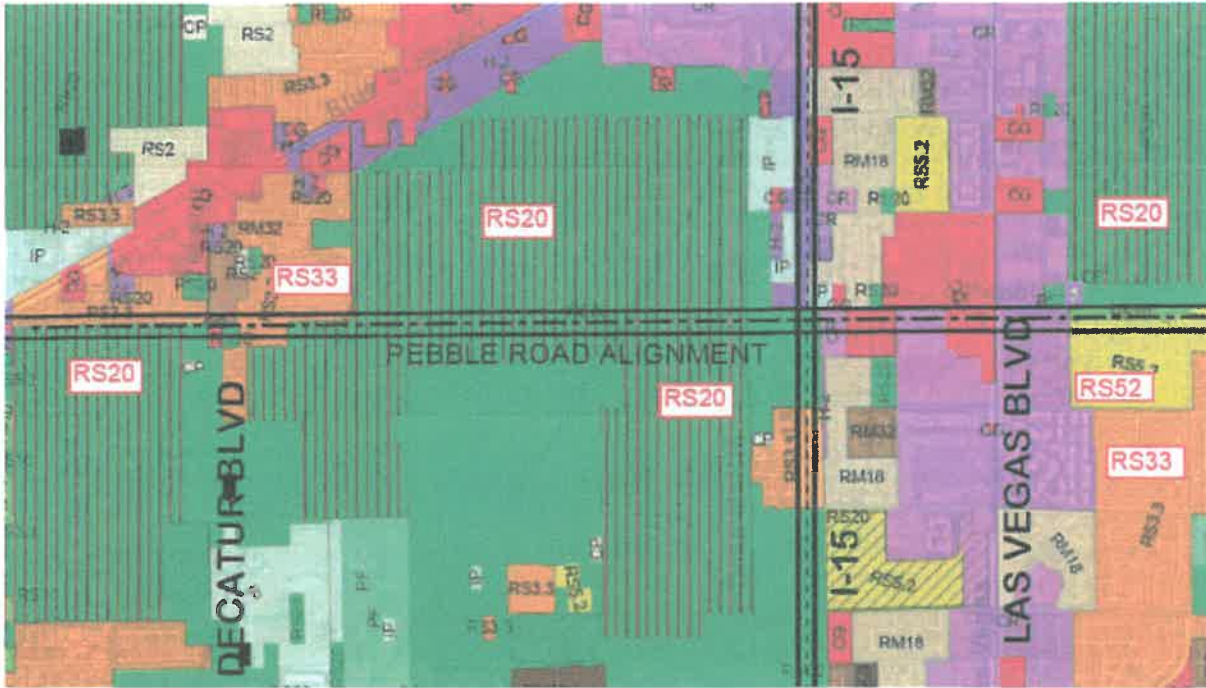
- 2) Unlike major transportation routes that run continuously east and west across the valley, such as Warm Springs and Windmill to the north and Cactus to the south, the Pebble Road corridor has discontinuities at Blue Diamond, Decatur and Eastern/Pecos. Because these areas are developed, it is not expected that Pebble Road will be further extended through and beyond these intersections so as to function as a Regional Transportation Route.

Note: Warm Springs and Windmill both serve and function as Regional Transportation Routes. Warm Springs connects to the RTC mass transit hub at Las Vegas Blvd and to Harry Reid International Airport at Gillespie and I-215; Windmill connects to Blue Diamond Road in which is a major commercial and industrial corridor. Improvements to Pebble Road to function accordingly would be redundant.



- 3) The Pebble Road Corridor mainly serves residential communities. Planned use between I-15 and Decatur to the west is Ranch Estates Neighborhood with RS20 Zoning. The area consists of sparse residential developments with more intense residential development close to Decatur and Blue Diamond (RS33).

East of I-15 to Las Vegas Blvd, Pebble Road is more intensely developed as combination of Mixed Use, Commercial, and High density Residential. East of Las Vegas Blvd, Pebble Road is primarily fully developed medium to high density residential areas south of Pebble and Ranch Estates Neighborhood.



Conclusion

The Pebble Road Corridor is substantially built-out does not currently function as a Regional Transportation Route, so Amending the TMP would have no adverse effect on the area currently served by Pebble Road.

For the all the above reasons a Pebble Road crossing at I-15 is not warranted. We respectfully request approval of this application.

Sincerely,

James P. Lopez
Principal Engineer

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-24-0528-DIAMOND RAVEN, LLC:

ZONE CHANGE to reclassify 4.84 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise (description on file). JJ/hw (For possible action)

RELATED INFORMATION:

APN:
 177-20-104-004; 177-20-104-005; 177-20-104-007

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.84
- Existing Land Use: Single-family detached residential & undeveloped

Applicant's Justification

The applicant states that the proposed zone change is justified due to the conditions of the surrounding area. They state that the site of the proposed zone change is situated between 2 highly travelled transportation corridors. In addition, they also state that there are also several other subdivisions in the area which have already been approved for the RS3.3 zone indicating that the area is changing in favor of higher density residential developments.

Prior Land Use Requests

Application Number	Request	Action	Date
VAC-40-87	Vacated and abandoned the southern 20 feet of Pebble Road - recorded	Approved by BCC	August 1987

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	H-2 & RS20	Undeveloped

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	RS20	Place of worship
East**	Entertainment Mixed-Use	CR	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Neighborhood Commercial	RS20	Single-family detached residential

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

**The I-15 right-of-way is directly to the east of the site.

Related Applications

Application Number	Request
PA-24-700024	A plan amendment to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
PA-24-700025	An amendment to the Transportation Element of the Clark County Master Plan to reduce the width of Pebble Road and eliminate a portion of Pebble Road from the Transportation Element is a companion item on this agenda.
WS-24-0529	A waiver of development standards for required street and freeway landscaping and to allow attached sidewalks is a companion item on this agenda.
VS-24-0530	The vacation and abandonment of a BLM patent easement and a portion of the Pebble Road right-of-way is a companion item on this agenda.
TM-24-500115	A 38 lot single-family detached residential subdivision map is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the site is situated between a major collector street in Dean Martin Drive and the I-15 right-of-way. Staff finds that the area between these 2 roadways has several areas that are either zoned RS3.3 or for IP indicating a trend to higher density residential and low intensity industrial developments. Staff finds that there, however, is also NPO-RNP areas directly to the west of Dean Martin Drive indicating a possible need for the buffering of these uses from those to the east of Dean Martin Drive. In this case, staff finds that the site would be buffered by existing lower density residential uses and that the higher density zones and industrial uses should be more clustered to the I-15 side rather than the Dean Martin Drive side, which this site is. Finally, staff finds that there is precedent within the area for RS3.3 zoning, while the proposed site will have a higher density than those previously approved sites do, the proposed

site is smaller and will serve as a buffer between the I-15 and lower density areas to the west. For these reasons, staff finds the request for the RS3.3 Zone.

Department of Aviation

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 18, 2024, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0397-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: DIAMOND RAVEN, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

4A

ASSESSOR PARCEL #(s): 177-20-104-004, -005, and -007

PROPERTY ADDRESS/ CROSS STREETS: West side of I-15 between Raven Avenue and Pebble Road

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed Zone Change from RS-20 to RS 3.3

PROPERTY OWNER INFORMATION

NAME: Diamond Raven LLC c/o Petersen Management LLC
ADDRESS: 5052 S. Jones Blvd # 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861 EMAIL: dpetersen@visiconlv.com

APPLICANT INFORMATION (must match online record)

NAME: Petersen Management LLC - Darren C. Petersen , manager
ADDRESS: 5052 S. Jones Blvd #165
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 186247
TELEPHONE: 702-734-9393 CELL 702-768-1861 EMAIL: dpetersen@visiconlv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants
ADDRESS: 5052 S. Jones Blvd #165
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 168799
TELEPHONE: 702-734-9393 CELL 702-524-0054 EMAIL: rgallegos@visiconlv.com

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

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

Darren C. Petersen
Property Owner (Print)

July 16th, 2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) ZC-24-0528
PC MEETING DATE 11/19/24
BCC MEETING DATE 12/18/24
TAB/CAC LOCATION Enterprise

ACCEPTED BY HW
DATE 9/25/24
FEES \$1,200

DATE 10/30/24

July 17, 2024

VIA UPLOAD

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

**Re: Justification Letter – Zone Change to RS3.3
Dean Martin/Pebble
APNs: 177-20-104-004, 005, & 007**

Planner
Copy
ZC-24-05228

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 4.84 acres and is generally located near the southeast corner of Dean Martin Drive and Pebble Avenue. The property is more particularly described as APNs: 177-20-104-004, 005, & 007 (collectively the "Site"). The Applicant is requesting a zone change to RS3.3. The Applicant has also submitted separate corresponding applications for a master plan amendment from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) and a design review to develop a 38-lot single-family residential subdivision along with a tentative map.

ZONE CHANGE

The Site is zoned RS20. The Applicant is requesting a zone change to RS3.3. A zone change is justified for the following reasons:

- The Site is located between Dean Martin Drive and I-15, both extremely heavily trafficked corridors.
- A slight increase in allowable density is appropriate as the area is changing. By way of example, on December 8, 2021, the Board of County Commissioners approved, via NZC-21-0522, a nonconforming zone change to R-2 (now RS 3.3 zoning district) allowing for a 96-lot single-family residential development with a density of nearly 7 units per acre for property located at Dean Martin Drive and Agate Avenue, immediately to the south of the Site.
- The Site is located near and among existing RS 3.3 zoned properties, in particularly between Dean Martin Drive and I-15 from Raven Avenue south to Serene Avenue.

Therefore, a zone change to RS3.3 is appropriate and compatible for the area.

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

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

11/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0530-DIAMOND RAVEN, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Raven Avenue and Pebble Road and between Dean Martin Drive and the I-15 right-of-way, and a portion of right-of-way being Pebble Road located between Dean Martin Drive and the I-15 right-of-way within Enterprise (description on file). JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-20-104-004; 177-20-104-005; 177-20-104-007

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans provided show 2 proposed vacations, a patent easement and a portion of the Pebble Road right-of-way. The plans show the patent easement to be vacated is located on APN 177-20-104-007 in the southern portion of the site. The patent easement is shown to be 33 feet wide on the east and west portions of the parcel, 3 feet wide on the north side of Raven Avenue, and 33 feet again in the southern portion of the parcel between the Raven Avenue cul-de-sac and the I-15 right-of-way.

The proposed vacation of the Pebble Road right-of-way is shown to be primarily along the northern and eastern portions of the existing dedicated right-of-way area. The plans show that 20 feet will be vacated along the northern portion of Pebble Road starting at the west end of the proposed cul-de-sac bulb and extending all the way to Dean Martin Drive with the spandrel area also being vacated. An area ranging in width from 3 to 20 feet will be vacated along the northern portion of the proposed cul-de-sac bulb. Finally, the full 80 foot width of Pebble Road will be vacated in the 15 feet east of the proposed cul-de-sac bulb and the I-15 right-of-way.

The applicant states that the patent easement and the right-of-way proposed to be vacated are no longer needed for development and would not cause any undue impacts on the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
VAC-40-87	Vacate and abandon the southern 20 feet of Pebble Road - recorded	Approved by BCC	August 1987

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	H-2 & RS20	Undeveloped
South	Business Employment	RS20	Place of worship
East**	Entertainment Mixed-Use	CR	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Neighborhood Commercial	RS20	Single-family detached residential

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

**The I-15 right-of-way is directly to the east of the site.

Related Applications

Application Number	Request
PA-24-700024	A plan amendment to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
PA-24-700025	An amendment to the Transportation Element of the Clark County Master Plan to reduce the width of Pebble Road and eliminate a portion of Pebble Road from the Transportation Element is a companion item on this agenda.
ZC-24-0528	A zone change to reclassify the site from RS20 to RS3.3 zoning is a companion item on this agenda.
WS-24-0529	A waiver of development standards for required street and freeway landscaping and to allow attached sidewalks is a companion item on this agenda.
TM-24-500115	A 38 lot single-family detached residential subdivision map 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 finds this request premature. With the continued growth within the valley, it is critical to maintain arterial alignments where possible to help mitigate traffic. Pebble Road is established as a 100 foot right-of-way from Dean Martin Drive to Blue Diamond Road on the west and I-15 to the City of Henderson jurisdiction to the east. This is the only segment that is not 100 feet wide. Therefore, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 18, 2024, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back-of-curb and cul-de-sac for Raven Avenue, portion of a cul-de-sac for Pebble Road and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAE:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND RAVEN, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

5A

ASSESSOR PARCEL #(s): 177-20-104-004, -005, -007 & 177-17-499-031

PROPERTY ADDRESS/ CROSS STREETS: West side of I-15 between Raven Avenue and Pebble Road

DETAILED SUMMARY PROJECT DESCRIPTION

Vacate a portion of existing 30 foot wide Right-of-Way along Pebble Road, previously dedicated, and vacating a portion of the 50 ft. Right-of-Way on the north side of Pebble Road. Also to vacate the existing 33 foot wide Government Patent Easements along the west, south and east boundaries.

PROPERTY OWNER INFORMATION

NAME: Diamond Raven LLC c/o Petersen Management LLC
ADDRESS: 5052 S. Jones Blvd # 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-734-9393 CELL 702-768-1861 EMAIL: dpetersen@visiconlv.com

APPLICANT INFORMATION (must match online record)

NAME: Petersen Management LLC - Darren C. Petersen, Manager
ADDRESS: 5052 S. Jones Blvd # 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 204561
TELEPHONE: 702-734-9393 CELL 702-768-1861 EMAIL: dpetersen@visiconlv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Richard C. Gallegos - D.C. Petersen Professional Consultants
ADDRESS: 5052 S. Jones Blvd # 165
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 168799
TELEPHONE: 702-734-9393 CELL 702-524-0054 EMAIL: rgallegos@visiconlv.com

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

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

Property Owner (Signature)*

Darren C. Petersen
Property Owner (Print)

8/6/2024
Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) VS-24-0530

ACCEPTED BY blw

PC MEETING DATE 11/19/24

DATE 9/25/24

BCC MEETING DATE 12/18/24

FEES _____

TAB/CAC LOCATION Enterprise

DATE 10/30/24

DC Petersen Professional Consultants

5052 S. Jones Boulevard, Suite 165 Las Vegas, Nevada 89118 ph: (702)734-9393



July 11, 2024

Clark County Current Planning
500 S. Grand Central Parkway, 1st floor
Las Vegas, Nevada 89101

Attn: Principal Planner

RE: Diamond Raven Residential
APN: 177-20-104-004,-005, -007,177-20-199-006 and 177-17-499-031
Vacation of Public Right of Way and Government Patent Easements
Justification Letter
APR-24-100801

Dear Staff:

We respectfully request favorable consideration on the above referenced project for a Vacation and Abandonment application of a Public Right of Way and Government Patent Easements.

The proposed Vacation is to vacate a portion of the existing thirty (30'-0") foot Right of Way along Pebble Road (parcel # 177-20-199-006) previously dedicated, also including a portion of 50' Public Right-of-Way (parcel # 177-17-499-031) The vacations are necessary to complete the cul de sac. The proposed Vacation application is also to vacate the existing thirty-three (33'-0") foot wide Government Patent Easements along the west, south and east boundaries of parcel # 177-20-104-007. The Patent Easements and Right of Ways are no longer needed as all roadways and drainage patterns have been established.

The proposed Vacation is appropriate based on the following findings of the facts:

1. The proposal is generally consistent with the Enterprise Land Use Plan, as amended or reflects conditions that have changed since the adoption of this plan.
2. The proposal is consistent with the standards and purposes of enumerated in the plan, Title 30 and / or NRS will not waive the building codes, fire codes, business license requirements, or any other requirement imposed by County, State or Federal regulations law.

Should you have any questions or require additional information please contact me at 702-524-0054.

Sincerely,

Richard C. Gallegos
Project Director

Planner
Copy

DBS-21-0530

11/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0529-DIAMOND RAVEN, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate landscape buffer; and 3) allow an attached sidewalk. **DESIGN REVIEW** for a single-family detached residential development on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-20-104-004; 177-20-104-005; 177-20-104-007

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate street landscaping along Raven Avenue where 10 feet of street landscaping is required per Section 30.04.01D (a 100% reduction).
 - b. Eliminate street landscaping along Pebble Road where 10 feet of street landscaping is required per Section 30.04.01D (a 100% reduction).
2. Eliminate the required landscape buffer adjacent to a freeway where a 15 foot wide landscape buffer is required per Section 30.04.02C.
3.
 - a. Allow an attached sidewalk along Raven Avenue where detached sidewalks are required per Section 30.04.08C.
 - b. Allow an attached sidewalk along Pebble Road where detached sidewalks are required per Section 30.04.08C.

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.84
- Project Type: Single-family detached residential subdivision
- Number of Lots: 38
- Density (du/ac): 7.85
- Minimum/Maximum Lot Size (square feet): 3,642/6,376
- Number of Stories: 1 to 2
- Building Height (feet): 17.6 (minimum)/28.4 (max)

- Square Feet: 1,720 (minimum)/2,936 (max)

Site Plan

The plans provided show that the proposed single-family detached subdivision will be located on a 4.84 acre site located at the southwest corner of Pebble Road and the I-15 right-of-way. The plans show that the site will be divided into 38 lots with the density for the site shown to be 7.85 dwelling units per acre. The plans show that the site will be accessed solely from Raven Avenue in the south through a 39 foot wide private street with attached sidewalks on both sides of the street. This main private street will run south to north and will run the length of the proposed subdivision. A 39 foot wide, 150 foot long private stub street running west will extend off of the main private street accessing 4 lots in the southwest portion of the site, but no turnaround is proposed with this street. Another 39 foot wide private street is proposed in the northern portion of the site and will extend off of the main private street accessing 4 lots in the northwest portion of the site. The northern private street will have an elongated hammerhead turnaround at the western terminating end of the street. There are rows of lots on each side of the main private street with lots clustered around the terminating end of each side street. The lots range in size from 3,642 square feet up to 6,376 square feet. The lots shown are generally 75 feet to 95 feet long and 40 feet wide with 20 foot front setbacks, 15 foot rear setbacks, and 5 feet to 10 feet side setbacks. All driveways are shown to be at least 20 feet long.

Landscaping

The applicant is not proposing any street or intense buffering landscaping. The plans show that a 6 foot high decorative CMU block wall is proposed along Pebble Road and the western property line and an 8 foot tall CMU block wall is proposed along the I-15 right-of-way. The only landscaping proposed are 2 large evergreen trees along the western portion of Lot 18 to prevent a triple frontage lot.

Elevations & Floor Plans

The elevations provided show a total of 4 different options for the exterior design of the homes that can be constructed within the development. Each exterior corresponds with a particular floor plan. All models are either 1 or 2 stories tall and range in height from 17.6 feet to 28.4 feet. All residences are shown to consist of painted stucco, gabled and offset roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. All models are shown with a covered entry courts or courtyards, stone veneer or metal accents, awnings, and significant fenestration. The plans show that the 1 story models will primarily be located along the western property line.

The models shown range in size 3,642 square feet up to 6,376 square feet, including garage space, spread across 1 to 2 stories. Each model is shown to have 3 to 4 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, game rooms, and gourmet kitchens. All 2 story homes have garage space for 2 cars with the 1 story model having a one car garage with option for an accessory garage.

Applicant's Justification

The applicant states the proposed subdivision will contain 38 lots will have similar design to other newer subdivisions and Lots 15 and 16 will not access Pebble Road. The applicant further

states that no landscaping is being provided along the I-15 right-of-way as an 8 foot wall will screen the site from the freeway and the homes will be constructed with noise attenuation. In addition, the applicant also indicates that an attached sidewalk is proposed as both exterior roads terminate relatively quickly after the proposed development and street landscaping is not needed on the perimeter streets due to the proposed cul-de-sacs.

Prior Land Use Requests

Application Number	Request	Action	Date
VAC-40-87	Vacated and abandoned the southern 20 feet of Pebble Road - recorded	Approved by BCC	August 1987

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	H-2 & RS20	Undeveloped
South	Business Employment	RS20	Place of worship
East**	Entertainment Mixed-Use	CR	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Neighborhood Commercial	RS20	Single-family detached residential

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

**The I-15 right-of-way is directly to the east of the site.

Related Applications

Application Number	Request
PA-24-700024	A plan amendment to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
PA-24-700025	An amendment to the Transportation Element of the Clark County Master Plan to reduce the width of Pebble Road and eliminate a portion of Pebble Road from the Transportation Element is a companion item on this agenda.
ZC-24-0528	A zone change to reclassify the site from RS20 to RS3.3 zoning is a companion item on this agenda.
VS-24-0530	The vacation and abandonment of a BLM patent easement and a portion of the Pebble Road right-of-way is a companion item on this agenda.
TM-24-500115	A 38 lot single-family detached residential subdivision map is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1a, #1b, & #2

Staff finds that the purpose of both street and freeway landscaping is to provide shading opportunities along portions of the site that will be most vulnerable to the heat island effect and to mitigate effects from noise and air pollution. Staff finds that the lack of landscaping on the site and around the perimeters will have a negative effect on the surrounding area due to an increase in pavement, which can exacerbate increased heating of an area. The surrounding areas particularly to the east with a similar pattern of development show an increase in heat vulnerability emphasizing the need for some landscaping to be provided. In addition, landscaping can help buffer the residences from the noise and air pollution that is generated from the surrounding road, particularly the freeway. While walls and built-in noise abatement do help to mitigate the lack of trees along the freeway, staff has finds that additional trees would help to further reduce noise issues but serve as a natural air filter for the particulate and smog that will inevitably emanate from the freeway. For these reasons, staff cannot support these waivers of development standards.

Design Review

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

Staff finds that the proposed residential development is similar in character to other developments within the area. There are similar residential developments to the south with similar lots sizes and density. In addition, the proposed development will also help to activate an unused area and act as an in-fill development in the area. In terms of the design of the proposed residential development, staff finds that the proposed architecture and garage styles are like the surrounding residential developments and are consistent with newer development designs. In addition, the proposed designs are attractive, modern, and fit the aesthetics of the newer homes in the neighborhoods of the Enterprise area. Each lot is provided with sufficient access to the internal and external street systems and on-site parking is well provided to avoid issues that can arise from on-site parking. With that said, staff is concerned that the complete elimination of landscaping on the site could lead to increased impacts on surrounding properties and those within the subdivision from heat, noise, and air pollution. Staff finds that some landscaping should be provided to mitigate these effects on the proposed subdivision. In addition, staff is also

concerned that since the companion plan amendment to reduce Pebble Road and delete its continuation across I-15 is not being supported by staff, this could result in significant needed design changes to accommodate the necessary infrastructure to carry Pebble Road across the I-15 in the future. While staff finds that the proposed subdivision supports Master Plan Policies 1.3.1 and 1.4.4, and Enterprise Specific Policy EN-1.1, which all support the development of compatible and continuous residential developments within in-fill areas of existing neighborhoods; however, the proposed development is violating Master Plan Policies 1.3.5 and 6.2.2 and Enterprise Specific Policy EN-4.1, which emphasize the development of neighborhoods which enhance the livability of the development and surrounding area, promote sustainable site design, and which support the connectivity of large rights-of-way within the Valley.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to not install detached sidewalks along Raven Avenue and Pebble Road. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 18, 2024, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Lots along the western property line shall be limited to 1 story models only;
- 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 approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Lot 27 to have a minimum frontage of 34 feet;
- Right-of-way dedication to include 25 feet to the back-of-curb and cul-de-sac for Raven Avenue, portion of a cul-de-sac for Pebble Road and associated spandrels.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0397-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: DIAMOND RAVEN, LLC
CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES
BOULEVARD, SUITE 165, LAS VEGAS, NV 89118**



Department of Comprehensive Planning Application Form

6A

ASSESSOR PARCEL #(s): 177-20-104-004, -005, and -007

PROPERTY ADDRESS/ CROSS STREETS: West side of I-15 between Raven Avenue and Pebble Road

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for a 38 lot single family detached residential subdivision on 4,84 acres, and Waivers of Development Standards.

PROPERTY OWNER INFORMATION

NAME: Diamond Raven LLC c/o Petersen Management LLC

ADDRESS: 5052 S. Jones Blvd. Suite 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702 -734-9393

CELL 702-768-1861

EMAIL: dpetersen@visiconlv.com

APPLICANT INFORMATION (must match online record)

NAME: Petersen Management LLC - Darren C. Petersen, Manager

ADDRESS: 5052 S. Jones Blvd. Suite 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # 186247

TELEPHONE: 702 -734-9393

CELL 702 -768 -1861

EMAIL: dpetersen@visiconlv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Richard C. Gallegos - D C Petersen Professional Consultants

ADDRESS: 5052 S Jones Blvd. Suite 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # 168799

TELEPHONE: 702 -524-0054

CELL 702 -524 -0054

EMAIL: rgallegos@visiconlv.com

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

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


Property Owner (Signature)*

Darren C. Petersen
Property Owner (Print)

07-11-24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0529

ACCEPTED BY _____

PC MEETING DATE 11/19/24

DATE _____

BCC MEETING DATE 12/18/24

FEES _____

TAB/CAC LOCATION Enterprise

DATE 10/30/24

September 24, 2024

VIA UPLOAD

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

Planner
Copy
WS-21-0529

**Re: *Justification Letter – Design Review, Waiver of Development Standards, and Tentative Map
Dean Martin/Pebble
APNs: 177-20-104-004, 005, & 007***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 4.84 acres and is generally located near the southeast corner of Dean Martin Drive and Pebble Avenue. The property is more particularly described as APNs: 177-20-104-004, 005, & 007 (collectively the “Site”). The Applicant is requesting a design review to develop a 38-lot single-family residential subdivision along related waivers of development standards and a tentative map. The Applicant has also submitted corresponding applications for a master plan amendment from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) and a zone change to RS3.3.

DESIGN REVIEW

The Applicant is purposing a 38-lot single-family residential subdivision with an internal street network that takes access from Raven Avenue. The proposed lot sizes range between 4,215 SF to 6,376 SF. The project will consist of one and two story homes ranging in sizes from 1,295 SF to 2,492 SF. The homes will be stucco finish with concrete tile roofs with optional enhancements. The homes located along the west property line adjacent to the RNP will have larger lot sizes comparable to lots sizes in the RS5.2 zoned district. Lots 15 and 16 will only have access from “A” Street.

WAIVER OF DEVELOPMENT STANDARDS

• **Required Landscaping Along Freeway**

The Applicant is requesting to waive the requirement to provide landscaping against I-15 (the freeway). The waiver is appropriate as the project proposes to construct an 8-foot tall sound wall along the I-15 frontage. This design is consistent with the sound walls along I-15 in this corridor. With the proposed 8-foot tall sound wall, the landscaping will not provide any significant

additional buffering. Additionally, homes within 50-feet of I-15 will have enhanced attenuation to 25 decibels.

- **Allow Attached Sidewalk Along Raven and Pebble**

The Applicant is requesting to provide attached sidewalks along both Raven Avenue and Pebble Road. The existing sidewalk along Raven Avenue is attached and the Applicant is seeking to match the current design. With respect to Pebble Road, Pebble Road terminates immediately to the east. Therefore, there will be limited traffic in this area.

- **Required Street Landscaping along Pebble and Raven.**

The Applicant is requesting to waive the requirement to provide street landscaping along Pebble and Raven. The waiver is appropriate as the project can only be accessed from the internal streets. Pebble is a cul-de-sac condition. Residences have their frontage along Raven and will be landscaped.

TENTATIVE MAP

The Applicant is also submitting a tentative map matching the proposed design review of the Site.

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

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

11/19/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500115-DIAMOND RAVEN, LLC:

TENTATIVE MAP consisting of 38 lots and common lots on 4.84 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Pebble Road and the west side of the I-15 right-of-way within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-20-104-004; 177-20-104-005; 177-20-104-007

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.84
- Project Type: Single-Family Detached Residential Subdivision
- Number of Lots: 38
- Density (du/ac): 7.85
- Minimum/Maximum Lot Size (square feet): 3,642/6,376

Project Description

The plans provided show that the proposed single-family detached subdivision will be located on a 4.84 acre site located at the southwest corner of Pebble Road and the I-15 right-of-way. The plans show that the site will be divided into 38 lots with the density for the site shown to be 7.85 dwelling units per acre. The plans show that the site will be accessed solely from Raven Avenue in the south through a 39 foot wide private street with attached sidewalks on both sides of the street. This main private street will run south to north and will run the length of the proposed subdivision. A 39 foot wide, 150 foot long private stub street running west will extend off of the main private street accessing 4 lots in the southwest portion of the site, but no turnaround is proposed with this street. Another 39 foot wide private street is proposed in the northern portion of the site and will extend off of the main private street accessing 4 lots in the northwest portion of the site. The northern private street will have an elongated hammerhead turnaround at the western terminating end of the street. There are rows of lots on each side of the main private street with lots clustered around the terminating end of each side street. The lots range in size from 3,642 square feet up to 6,376 square feet. The lots shown are generally 75 to 95 feet long and 40 feet wide.

Prior Land Use Requests

Application Number	Request	Action	Date
VAC-40-87	Vacate and abandon the southern 20 feet of Pebble Road - recorded	Approved by BCC	August 1987

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	H-2 & RS20	Undeveloped
South	Business Employment	RS20	Place of worship
East**	Entertainment Mixed-Use	CR	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Neighborhood Commercial	RS20	Single-family detached residential

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

**The I-15 right-of-way is directly to the east of the site.

Related Applications

Application Number	Request
PA-24-700024	A plan amendment to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
PA-24-700025	An amendment to the Transportation Element of the Clark County Master Plan to reduce the width of Pebble Road and eliminate a portion of Pebble Road from the Transportation Element is a companion item on this agenda.
ZC-24-0528	A zone change to reclassify the site from RS20 to RS3.3 zoning is a companion item on this agenda.
WS-24-0529	A waiver of development standards for required street and freeway landscaping and to allow attached sidewalks is a companion item on this agenda.
VS-24-0530	The vacation and abandonment of a BLM patent easement and a portion of the Pebble Road right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds that the proposed residential subdivision is similar in design to other subdivisions in the area with the lot sizes being similar to the RS3.3 subdivisions to the south. The street network provided allows for sufficient access to each lot and will access a local street with access to an arterial street. The streets are wide enough to accommodate 2 way traffic. With that said, staff is concerned that the number of lots with dual access to internal and external streets

could lead to increased impacts on surrounding properties and those within the subdivision without any additional mitigation provided. Staff finds that without a mitigation solution, these double frontage lots could lead to illicit access to external streets causing traffic and unsafe scenarios. In addition, staff finds that the breaking up the natural street grid within this area and the removal of a connection between 2 portions of an arterial street will have great impacts on the movement of people within this area, given that the subdivision could be designed around the potential connection between Pebble Road on both sides of the I-15 right-of-way. The use of hammerhead cul-de-sacs and street stubs is also not the preferred design of terminating street and given the number of lots that will access the hammerhead and stubs, staff has concerns that the design would impact the proper movement of traffic within the site and could impact the lots adjacent to these terminating points. Finally, staff also has concerns regarding the number of through access points for the subdivision. The subdivision is on the larger side and to have only 1 main point of access could create a bottleneck in the event of an emergency requiring quick access or egress from the subdivision. For these reasons, staff is unable to support this request.

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 18, 2024, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No access to Pebble Road is permitted from Lots 15, 16, 37, and 38.
- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;

- Lot 27 to have a minimum frontage of 34 feet;
- Right-of-way dedication to include 25 feet to the back-of-curb and cul-de-sac for Raven Avenue, portion of a cul-de-sac for Pebble Road and associated spandrels.

Building Department - Addressing

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

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0397-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: DIAMOND RAVEN, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

7A

ASSESSOR PARCEL #(s): 177-20-104-004, -005, and -007

PROPERTY ADDRESS/ CROSS STREETS: West side of I-15 between Raven Avenue and Pebble Road

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed Tentative Map for a 38 lot single family detached residential subdivision on 4,84 acres.

PROPERTY OWNER INFORMATION

NAME: Diamond Raven LLC c/o Petersen Management LLC

ADDRESS: 5052 S. Jones Blvd. Suite 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702 -734-9393 CELL 702-768-1861 EMAIL: dpetersen@visiconlv.com

APPLICANT INFORMATION (must match online record)

NAME: Petersen Management LLC - Darren C. Petersen, Manager

ADDRESS: 5052 S. Jones Blvd. Suite 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118 REF CONTACT ID # 186247

TELEPHONE: 702 -734-9393 CELL 702 -768 -1861 EMAIL: dpetersen@visiconlv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Richard C. Gallegos - D C Petersen Professional Consultants

ADDRESS: 5052 S Jones Blvd. Suite 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118 REF CONTACT ID # 168799

TELEPHONE: 702 -524-0054 CELL 702 -524 -0054 EMAIL: rgallegos@visiconlv.com

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

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

Property Owner (Signature)*

Darren C. Petersen
Property Owner (Print)

07-11-24
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
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APPLICATION # (s) TM-24-500115

ACCEPTED BY NW

PC MEETING DATE 11/19/24

DATE 9/25/24

BCC MEETING DATE 12/18/24

FEES _____

TAB/CAC LOCATION Enterprise

DATE 10/30/24

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500125-NAMAZ, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 3.99 acres in an R2 (General Highway Frontage) Zone.

Generally located on the south side of Blue Diamond Road and the east side of Tenaya Way within Enterprise. JJ/jor/ky (For possible action)

RELATED INFORMATION:

APN:

176-22-601-033; 176-22-601-034

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Acreage: 3.99
- Project Type: 1 lot commercial subdivision

A previous tentative map was approved on the site via TM-24-500058; however, to correct the required right-of-way dedication along Tenaya Way a new tentative map is required. The applicant is proposing a new 1 lot commercial subdivision. The site is located south of Blue Diamond Road, east of Tenaya Way, and west of Belcastro Street.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500058	1 lot commercial subdivision	Approved by PC	July 2024
DA-24-900144	Development Agreement – recorded	Approved by BCC	July 2024
VS-23-0555	Vacated and abandoned right-of-way and easements	Approved by BCC	October 2023
UC-23-0554	Shopping center with waivers for sidewalks and street landscaping and a design review for finished grade	Approved by BCC	October 2023
ET-18-400205 (UC-0318-11)	Third extension of time for a commercial retail development - expired	Approved by PC	November 2018

Application Number	Request	Action	Date
UC-0318-11 (ET-0074-15)	Second extension of time for a commercial retail development - expired	Approved by PC	October 2015
UC-0318-11 (ET-0085-13)	First extension of time for commercial retail development - expired	Approved by PC	November 2013
UC-0318-11	Allowed a commercial retail development which included a convenience store, gasoline station, alcohol sales (liquor, beer, and wine), and a service bar, and waiver for alternative street and parking lot landscaping with a design review for the site - expired	Approved by PC	September 2011
ZC-1313-02	Reclassified the property to C-P zoning - expired	Approved by BCC	December 2002

*Additional land use applications have been approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	H-2	Undeveloped
South	Corridor Mixed-Use	RS20	Undeveloped
East & West	Corridor Mixed-Use	H-2	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Expunge TM-24-500058.
- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an

application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; the H-2 zoning district was eliminated from Title 30 therefore, it is recommended a zone change be applied for to change the zoning and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PEYMAN MASACHI
CONTACT: PEYMAN MASACHI, HENDERSON, 74 HUNT VALLEY TRL,
HENDERSON, NV 89052

DRAFT



Department of Comprehensive Planning Application Form

8A

ASSESSOR PARCEL #(s): 176-22-601-033 and 176-22-601-034

PROPERTY ADDRESS/ CROSS STREETS: SEC of Blue Diamond and Tenaya

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation and Tentative Map Application.

PROPERTY OWNER INFORMATION

NAME: NAMAZ LLC

ADDRESS: 74 Hunt Valley Trail

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: _____

CELL 702-461-9711

EMAIL: onyxnv@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Peyman Masachi

ADDRESS: 74 Hunt Valley Trail

CITY: Henderson

STATE: NV

ZIP CODE: 89052

REF CONTACT ID # _____

TELEPHONE: _____

CELL 702-461-9711

EMAIL: onyxnv@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Peyman Masachi

ADDRESS: 74 Hunt Valley Trail

CITY: Henderson

STATE: NV

ZIP CODE: 89052

REF CONTACT ID # _____

TELEPHONE: _____

CELL 702-461-9711

EMAIL: onyxnv@gmail.com

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

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


Property Owner (Signature)*

Peyman Masachi
Property Owner (Print)

09-30-2024
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) TM-24-500125

ACCEPTED BY JOK

ISSUING DATE 11/19/24

DATE 10/10/24

BCC MEETING DATE _____

FEES \$750.00

TAB/CAC LOCATION Enterprise

DATE 11/13/24

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0537-WALKER, TANYA YOLANDA & WILLIAM, BRIAN:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Salutations Avenue and 225 feet west of Ullom Drive within Enterprise. MN/jm/kh (For possible action)

RELATED INFORMATION:

APN:

177-07-316-012

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback for an addition (sunroom) to 5 feet where 15 feet is required per Section 30.02.07 (a 67% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4725 Salutations Avenue
- Site Acreage: 0.09
- Project Type: Setbacks
- Building Height (feet): 9.25 (addition)
- Square Feet: 200 (addition)

Site Plan

The plan depicts an existing 1,484 square foot single-family residence centered on the parcel. The proposed 200 square foot addition (sunroom) is attached to the rear of the home and is accessed from the interior of the home via a door from the kitchen, and from the backyard via doors on the east and west sides of the sunroom. The existing patio cover will be enclosed to create the sunroom. The addition is shown as 20 feet by 10 feet, and is set back 5 feet from the south and east property lines, and 19 feet from the west property line.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevations depict a sunroom which will be created by enclosing the existing patio cover. The majority of the sunroom façades will consist of glass, and the frames will be made of aluminum. The enclosure is shown as 9 feet 3 inches high and will match the color of the existing patio cover and home.

Floor Plan

The plan depicts an open floor plan which will be created by enclosing the existing patio cover with access from the kitchen and backyard via 2 exterior doors.

Applicant's Justification

The applicant is requesting a waiver to reduce the rear setback from the required 15 feet to 5 feet to allow the homeowner to enclose the existing patio cover and create habitable space. They state that the enclosure will be architecturally compatible with the existing home and will be painted to match the home. The homeowners are foster parents and envision using the extra space for recreational activities. They state they have received approval from their HOA and all adjacent neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0127-17	Vacated and abandoned easements of interest to Clark County	Approved by BCC	April 2017
ZC-0768-16	Reclassified to R-2 zoning; waiver for reduced setbacks, increased wall height, alternative screening, reduced setback from right-of-way; design review for single-family residential development and increased finished grade	Approved by BCC	April 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Although the patio cover met the setback, the new enclosure is now considered an addition. The proposed addition features matching color with the existing residence. Although the material is not architecturally compatible with the house, the majority of the sunroom facades will consist of glass; therefore, staff does not anticipate any adverse effects on the neighbors by the nonconformity. Staff's main concern is the 67% reduction in required setback, and cannot support the request. No mitigating measures are proposed to minimize the impact on adjacent properties, and staff finds the request to be a self-imposed hardship.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

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: MATTHEW LANE

CONTACT: MATTHEW LANE, PROFICIENT PATIOS, 3310 S. VALLEY VIEW BOULEVARD, LAS VEGAS, NV 89102



Department of Comprehensive Planning Application Form

PLAIN COPY 9A

ASSESSOR PARCEL #(s): 17767316012

PROPERTY ADDRESS/ CROSS STREETS: 4775 Salutations Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Installing room addition around existing patio cover.

PROPERTY OWNER INFORMATION

NAME: William & Tanya Walker
 ADDRESS: 4775 Salutations Ave
 CITY: Las Vegas STATE: NV ZIP CODE: 89139
 TELEPHONE: 314-497-8770 CELL: _____ EMAIL: williamwalker45@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: William & Tanya Walker
 ADDRESS: 4775 Salutations Ave
 CITY: Las Vegas STATE: NV ZIP CODE: 89139 REF CONTACT ID # _____
 TELEPHONE: 314-497-8770 CELL: _____ EMAIL: williamwalker45@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jessica Lane
 ADDRESS: 3310 S Valley View Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89162 REF CONTACT ID # _____
 TELEPHONE: 702-254-6174 CELL: _____ EMAIL: runner@proficientpatios.com

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

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

William Walker
 Property Owner (Signature)*

William WALKER
 Property Owner (Print)

8/23/2024
 Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) WS-24-0537

PC MEETING DATE 11/19/24

BCC MEETING DATE _____

TAB/CAC LOCATION Enterprise

DATE 10/30/24

ACCEPTED BY MY

DATE 9/25/24

FEES \$800



PLANNER
COPY

To Whom It May Concern:

We are requesting a waiver of development standards to build an attached room addition on residence 4725 Salutations Ave, Las Vegas, NV 89139. There is an existing attached patio cover 10 ft x 20 ft (200 sq ft). The property owner wants to build an enclosed non-habitable sunroom. The attached sunroom will be 10 ft x 20 ft (200 sq ft). The room addition will be 5 ft away from the rear property line. The sunroom and patio area will be fully enclosed and will be architecturally compatible to the house. This is to add square footage by extending the home. The homeowners are foster parents and are hoping to use the extra space for recreational activities. We have HOA approval and all adjacent neighbors have signed approval of the project. We have an active building permit BD24-27960 that requires this waiver. The existing landscaping will not be changed. The single-family residence has the required two parking spaces.

Thank you,

Jesus Estrella

WS-24-6537

11/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400107 (UC-20-0288)-WTML WARM SPRINGS, LLC:

USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store).

DESIGN REVIEW for a retail building for a cannabis establishment on 0.9 acres in a CG (Commercial General) Zone.

Generally located on the south side of Warm Springs Road, 480 feet east of Haven Street within Enterprise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

177-09-115-002

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 0.9
- Project Type: Cannabis establishment (retail cannabis store)
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 4,920
- Parking Required/Provided: 17/36

Site Plan

The approved plans show a proposed 4,050 square foot 1 story retail building on the eastern portion of the site. Subsequently, ADR-20-900506 was approved to allow for an expansion to 4,920 square feet with a drive-thru, but that application has since expired. ADR-23-900676 was approved in January 2024 to add a drive-thru in conjunction with the cannabis establishment, and ADR-24-900631 was approved in October 2024 to make façade changes to the building. The building is set back 17 feet 8 inches from the east property line, 33 feet south of Warm Springs Road, and 124 feet from the south property line. Parking is located on the west, south, and southwest sides of the proposed building. Bicycle spaces are located to the south of the building. The loading space is directly south of the building. The required trash enclosure is located south of the building and 62 feet north of the south property line. Access to the site will be from Warm Springs Road to the north via a commercial driveway.

Landscaping

The approved plans depict a 15 foot to 28 foot wide landscape area with an attached sidewalk on the north side of property along Warm Springs Road. The original request included a waiver for an attached sidewalk, but it was later determined it was no longer needed. A landscape area ranging between 6 feet wide, and 22 feet 8 inches wide extends along the eastern property line. Landscaping along the southern property line is 11 foot wide with evergreen trees planted 20 feet apart. The western portion of the parking area has 2 landscape islands and is comprised mainly of parking area and future cross access. Landscaping within the parking area and throughout the site complies with Title 30 requirements.

Elevations

The approved plans show a 1 story building with a light grey stucco exterior with decorative metal panels and steel roof elements.

Floor Plans

The approved plans depict the 4,050 square foot building with a reception/waiting area, product sales area, internal pick-up window, delivery area, restroom, break area, storage and prep room, office, IT room, and janitor closet. An administrative design review approved an expansion to 4,920 square feet with a drive-thru.

Previous Conditions of Approval

Listed below are the approved conditions for ET-22-490108 (UC-20-0288):

Current Planning

- Until August 19, 2024 to obtain a valid business license for a retail cannabis store or the application will expire.
- Applicant is advised that ADR-20-900506 will expire December 02, 2022; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-20-0288:

Current Planning

- Design review as a public hearing for signage;
- Expunge ADR-19-900698;
- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;

- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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

- Traffic study and compliance.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0265-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that a second extension of time is appropriate since there have been no major changes in the area. An administrative design review to add a drive-thru (ADR-23-900676) has been approved and another to make façade changes (ADR-24-900631) has also been approved. There are active building permits (BD21-42690 and BD24-43203). An additional 2 year extension of time is being requested.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-24-900631	Façade changes to modify previously approved elevations	Approved by ZA	October 2024
ADR-23-900676	Drive-thru in conjunction with a cannabis establishment (retail cannabis store)	Approved by ZA	January 2024
ET-22-400108 (UC-20-0288)	First extension of time for a cannabis establishment (retail cannabis store)	Approved by BCC	November 2022
ADR-20-900506	Drive-thru in conjunction with a cannabis establishment (retail cannabis store) - expired	Approved by ZA	December 2020
UC-20-0288	Retail cannabis establishment (retail cannabis store) and design review for new construction	Approved by BCC	August 2020
ADR-19-900698	Retail building on the same portion of the parcel as the subject application - expired	Approved by ZA	October 2019
TM-19-500171	Commercial subdivision	Approved by PC	October 2019
ZC-0176-08	Reclassified from R-E to C-1 zoning for a shopping center	Approved by BCC	March 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-60)	Harry Reid Airport car rental facility
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Neighborhood Commercial	CG	Office building
West	Neighborhood Commercial	CG (AE-60)	Vehicle rental & maintenance

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has made multiple changes to the proposed development since it was originally approved in August 2020. An administrative design review (ADR-20-900506) was approved but has since expired and been replaced by ADR-23-900676. The applicant indicates that another administrative design review is being requested under a separate application. While staff has no objection to this extension of time request, staff is concerned that additional changes to the project will further delay its commencement. Therefore, staff can support this request, but may not be able to support a subsequent extension of time request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until August 19, 2026 to obtain valid business license for retail cannabis store or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: WTML WARM SPRINGS, LLC

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

ET-24-400107



Department of Comprehensive Planning Application Form

10A

ASSESSOR PARCEL #(s): 177-09-115-002

PROPERTY ADDRESS/ CROSS STREETS: Warm Springs and Haven

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time for approved cannabis use for UC-20-0288.

PROPERTY OWNER INFORMATION

NAME: WTML Warm Springs, LLC
 ADDRESS: 11639 Stardust Drive
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Clear River, LLC
 ADDRESS: 10777 Twain Avenue
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Bob Gronauer
 ADDRESS: 1980 Festival Plaza Dr. #650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674
 TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnvlaw.com

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

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

 Property Owner (Signature)*

Kevin C. Hooks
 Property Owner (Print)

9/9/24
 Date

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

APPLICATION # (s) ET-24-400107 ACCEPTED BY MH
 PC MEETING DATE _____ DATE 9-12-24
 BCC MEETING DATE 11-20-24 FEES \$1,400
 TAB/CAC LOCATION Enterprise DATE 11-13-24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-09-115-002

PROPERTY ADDRESS/ CROSS STREETS: Warm Springs and Haven

PROPERTY OWNED BY INDIVIDUAL

Extension of time for approved cannabis use. UC-20-0298

PROPERTY OWNED BY ORGANIZATION

NAME: WTML Warm Springs, LLC
ADDRESS: 11639 Stardust Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

PROPERTY OWNED BY ORGANIZATION

NAME: Clear River, LLC
ADDRESS: 10777 Twain Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # N/A
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

PROPERTY OWNED BY INDIVIDUAL

NAME: Kaempfer Crowell -- Bob Gronauer
ADDRESS: 1980 Festival Plaza Dr. #650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164874
TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnvlaw.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

KEVIN C. HOOKS
Property Owner (Print)

9-9-2024
Date

DEPARTMENT USE ONLY

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ET-24-400107 (UC-20-0288)

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Enterprise TAB Time: 6:00 p.m.

Date: 11/13/2024

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/20/2024 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County Staff.

3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gillespie Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 9/4/2024

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
<http://www.clarkcountynv.gov/comprehensive-planning>

ET-24-40017

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



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

September 11, 2024

VIA EMAIL

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

**Re: *Second Extension of Time Request for UC-20-0288
Clear River, LLC
APN: 177-09-115-002***

To Whom It May Concern:

Please be advised our office represents Clear River, LLC (the "Applicant") in the above-referenced matter. By way of background, the Board of County Commissioners approved UC-20-0288 allowing for a marijuana establishment (retail marijuana store) on property located on the south side of Warm Springs Road in between Haven Street and Gilespie Street, more particularly described as APN: 177-09-115-002 (the "Site"). In December of 2022, a first extension of time was approved via ADET-22-900790. Since the initial extension of time, the Applicant has obtained two administrative design review approvals (ADR-20-900506 and ADR-23-900676) for minor changes to the plan.

The Applicant is now requesting a second extension of time. A second extension of time is appropriate for the following reasons:

- There have been no substantial changes to the area.
- The Applicant has obtained or has the following building permits pending:
 - BD-21-42690 is valid until February, 2025.
 - BD-24-43203 is pending with the Applicant's request for another administrative design review submitted under APR-24-101073.

Since the Applicant has continued to work on the site and finalize the plans, a second two-year extension of time is appropriate. We thank you in advance for your time and consideration.

Sincerely,
KAEMPFER CROWELL

Anthony J. Celeste

AJC/jmd

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0539-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) and between Belcastro Street and Rosanna Street within Enterprise (description on file). JJ/jud/kh (For possible action)

RELATED INFORMATION:

APN:
176-15-801-045

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

BACKGROUND:

Project Description

This request is to vacate 5 foot wide portions of a Bureau of Land Management right-of-way grants and portions of patent easements located along the west and south property boundaries of the site. The subject parcel is being developed into a single-family residential subdivision and the easements are no longer necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0832	Reclassified 2.5 acres from R-E to R-D zoning for a future residential development	Withdrawn	August 2024
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential

Related Applications

Application Number	Request
WS-24-0538	A waiver of development standards for a 4 lot single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back-of-curb for Torino Avenue, 25 feet to the back-of-curb for Belcastro Street, and associated spandrels;
- The installation of detached sidewalks will require dedication to back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KHUSROW ROOHANI

**CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118**

DRAFT



Department of Comprehensive Planning Application Form

11A

ASSESSOR PARCEL #(s): 176-15-801-045

PROPERTY ADDRESS/ CROSS STREETS: Belcastro St and Torino Ave

DETAILED SUMMARY PROJECT DESCRIPTION

This lot is located north of Torino Street east of Belcastro Street. The site is currently zoned RS20 (Residential Single-Family) with a planned use of RN (Ranch Estates Neighborhood). This site is within an NPO overlay district. It is a 4-lot single-family residential subdivision. It is 2.33 gross acres and it allows for 1 dwelling per unit. The lots range from 20,000 gross square feet (17,340 net square footage) to 24,501 gross square feet (23,156 net square feet). Torino Avenue and Belcastro Street will receive full off-site improvements including curb, gutter, sidewalk, and streetlights. 3 lots will be fronting Torino Avenue and 1 lot will be fronting Belcastro Street.

PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust
ADDRESS: 9500 Hillwood Drive, 2nd Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: 702-249-0777 CELL _____ EMAIL: sevenvalleysrealty@yahoo.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.
ADDRESS: 770 E. Warm Springs Suite 240
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL _____ EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: Taney Engineering; Attn: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL _____ EMAIL: jessicaw@taneycorp.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

Khusrow Roohani

Property Owner (Print)

2/13/24

Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) VS-24-0539

ACCEPTED BY JUD

PC MEETING DATE _____

DATE 09/26/24

BCC MEETING DATE 11/20/24

TAB/CAC LOCATION Enterprise

DATE 11/13/24



TANEY ENGINEERING

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

September 3, 2024

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: **Torino & Belcastro NEC**
APR-24-100184
APN: 176-15-801-037
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Richmond American Homes of Nevada Inc., is respectfully submitting justification for the vacation of a patent easements.

Bureau of Land Management (BLM) Right-of-Way Grant

This request is to vacate 5-foot-wide portions of Bureau of Land Management Right-of-Way located along the west and south property boundaries of APN: 176-15-801-045

Due to the subject parcel being developed into a single-family residential subdivision, the stated of Bureau of Land Management Right-of-Way is no longer necessary.

Patent Easement Vacation

This request is to vacate 5-foot-wide portions of patent easements located along the, south, and west property boundaries of APN: 175-15-801-045.

Due to the subject parcel being developed into a single-family residential subdivision, the stated patent easement is no longer necessary.

A legal description, exhibit, and supporting documents for the vacation have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

11/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0538-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce net lot size; **2)** increase fill height; **3)** increase retaining wall height; and **4)** increase driveway width.

DESIGN REVIEW for a single-family residential subdivision on 2.34 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the northeast corner of Belcastro Street and Torino Avenue within Enterprise. JJ/jud/kh (For possible action)

RELATED INFORMATION:

APN:

176-15-801-045

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the net lot size to 17,338 square feet where 18,000 square feet is the standard per Section 30.02.04 (a 4% reduction).
2. Increase fill height to 6.2 feet where a maximum height of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 107% increase).
3. Increase retaining wall height to 6.2 feet where a maximum of 3 feet is permitted per Section 30.04.03C (a 107% increase).
4. Increase driveway width to 28.67 feet where a maximum of 28 feet is permitted per Uniform Standard Drawing 222 (a 3% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.34
- Project Type: Single-family residential
- Number of Lots: 4
- Density (du/ac): 1.71
- Minimum/Maximum Gross Lot Size (square feet): 20,000/24,135
- Minimum/Maximum Net Lot Size (square feet): 17,338/22,785
- Number of Stories: 1
- Building Height: 22 feet, 2 inches
- Square Feet: 3,479 to 4,019

Site Plan

The plan depicts a 4 lot single-family residential subdivision. Direct access for Lots 1, 2, and 3 is from Torino Avenue and Lot 4 is accessed directly via Belcastro Street. A 5 foot wide drainage easement is located along the east property line of Lot 1. Immediately west of this easement is a proposed 4.2 foot high retaining wall with a 6 foot high screen wall on top. Along the north and east property lines of Lot 4 are proposed 6.2 foot high retaining walls with 6 foot high screen walls on top. The property to the east of the site is currently developed as a single-family residence. The property to the north of the site is undeveloped and planned for similar density single-family residential development. The net lot size for Lot 3 is 17,338. The other lots meet the minimum size standards.

Landscaping

The plan depicts a 5 foot wide detached sidewalk located along Belcastro Street and Torino Avenue. Ten trees are depicted on the landscape plan along Belcastro Street and 7 trees are depicted along Torino Avenue. Trees are spaced 20 feet on center and all trees will have 3 shrubs.

Elevations

The building design consists of covered entries, covered patios, variable rooflines, window trim, and a variety of exterior materials. The home models consist of large windows and a combination of stucco finishes. The building height ranges from 20 feet, 9 inches to 22 feet, 2 inches and they reflect contemporary designs.

Floor Plans

The plans depict 2, one-story models from 3,479 square feet to 4,019 square feet. Each home will have a 3 car garage with EV charging capability.

Applicant's Justification

The applicant states that the proposed development is 2.34 gross acres, with a 4 lot single-family residential subdivision with 1.71 dwelling units per acre. The request to reduce the net lot size to 17,338 square feet is necessary since the other parcel lines cannot be relocated because the product must be compatible with their dimensions and shifting them would result in insufficient space for the other lots to accommodate the required architecture. The increase in retaining wall height and excess fill is for better control and water redirection of the water run-off. Additionally, the applicant states that the request for driveway width would not have an impact and would not translate into excess hardscape.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0832	Reclassified 2.5 acres from R-E to R-D zoning for a future residential development	Withdrawn	August 2024
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential

Related Applications

Application Number	Request
VS-24-0539	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 through #3

The applicant is requesting to reduce the net lot area for Lot 3, which is proposed at 17,338 square feet in net lot size where 18,000 square feet is the minimum per Title 30. Staff finds that even though the reduction in net lot area will not be discernible and will not disrupt the rural character of the neighborhood, it is a self-imposed hardship as the site has not been subdivided yet and readjusting the property lines would allow for the required net lot size to be met for all 4 lots.

Additionally, over 6 feet of increased finished grade along the north and east property lines will not meet the intent of Title 30 for limiting the impacts to adjacent residential property. Lots 1 and 4 are 90 feet wide, which allows room for tiered retaining walls. These are self-imposed hardships that can be rectified with a redesign of the subdivision. The proposed retaining walls and increased finished grade do not meet the intent of Master Plan Policy EN-1.1, which encourages uniform neighborhood development. For these reasons, staff cannot support these requests.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations,

design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The development provides site access without negative impacts to adjacent roadways or neighborhood traffic. Furthermore, the proposed residential homes will meet setbacks, architectural, and aesthetic standards. However, staff finds that the site should be redesigned to meet the Code requirements. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the increases in driveway widths. The extra space between each driveway should provide more visibility.

Staff Recommendation

Approval of waiver of development standards #4; denial of waivers of development standards #1 through #3 and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back-of-curb for Torino Avenue, 25 feet to the back-of-curb for Belcastro Street, and associated spandrel;
- The installation of detached sidewalks will require dedication to back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0214-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KHUSROW ROOHANI

**CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118**

DRAFT



Department of Comprehensive Planning Application Form

12A

ASSESSOR PARCEL #(s): 176-15-801-045

PROPERTY ADDRESS/ CROSS STREETS: Belcastro St and Torino Ave

DETAILED SUMMARY PROJECT DESCRIPTION

This lot is located north of Torino Street east of Belcastro Street. The site is currently zoned RS20 (Residential Single-Family) with a planned use of RN (Ranch Estates Neighborhood). This site is within an NPO overlay district. It is a 4-lot single-family residential subdivision. It is 2.33 gross acres and it allows for 1 dwelling per unit. The lots range from 20,000 gross square feet (17,340 net square footage) to 24,501 gross square feet (23,156 net square feet). Torino Avenue and Belcastro Street will receive full off-site improvements including curb, gutter, sidewalk, and streetlights. 3 lots will be fronting Torino Avenue and 1 lot will be fronting Belcastro Street.

PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust

ADDRESS: 9500 Hillwood Drive, 2nd Floor

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: 702-249-0777

CELL _____

EMAIL: sevenvalleysrealty@yahoo.com

APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.

ADDRESS: 770 E. Warm Springs Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-362-8844

CELL _____

EMAIL: Angela.Pinley@mdch.com

CORRESPONDENT INFORMATION

NAME: Taney Engineering; Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-362-8844

CELL _____

EMAIL: jessicaw@taneycorp.com

*Correspondent will receive all project communication

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

Khusrow Roohani

2/13/24

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0538

ACCEPTED BY JUD

PC MEETING DATE -

DATE 09/26/24

BCC MEETING DATE 11/20/24

TAB/CAC LOCATION Enterprise

DATE 11/13/2024



TANEY ENGINEERING

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

September 25, 2024

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

Re: Torino & Belcastro NEC
APR-24-100184
APN: 176-15-801-045
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Richmond American Homes of Nevada Inc., is respectfully submitting justification for, Waivers of Development Standards, and a Design Review for a proposed single-family residential subdivision. There were two applications open for this site ZC-23-0832 and PA—23-700047 on August 8, 2024 they were withdrawn at Planning Commission and it will be withdrawn at Board of County Commissioners Meeting.

Project Information

We are requesting to allow for the development of a 2.33 gross-acre, 4 lot single-family residential subdivision with 1.71 dwelling units per acre generally located north of Torino Avenue and west of Belcastro Street. The lots range from 20,000 gross square feet (17,336 net square footage) to 24,135 gross square feet (22,785 net square feet), with an average lot of 21,557 gross square feet (19,199 net square footage). They all meet the square footage required by code they all meet the 20,000 gross square footage. and lot 4 meets the requirements

The site is currently zoned RS20 (Residential Single-Family 20), with a planned land use of RN (Ranch Estates Neighborhood). This site is within the NPO overlay. We are not requesting any modifications to the current zoning or planned land use.

The project site is adjacent to properties with the following zoning categories and planned land use:

- North, East, West, & South: RS20 (Residential Single-Family 20); RN (Ranch Estates Neighborhood)

Torino Avenue and Belcastro Street will receive full off-site improvements including curb, gutter, sidewalk, and streetlights. 3 lots will be fronting Torino Avenue and 1 lot will be fronting Belcastro Street with 24" wide "L" curb and gutter. The driveways will be depressed driveways per RRC drawing 227.S1. A 5-foot landscape buffer will be provided along Torino Avenue and Belcastro Street.

Waiver of Development Standards – Alternative and Landscape Buffer

This request is to waive Section 30.04.01 (D)(7)(i) to allow for alternative street landscaping on lot 1-4 along Torino Avenue and Belcastro Street. As an alternative, Lots 1-4 will have front yard landscaping due to the lots having street frontage. This waiver will allow the proposed development to align with the existing landscape buffers adjacent to the site, creating a harmonious and visually cohesive environment.



Waiver of Development Standards – Curb Type

This request is to waive Section 30.04.08 (C)(2)(a) to allow for L Curb with depressed driveways on all lots where Roll Curb or “R” curb is allowed per Uniform Standard Drawing 217 (Residential Driveway). The sidewalk is detached from the curb by 5-ft, this should allow L curb and depressed L curb to be used at the curb line, a concrete apron between the back of curb and the detached sidewalk would be constructed, to access the property. The detached sidewalk would remain at the max 2% cross slope, the concrete apron between the sidewalk and the depressed curb would exceed the 2% slope but since it is not part of the ADA path would be acceptable. We believe the impact to be negligible.

Waiver of Development Standards – Reduction of Lot Net Area

This request is to waive Section 30.02.04.B, which mandates a minimum net lot size of 18,000 square feet. This is for lot 3. The smallest gross lot size proposed is 17,338 square feet, representing a 3.68 percent reduction from the established standards. The other parcel lines cannot be relocated because the product must be compatible with their dimensions. Additionally, shifting them would result in insufficient space for the other lots to accommodate the required architecture. The surrounding lots around lots 1,2, and 4 all meet the RS20 standards and will not impact the adjacent properties. Although Lot 3 is slightly under the required size, the surrounding lots all meet or exceed the RS20 standards. This consistency ensures that the neighborhood's overall character and aesthetic remain intact, with the reduction having negligible visual impact.

Waiver of Development Standards – Residential Driveway Width

This request is for a waiver of development standards to allow for residential driveway widths of 28.67 feet where 28 feet is the maximum allowed per Uniform Standard Drawing 222. To accommodate the 3-car garage offered with Plan Robert and Rocco, it is necessary for the driveway widths to be increased to 28.67 feet to allow for unimpeded vehicular ingress and egress. This request would be for Home Sites (lots) 1-4. The subject lots have widths that vary from 80.73 feet to 196.35 feet, so a driveway width of 28.67 feet will still allow for landscaped front yards that adhere to the 60% maximum hardscape requirement described in Section 30.04.01. D.3.

Waiver of Development Standards – Excess Fill

This request is for a waiver to allow for an excess fill of 6.2 feet within 5 feet of shared property line, where a 3-foot maximum is allowed per Section 30.04.06(F)(1). The primary reason for the excess fill is to ensure proper drainage for lots 5 and 8. Without adequate elevation, these lots could experience water pooling or runoff issues, which could lead to erosion, foundation damage, and other long-term structural problems. Proper drainage is critical to maintaining the integrity of the properties.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 12.2-foot-high combination 6-foot screen wall and 6.2-foot retaining wall along the south property boundary. The increased wall height allows for better control and redirection of water runoff. This not only helps with the drainage on the subject property but also protects neighboring properties from potential water damage. Properly managing water flow is critical in preventing issues like flooding, foundation weakening, or landscape erosion on adjacent lots



Design Review – Architecture

This request is for a design review for 2 architectural floor plans and elevations. The one-story detached single-family homes range from 3,479 square feet to 4,019 square feet in size. The height from the pad both of the architecture meets the requirements of section 30.04.05.E.1-2. The building design consists of covered entry, covered patio, variable roof line, window trim, and they consist of varied building materials. The homes consist of large decorative windows and a combinations of stucco finish. The exterior elevations reflect contemporary designs and finishes. Each home will have a three-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles. Below are two tables the first tables provide the square footages, stories, heights, and the number of garages. The second table provides the architectural features that each model provides.

Plan Name	Plan Number	Square Footage	Stories	Height	Garages
Robert	#L4OR	4,019	1 story	22'-2"	3 car garage
Rocco	#L34R	3,479	1 story	20'-9"	3 car garage

Plan Name	Plan Number	Architectural Features
Robert	#L4OR	Front Elevation: <ul style="list-style-type: none"> - Covered Entry - Variable Roof line Rear Elevation: <ul style="list-style-type: none"> - Covered Patio - Variable Roof line Garage Side Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim Non-Garage Side Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim
Rocco	#L34R	Front Elevation: <ul style="list-style-type: none"> - Covered Entry - Variable Roof line Rear Elevation: <ul style="list-style-type: none"> - Covered Patio - Variable Roof line Garage Side Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim Non-Garage Side Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim



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

Sincerely,

Susan Florian
Land Planner

11/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0542-GOLDENSITES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Mistral Avenue and between Cimmaron Road and Durango Drive and portion of a right-of-way being Gagnier Boulevard located between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/kh (For possible action)

RELATED INFORMATION:

APN:

176-16-101-024; 176-16-101-032; 176-16-201-003; 176-16-201-066

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of an existing 33 foot wide patent easement on APN 176-16-201-066 that is located adjacent to the cul-de-sac bulb. The plans also depict the vacation and abandonment of an excess portion of right-of-way being Gagnier Boulevard adjacent to the subject parcels. Another request is to vacate and abandon an existing traffic control device easement located in the northeast portion of parcel 176-16-201-066. These easements and right-of-way are no longer needed for development of these properties.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0394	Vacated and abandoned easements of interest located between Camero Avenue and Shelbourne Avenue (alignment), and between Gagnier Boulevard (alignment) and Durango Drive	Approved by PC	September 2021
VS-20-0375	Vacated and abandoned a portion of right-of-way for Gagnier Boulevard	Approved by PC	October 2020
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
VS-0391-98	Vacated and abandoned right-of-way for Shelbourne Avenue and a portion of Gagnier Boulevard	Approved by PC	April 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (NPO)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
TM-24-500117	A tentative map for a 20 lot single-family residential subdivision is a companion item on this agenda.
WS-24-0543	A waiver of development standards and design review for a 20 lot 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 easements and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

**CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118**

DRAFT



Department of Comprehensive Planning Application Form

13A

ASSESSOR PARCEL #(s): 176-16-201-003 & 176-16-101-032

PROPERTY ADDRESS/ CROSS STREETS: Gagnier Blvd and Camero Ave

DETAILED SUMMARY PROJECT DESCRIPTION

20-lot Single-Family Residential Subdivision.

Vacation

PROPERTY OWNER INFORMATION

NAME: Goldensites, LLC
 ADDRESS: 9225 W Flamingo Rd, Ste 190
 CITY: Las Vegas STATE: NV ZIP CODE: 89147
 TELEPHONE: 702-228-0720 CELL _____ EMAIL: frank@pinnaclelv.com

APPLICANT INFORMATION (must match online record)

NAME: Pinnacle Homes
 ADDRESS: 9225 W Flamingo Rd, Ste 190
 CITY: Las Vegas STATE: NV ZIP CODE: 89147 REF CONTACT ID # _____
 TELEPHONE: 702-228-0720 CELL N/A EMAIL: frank@pinnaclelv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering; Attn: Jessica Walesa
 ADDRESS: 6030 S Jones Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 259044
 TELEPHONE: 702-362-8844 CELL N/A EMAIL: JessicaW@taneycorp.com

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

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

FRANK E WYATT
9-10-24
 Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
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<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) V-24-0542 ACCEPTED BY
 PC MEETING DATE _____ DATE 9/25/24
 BCC MEETING DATE 11/20/24 FEES 1,200
 TAB/CAC LOCATION Enterprise DATE 10/30/24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-16-201-066

PROPERTY ADDRESS/ CROSS STREETS: Gagnier Blvd and Camero Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: The Parsons Family Revocable Living Trust
 ADDRESS: 8426 West Camero Ave.
 CITY: Las Vegas STATE: NV ZIP CODE: 89113
 TELEPHONE: 702-704-4714 CELL N/A EMAIL: grparsons1965@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Pinnacle Homes
 ADDRESS: 9225 W Flamingo Rd, Ste 190
 CITY: Las Vegas STATE: NV ZIP CODE: 89147 REF CONTACT ID # _____
 TELEPHONE: 702-228-0720 CELL N/A EMAIL: frank@pinnaclelv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering; Attn: Jessica Walesa
 ADDRESS: 6030 S Jones Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-362-8844 CELL N/A EMAIL: JessicaW@taneycorp.com

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

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

Gary & Deanna Parsons, Trustees
 Property Owner (Signature)

Gary & Deanna Parsons, Trustees
 Property Owner (Print)

5/14/2024
 Date 3-5-24

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) _____
 PC MEETING DATE _____
 ECC MEETING DATE _____
 TAB/CAC LOCATION _____

ACCEPTED BY _____
 DATE _____
 FEES _____

DATE _____



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118

PHONE: (702) 362-8844 | FAX: (702) 362-5233

TANEYCORP.COM

July 22, 2024

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

**Re: Redfield @ Gagnier & Camero
APR-24-100231
APN: 176-16-101-032, 176-16-201-003, & 176-16-201-066
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Pinnacle Homes, is submitting justification for the following vacations:

Patent Easement Vacation

This request is to vacate a portion of an existing patent easement along the north of the following parcel:

- 176-16-201-066

Due to the proposed single-family residential development, the patent easement is no longer necessary.

Public Way Dedication Vacation

This request is to vacate the portions of an existing public right-of-way on Gagnier Boulevard dedication on the following parcels:

- 176-16-101-032
- 176-16-101-024
- 176-16-201-066

Streetlight and Traffic Control Easement Vacation

This request is to vacate the portions of an existing streetlight and traffic control Easement along the previously dedicated Gagnier Boulevard on the following parcel:

- 176-16-201-066

A legal description, exhibit, and supporting documents for each vacation have been provided with this application for review.



If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

A handwritten signature in cursive script that reads "Susan Florian".

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0543-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) increase retaining wall height; 3) increase fill height; 4) full off-site improvements; and 5) reduce street intersection off-set.

DESIGN REVIEW for a single-family residential subdivision on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

RELATED INFORMATION:

APN:

176-16-101-032; 176-16-201-003; 176-16-201-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front yard setback to 20 feet where 40 feet is the minimum required per Section 30.02.04 (a 50% reduction).
2. Increase the height of a retaining wall to 6 feet 9 inches where a maximum of 3 feet is allowed per Section 30.04.03 (a 125% increase).
3.
 - a. Increase fill height to 4 feet 9 inches where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 59% increase).
 - b. Increase fill height to 7 feet 9 inches where a maximum of 6 feet is allowed to be placed within between 5 feet and 20 feet of a shared residential property line per Section 30.04.06F (a 30% increase).
4.
 - a. Waive full off-site improvements (streetlights, curb, gutter, sidewalk, and partial paving) along Camero Avenue.
 - b. Waive full off-site improvements (streetlights, curb, gutter, sidewalk, and partial paving) along Gagnier Boulevard.
5. Reduce the street intersection off-set to 97 feet where 125 feet is required per Chapter 30.04.08 (a 23% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.63
- Project Type: Single-family residential
- Number of Lots/Units: 20
- Density (du/ac): 1.88
- Minimum/Maximum Lot Size (square feet): 20,008 (gross)/18,009 (net)/31,343 (gross)/24,919 (net).
- Number of Stories: 1
- Building Height: 22 feet, 8 inches
- Square Feet: 4,731 (maximum)/3,658 (minimum)

Site Plans

The plans depict a new 20 lot single-family residential subdivision for existing undeveloped properties currently zoned RS20 (Residential Single-Family 20). The subdivision will be accessed by 2 separate access drives. Gagnier Boulevard provides access from Mistral Avenue to Macalpine Court for Lots 15 through 20 and Castlemaine Street and Leebrook Court provide access for Lots 1 through 14 from Camero Avenue. Lots 1 through 14 and Lots 15 through 20 do not connect with each other by way of any street or pedestrian access.

The application includes a waiver of development standards to reduce the front setbacks to 20 feet. A waiver is also included to allow increased fill up to 4 feet, 9 inches on the east property line, up to 3 feet, 7 inches on the south property line, and up to 7 feet, 9 inches 5 feet from the north property line. A waiver to allow retaining walls up to 6 feet, 9 inches is included for the increased fill on the east, south, and north property lines, and for an area internal to the site. Finally, a waiver to allow a reduction in the required intersection off-set between Castlemaine Street and Gagnier Boulevard is included.

Landscaping

The plans depict a 6 foot wide perimeter landscaping buffer located along both Camero Avenue and Gagnier Boulevard. The trees adjacent to Camero Avenue will be 18 feet on center. The trees adjacent to Gagnier Boulevard will be 23 feet on center. The landscape plans show the applicant is providing 25 trees fronting the public streets, which complies with the number of trees required by Code.

Elevations

The plans submitted depict single-story detached homes that each of the homes will provide for contemporary and modern farmhouse, mid-century and prairie designs and finishes. The plans depict the elevations with pitched roofline and parapet wall, stucco finish, stone veneer, stucco trim, decorative gate and concrete tile roof. The overall height for each of the home models range from a minimum height of 14 feet to a maximum height 22 feet 6 inches.

Floor Plans

The plans depict floor plans ranging between a minimum of 3,658 square feet to a maximum floor plan of 4,731 square feet. Each floor plan includes bedrooms, kitchen, great room, dining room, bathrooms, den, and utility room. A 2 car to 4 car garage will be provided for each home in addition to a full-length driveway that can park a minimum of 2 vehicles.

Applicant's Justification

The applicant states that this site is currently zoned RS20 (Residential Single-Family 20) with a planned land use of RN (Ranch Estate Neighborhood). Several waivers of development standards are being proposed and include street landscaping, setbacks, retaining wall height, excess fill, full off-site improvements, and street intersection configuration. Camero Avenue and Gagnier Boulevard will remain in their existing conditions.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0394	Vacated and abandoned easements of interest located between Camero Avenue and Shelbourne Avenue (alignment), and between Gagnier Boulevard (alignment) and Durango Drive	Approved by PC	September 2021
VS-20-0375	Vacated and abandoned a portion of right-of-way for Gagnier Boulevard	Approved by PC	October 2020
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
VS-0391-98	Vacated and abandoned right-of-way for Shelbourne Avenue and a portion of Gagnier Boulevard	Approved by PC	April 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
TM-24-500117	A tentative map for a 20 lot single-family residential subdivision is a companion item on this agenda.
VS-24-0542	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The plans show no particular conditions that would prevent the structures to be built at the required 40 foot minimum setback for an RS20 zoning district. Staff finds that the homes and lots could be sited and sized to accommodate the necessary setbacks, meaning this request is a self-imposed hardship. For these reasons, staff cannot support this request.

Waivers of Development Standards #2 & #3

Tiered retaining walls with maximum heights of 3 feet are allowed by Title 30. The purpose of using tiered walls is to reduce the impact of large expanses of solid block walls adjacent to other properties. Tiered retaining walls also work to limit the need for artificial fill close to adjacent single-family residential properties. The applicant contends that the increased fill and retaining wall height is needed for adequate drainage, but there is no justification provided to indicate why tiered walls and tiered fill cannot be used. Therefore, staff cannot support these requests.

Design Review

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

While the proposed design of the homes incorporate architectural features similar to other single-family residential subdivisions in the area, since staff is recommending denial of the waivers of development standards; therefore, staff cannot support the proposed design review.

Public Works - Development Review

Waiver of Development Standards #4

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Waiver of Development Standards #5

Staff has no objection to the request to reduce the street intersection off-set between Castlemaine Street and Gagnier Boulevard. The proposed 20 lot subdivision should see a low volume of

traffic as only 14 lots access Camero Avenue. However, since staff is recommending denial of the application, staff cannot support this waiver.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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 approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

**CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118**



Department of Comprehensive Planning Application Form

14A

ASSESSOR PARCEL #(s): 176-16-201-003 & 176-16-101-032

PROPERTY ADDRESS/ CROSS STREETS: Gagnier Blvd and Camero Ave

DETAILED SUMMARY PROJECT DESCRIPTION

20-lot Single-Family Residential Subdivision.

PROPERTY OWNER INFORMATION

NAME: Goldensites, LLC
ADDRESS: 9225 W Flamingo Rd, Ste 190
CITY: Las Vegas STATE: NV ZIP CODE: 89147
TELEPHONE: 702-228-0720 CELL _____ EMAIL: frank@pinnaclelv.com

APPLICANT INFORMATION (must match online record)

NAME: Pinnacle Homes
ADDRESS: 9225 W Flamingo Rd, Ste 190
CITY: Las Vegas STATE: NV ZIP CODE: 89147 REF CONTACT ID # _____
TELEPHONE: 702-228-0720 CELL N/A EMAIL: frank@pinnaclelv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering; Attn: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL N/A EMAIL: JessicaW@taneycorp.com

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

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

Property Owner (Signature)* [Signature] Property Owner (Print) FRANK E WYATT Date 9-10-24

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

APPLICATION # (s) WS-24-0543 ACCEPTED BY [Signature]
PC MEETING DATE _____ DATE 9/26/24
BCC MEETING DATE 11/20/24 FEES \$1,300
TAB/CAC LOCATION Enterprise DATE 10/30/24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-16-201-066

PROPERTY ADDRESS/ CROSS STREETS: Gagnier Blvd and Camero Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: The Parsons Family Revocable Living Trust

ADDRESS: 8426 West Camero Ave.

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: 702-704-4714 CELL N/A EMAIL: grparsons1965@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Pinnacle Homes

ADDRESS: 9225 W Flamingo Rd, Ste 190

CITY: Las Vegas STATE: NV ZIP CODE: 89147 REF CONTACT ID # _____

TELEPHONE: 702-228-0720 CELL N/A EMAIL: frank@pinnaclelv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering; Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____

TELEPHONE: 702-362-8844 CELL N/A EMAIL: JessicaW@taneycorp.com

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

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

Gary & Deanna Parsons, Trustees
Property Owner (Signature)

Gary & Deanna Parsons, Trustees
Property Owner (Print)

5/16/2024
Date 3-5-24

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) _____

PC MEETING DATE _____

BCC MEETING DATE 11/20/24

TAB/CAC LOCATION Enterprise

ACCEPTED BY 10

DATE 9/26/24

FEES _____

DATE 10/26/24



TANEY ENGINEERING

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

August 27, 2024

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

**Re: (Redfield) @ Gagnier & Camero
APR-24-100231
APN: 176-16-101-032, 176-16-201-003, & 176-16-201-066
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Pinnacle Homes., is respectfully submitting justification for a Tentative Map, Waivers of Development Standards, and Design Review for a proposed single-family residential subdivision.

Tentative Map

A Tentative Map is requested to allow for the development of a 10.62 gross-acre, 20 lot single-family residential subdivision with 1.87 dwelling units per acre generally located south of Camero Avenue and west of Gagnier Boulevard.

The site is currently zoned RS20 (Residential Single-Family 20), with a planned land use of RN (Ranch Estates Neighborhood). This site is within the RNP 1 overlay district. We are not requesting any modifications to the current zoning or planned land use.

The project site is adjacent to properties with the following zoning categories and planned land use:

- North, East, South, and West: RS20 (Residential Single-Family 20); RN (Ranch Estates Neighborhood)

Camero Avenue and Gagnier Boulevard will remain in their existing conditions. Lots 9-14 will be accessed from Gagnier Boulevard via a 39-foot private street. Lots 1-8 and 15-20 will be accessed from Camero Avenue via a 39-foot private street, with 30" modified roll curb and gutter, that terminates in a cul-de-sac.

Perimeter landscaping is provided. A 6-foot landscape buffer will be located along Camero Avenue and Gagnier Boulevard. The landscaping facing Camero Avenue will be 18 feet on center. The landscaping facing Gagnier Boulevard will be 23 feet on center maximum. This site is within the NPO (Neighborhood Preservation Overlay) aligning with characteristics of the neighborhood. This landscape buffer provides 25 trees fronting the street which complies with the number of trees required by code.



Waiver of Development Standards – Off-Site Improvements

This request is to waive Section 30.04.08.C.1 requiring full off-site improvements Camero Avenue and Gagnier Boulevard. The proposed development is zoned RS20 (Residential Single-Family 20) and situated in an area where rural street standards have been previously accepted. To maintain the character of the neighborhood and match the existing development, we are proposing no curb, gutter, sidewalks, or streetlights.

Waiver of Development Standards – Street Landscaping

This request is to provide a 6-foot landscaping strip where Section 30.04.01D.7 requires 2 landscape strips 5 feet wide on each side of a 5-foot wide sidewalk along Camero Avenue and Gagnier Boulevard. While not providing the required landscaping we are adding landscaping for beautification measures. The proposed development is within rural neighborhoods where rural street improvements (non-urban standards) have been previously accepted. Since there are no sidewalks or landscape buffers that comply with Section 30.040.01.D.7 adjacent to the site, we believe it is appropriate to maintain similar standards.

Waiver of Development Standards – Access Drives

This request is to allow 1 through access drive where Section 30.04.09.C.1 requires a minimum of 2 through-access drives for a single-family subdivision that is larger than 5 acres. Although the 20 lots are part of the same subdivision, lots 9-14 will have their main entrance from Gagnier Boulevard, while the remaining lots will be accessed through Camero Avenue. Since not all lots are accessed through the same street, we believe the impact will be negligible.

Waiver of Development Standards – Street Intersection Configuration

This request is to allow a 97.01-foot street intersection configuration for single-family residential subdivision between Castlemaine Street and Gagnier Boulevard where Section 30.04.08.F.1 requires 125 feet measured from right-of-way line to right-of-way line. This development fronts Camero Avenue a street that has low volume of traffic, we expect the impact to be negligible.

Waiver of Development Standards- Setbacks

This request is to waive Section 30.02.04. B to allow 20- foot set back on lots 1-20 where a 40- foot setback is required from back of curb. The surrounding area features setbacks of 20 feet from the back or curb, which aligns with the established standards of the neighborhood. This standard ensures consistency and maintains the aesthetic integrity of the area, which we believe contributes positively to the community without causing any adverse effects. We believe the impact to be negligible.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 4.4-foot screen wall and 6-foot retaining wall along the east property boundary. The increase in height is necessary so that the site maintains adequate drainage. As the properties adjacent to the proposed retaining walls are currently being matched into the expected impact is negligible.



Waiver of Development Standards – Excess Fill

This request is to allow for an excess fill of 4.75 feet (57 inches) on the east property lines, and 3.55 feet (42.6 inches) on the south property line where a 3-foot maximum is allowed per Section 30.04.06(F)(1). The excess fill is needed for lot 10, and lot 14, and the drainage easement to ensure adequate drainage of the site. As the property adjacent to the proposed 4.75-foot fill is being matched into the adjacent boundary drainage easement, we expect the impact to be negligible.

Waiver of Development Standards – Excess Fill

This request is to allow for an excess fill of 7.7 feet (92.4 inches) on the north property boundary where a 6-foot maximum is allowed per Section 30.04.06(F)(1). The excess fill is needed for lot 10 to ensure adequate drainage of the site. As the property adjacent to the proposed 7.7-foot fill is being matched into the adjacent boundary drainage easement, we expect the impact to be negligible.

Design Review - Architecture

This request is for a design review of architectural floor plans and elevations. The one-story detached single-family homes are 3,658 to 4,260 square feet. This architecture provides Contemporary, Modern Farmhouse, Mid-Century, Modern, and Prairie designs and finishes. A two-car to four-car garage will be provided for each home, in addition to a full-length driveway that can park a minimum of two vehicle.

Plans	Square Footage	Stories	Height	Garages
Plan 3658	3,658	1 Story	22'-6 1/4"	4 car garage total
Plan 3685	3,685	1 Story	18'-10"	3 car garage total
Plan 3825	3,825	1 Story	18'-10"	2 car garage + super garage
Plan 4125	4,125	1 Story	18'-5 1/4"	3 car garage total
Plan 4189	4,189	1 Story	22'-8"	4 car garage total
Plan 4190	4,190	1 Story	18'-6"	4 car garage total
Plan 4211	4,211	1 Story	17'-11 1/4"	4 car garage total
Plan 4286	4,286	1 story	14'-0"	3 car garage total
Plan 4382	4,382	1 story	15'-0"	4 car garage total
Plan 4731	4,731	1 story	18'-6"	4 car garage total

Plan Name	Project Number	Architectural Features
3658	#924020	Front Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Parapet Rear Elevation: <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim Left Side Elevation:



		<ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Window Trim - Variable Roof Line
3685	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Parapet - Window Trim - Stone Veneer <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof line - Covered Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Parapet - Window Trim - Stone Veneer <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Variable Roof Line
3825	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof line - Covered Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Variable Roof Line <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Variable Roof Line
4125	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line



		<ul style="list-style-type: none"> - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof line - Covered Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stucco Foam Trim - Variable Roof Line <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Window Trim - Variable Roof Line
4189	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof line - Covered Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Variable Roof Line <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stucco Over Foam Trim - Window Trim
4190	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Window Trim - Variable Roof Line



4211	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof line - Covered Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Variable Roof Line <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Window Trim - Variable Roof Line
4286	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Parapet <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Variable Roof Line - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Window Trim - Variable Roof Line
4382	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim



		<ul style="list-style-type: none"> - Covered Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Variable Roof Line - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof Line - Window Trim
4731	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof Line - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stucco Over Foam Trim - Window Trim - Variable Roof Line

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

Sincerely,

Susan Florian
Land Planner

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500117-GOLDENSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):

TENTATIVE MAP consisting of 20 single-family residential lots on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

RELATED INFORMATION:

APN:
176-16-101-032; 176-16-201-003; 176-16-201-066

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

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.63
- Project Type: Single-family residential
- Number of Lots/Units: 20
- Density (du/ac): 1.88
- Minimum/Maximum Lot Size (square feet): 20,008 (gross)/18,009 (net)/31,343 (gross)/24,919 (net)

Project Description

The plans depict a new 20 lot single-family residential subdivision for existing undeveloped properties currently zoned RS20 (Residential Single-Family 20). The subdivision will be accessed by 2 separate access drives. Gagnier Boulevard provides access from Mistral Avenue to Macalpine Court for Lots 15 through 20 and Castlemaine Street and Leebrook Court provide access for Lots 1 through 14 from Camero Avenue. Lots 1 through 14 and Lots 15 through 20 do not connect with each other by way of any street or pedestrian access.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0394	Vacated and abandoned easements of interest located between Camero Avenue and Shelbourne Avenue (alignment), and between Gagnier Boulevard (alignment) and Durango Drive	Approved by PC	September 2021

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0375	Vacated and abandoned a portion of right-of-way for Gagnier Boulevard	Approved by PC	October 2020
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005
VS-0391-98	Vacated and abandoned right-of-way for Shelbourne Avenue and a portion of Gagnier Boulevard	Approved by PC	April 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
VS-24-0542	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.
WS-24-0543	A waiver of development standards and design review for a 20 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

This request does not meet the tentative map requirements and standards for approval as outlined in Title 30. Staff cannot support the proposed tentative map since only 1 point of ingress/egress is provided with no connectivity between the 6 lots accessed from the north and the 14 lots accessed from the south. The tentative map can be redesigned to provide through access. In addition, staff is not supporting the proposed setback reductions to the front yards from 40 feet to 20 feet; therefore, staff cannot support the proposed tentative map.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions)

Building Department - Addressing

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

**CONTACT: JESSICA WALESKA, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118**



Department of Comprehensive Planning Application Form

15A

ASSESSOR PARCEL #(s): 176-16-201-003 & 176-16-101-032

PROPERTY ADDRESS/ CROSS STREETS: Gagnier Blvd and Camero Ave

DETAILED SUMMARY PROJECT DESCRIPTION

20-lot Single-Family Residential Subdivision.

PROPERTY OWNER INFORMATION

NAME: Goldensites, LLC
 ADDRESS: 9225 W Flamingo Rd, Ste 190
 CITY: Las Vegas STATE: NV ZIP CODE: 89147
 TELEPHONE: 702-228-0720 CELL _____ EMAIL: frank@pinnaclelv.com

APPLICANT INFORMATION (must match online record)

NAME: Pinnacle Homes
 ADDRESS: 9225 W Flamingo Rd, Ste 190
 CITY: Las Vegas STATE: NV ZIP CODE: 89147 REF CONTACT ID # _____
 TELEPHONE: 702-228-0720 CELL N/A EMAIL: frank@pinnaclelv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering; Attn: Jessica Walesa
 ADDRESS: 6030 S Jones Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # 259044
 TELEPHONE: 702-362-8844 CELL N/A EMAIL: JessicaW@taneycorp.com

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

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

Property Owner (Signature)* [Signature] FRANK E WYATT 9-10-24
 Property Owner (Print) Date

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

APPLICATION # (s) 176-24-500117 ACCEPTED BY [Signature]
 PC MEETING DATE _____ DATE 9/26/24
 BCC MEETING DATE 11/20/24 FEES 9,750
 TAB/CAC LOCATION enterprise DATE 10/30/24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-16-201-066

PROPERTY ADDRESS/ CROSS STREETS: Gagnier Blvd and Camero Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: The Parsons Family Revocable Living Trust
ADDRESS: 8426 West Camero Ave.
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: 702-704-4714 CELL N/A EMAIL: qrparsons1965@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Pinnacle Homes
ADDRESS: 9225 W Flamingo Rd, Ste 190
CITY: Las Vegas STATE: NV ZIP CODE: 89147 REF CONTACT ID # _____
TELEPHONE: 702-228-0720 CELL N/A EMAIL: frank@pinnaclelv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering; Attn: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL N/A EMAIL: JessicaW@taneycorp.com

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

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

Gary & Deanna Parsons, Trustees
Property Owner (Signature) _____ Property Owner (Print) _____
Date 5/16/2024
3-5-24

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

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



TANEY ENGINEERING

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

August 27, 2024

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

**Re: (Redfield) @ Gagnier & Camero
APR-24-100231
APN: 176-16-101-032, 176-16-201-003, & 176-16-201-066
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Pinnacle Homes., is respectfully submitting justification for a Tentative Map, Waivers of Development Standards, and Design Review for a proposed single-family residential subdivision.

Tentative Map

A Tentative Map is requested to allow for the development of a 10.62 gross-acre, 20 lot single-family residential subdivision with 1.87 dwelling units per acre generally located south of Camero Avenue and west of Gagnier Boulevard.

The site is currently zoned RS20 (Residential Single-Family 20), with a planned land use of RN (Ranch Estates Neighborhood). This site is within the RNP 1 overlay district. We are not requesting any modifications to the current zoning or planned land use.

The project site is adjacent to properties with the following zoning categories and planned land use:

- North, East, South, and West: RS20 (Residential Single-Family 20); RN (Ranch Estates Neighborhood)

Camero Avenue and Gagnier Boulevard will remain in their existing conditions. Lots 9-14 will be accessed from Gagnier Boulevard via a 39-foot private street. Lots 1-8 and 15-20 will be accessed from Camero Avenue via a 39-foot private street, with 30" modified roll curb and gutter, that terminates in a cul-de-sac.

Perimeter landscaping is provided. A 6-foot landscape buffer will be located along Camero Avenue and Gagnier Boulevard. The landscaping facing Camero Avenue will be 18 feet on center. The landscaping facing Gagnier Boulevard will be 23 feet on center maximum. This site is within the NPO (Neighborhood Preservation Overlay) aligning with characteristics of the neighborhood. This landscape buffer provides 25 trees fronting the street which complies with the number of trees required by code.



Waiver of Development Standards – Off-Site Improvements

This request is to waive Section 30.04.08.C.1 requiring full off-site improvements Camero Avenue and Gagnier Boulevard. The proposed development is zoned RS20 (Residential Single-Family 20) and situated in an area where rural street standards have been previously accepted. To maintain the character of the neighborhood and match the existing development, we are proposing no curb, gutter, sidewalks, or streetlights.

Waiver of Development Standards – Street Landscaping

This request is to provide a 6-foot landscaping strip where Section 30.04.01D.7 requires 2 landscape strips 5 feet wide on each side of a 5-foot wide sidewalk along Camero Avenue and Gagnier Boulevard. While not providing the required landscaping we are adding landscaping for beautification measures. The proposed development is within rural neighborhoods where rural street improvements (non-urban standards) have been previously accepted. Since there are no sidewalks or landscape buffers that comply with Section 30.040.01.D.7 adjacent to the site, we believe it is appropriate to maintain similar standards.

Waiver of Development Standards – Access Drives

This request is to allow 1 through access drive where Section 30.04.09.C.1 requires a minimum of 2 through-access drives for a single-family subdivision that is larger than 5 acres. Although the 20 lots are part of the same subdivision, lots 9-14 will have their main entrance from Gagnier Boulevard, while the remaining lots will be accessed through Camero Avenue. Since not all lots are accessed through the same street, we believe the impact will be negligible.

Waiver of Development Standards – Street Intersection Configuration

This request is to allow a 97.01-foot street intersection configuration for single-family residential subdivision between Castlemaine Street and Gagnier Boulevard where Section 30.04.08.F.I requires 125 feet measured from right-of-way line to right-of-way line. This development fronts Camero Avenue a street that has low volume of traffic, we expect the impact to be negligible.

Waiver of Development Standards- Setbacks

This request is to waive Section 30.02.04. B to allow 20- foot set back on lots 1-20 where a 40- foot setback is required from back of curb. The surrounding area features setbacks of 20 feet from the back or curb, which aligns with the established standards of the neighborhood. This standard ensures consistency and maintains the aesthetic integrity of the area, which we believe contributes positively to the community without causing any adverse effects. We believe the impact to be negligible.

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 4.4-foot screen wall and 6-foot retaining wall along the east property boundary. The increase in height is necessary so that the site maintains adequate drainage. As the properties adjacent to the proposed retaining walls are currently being matched into the expected impact is negligible.



Waiver of Development Standards – Excess Fill

This request is to allow for an excess fill of 4.75 feet (57 inches) on the east property lines, and 3.55 feet (42.6 inches) on the south property line where a 3-foot maximum is allowed per Section 30.04.06(F)(1). The excess fill is needed for lot 10, and lot 14, and the drainage easement to ensure adequate drainage of the site. As the property adjacent to the proposed 4.75-foot fill is being matched into the adjacent boundary drainage easement, we expect the impact to be negligible.

Waiver of Development Standards – Excess Fill

This request is to allow for an excess fill of 7.7 feet (92.4 inches) on the north property boundary where a 6-foot maximum is allowed per Section 30.04.06(F)(1). The excess fill is needed for lot 10 to ensure adequate drainage of the site. As the property adjacent to the proposed 7.7-foot fill is being matched into the adjacent boundary drainage easement, we expect the impact to be negligible.

Design Review - Architecture

This request is for a design review of architectural floor plans and elevations. The one-story detached single-family homes are 3,658 to 4,260 square feet. This architecture provides Contemporary, Modern Farmhouse, Mid-Century, Modern, and Prairie designs and finishes. A two-car to four-car garage will be provided for each home, in addition to a full-length driveway that can park a minimum of two vehicle.

Plans	Square Footage	Stories	Height	Garages
Plan 3658	3,658	1 Story	22'-6 ¼"	4 car garage total
Plan 3685	3,685	1 Story	18'-10"	3 car garage total
Plan 3825	3,825	1 Story	18'-10"	2 car garage + super garage
Plan 4125	4,125	1 Story	18'-5 ¼"	3 car garage total
Plan 4189	4,189	1 Story	22'-8"	4 car garage total
Plan 4190	4,190	1 Story	18'-6"	4 car garage total
Plan 4211	4,211	1 Story	17'-11 ¼"	4 car garage total
Plan 4286	4,286	1 story	14'-0"	3 car garage total
Plan 4382	4,382	1 story	15'-0"	4 car garage total
Plan 4731	4,731	1 story	18'-6"	4 car garage total

Plan Name	Project Number	Architectural Features
3658	#924020	Front Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Parapet Rear Elevation: <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim Left Side Elevation:



		<ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Window Trim - Variable Roof Line
3685	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Parapet - Window Trim - Stone Veneer <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof line - Covered Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Parapet - Window Trim - Stone Veneer <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Variable Roof Line
3825	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof line - Covered Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Variable Roof Line <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Variable Roof Line
4125	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line



		<ul style="list-style-type: none"> - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof line - Covered Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stucco Foam Trim - Variable Roof Line <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Window Trim - Variable Roof Line
4189	# 924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof line - Covered Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Variable Roof Line <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stucco Over Foam Trim - Window Trim
4190	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Window Trim - Variable Roof Line



4211	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof line - Covered Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Variable Roof Line <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Window Trim - Variable Roof Line
4286	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Parapet <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Variable Roof Line - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Window Trim - Variable Roof Line
4382	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim



		<ul style="list-style-type: none"> - Covered Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Variable Roof Line - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Variable Roof Line - Window Trim
4731	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof Line - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stucco Over Foam Trim - Window Trim - Variable Roof Line

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

Sincerely,

Susan Florian
Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-24-400111 (ZC-1965-04)-WIGWAM-PARVIN LIMITED PARTNERSHIP:

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) a 45 foot setback on Las Vegas Boulevard South; 2) 20 foot minimum setback along all other street frontages; and 3) 20 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area and a detached sidewalk along Las Vegas Boulevard South unless prohibited by NDOT in conjunction with a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MM/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-28-201-010; 177-28-201-011; 177-28-201-015 through 177-28-201-016

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.23
- Project Type: Multi-family residential development
- Number of Units: 470
- Density (du/ac): 50.93
- Number of Stories: 4 (Building 1)/5 (Building 2)
- Building Height (feet): 60 (Building 1)/70 (Building 2)
- Square Feet: 181,448 (Building 1)/213,052 (Building 2)/394,500 (total)
- Open Space Required/Provided: 47,000/78,800
- Parking Required/Provided: 727/740
- Sustainability Required/Provided: 5/5

Plans, History, & Request

The existing site was originally rezoned from C-1 (Local Business) Zone (now CG) to H-1 (Limited Resort and Apartment) Zone (currently CR Zone) in December of 2004 through ZC-1965-04 to allow the subject property to be developed as a 248 unit mixed-use, condominium tower and shopping center. At the time, the proposed building would have included 32 stories of

residential, restaurant, retail, and resort type amenity spaces with the tower reaching up to 359 feet.

The applicant is now requesting to construct a 470 unit, multi-family residential development consisting of 2 buildings that will be between 60 feet to 70 feet tall and will consist strictly of multi-family residential units, through the companion application UC-24-0521. In order to construct the proposed apartment complex, conditions related to setbacks along Las Vegas Boulevard South, Pyle Avenue, and Jo Rae Avenue need to be waived to reduce the building setbacks along these frontages as the buildings have been designed to be more street forward. The other condition that the applicant is requesting to be waived is the requirement of a 20 foot wide landscape buffer along Las Vegas Boulevard South, with the applicant providing a Title 30 compliant 15 foot wide buffer instead.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-1965-04:

Comprehensive Planning

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning;
- A 45 foot setback on Las Vegas Boulevard South;
- A maximum building height of 300 feet;
- 20 foot minimum setbacks along all other street frontages;
- 20 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area and a detached sidewalk along Las Vegas Boulevard South unless prohibited by NDOT;
- No turf within the 20 foot wide landscaped area;
- A design review as a public hearing;

Public Works – Development Review

- Right-of-way dedication to include proportionate width for a 110 foot wide street plus sidewalk width to be determined by Nevada Department of Transportation on Las Vegas Boulevard South for the portion that the applicant owns, 40 feet for Pyle Avenue, and 30 feet for Giles Street;
- Drainage and traffic study and compliance; traffic study to also address dedication and construction of a bus turn out, including passenger loading shelter area in accordance with Regional Transportation Commission standards;
- Full off-sites;
- Off-sites on Las Vegas Boulevard South to be determined by Nevada Department of Transportation;
- If public sidewalk does not abut back of curb and/or is meandering in design, applicant to either 1) dedicate the aforementioned rights of way, grant necessary pedestrian access easements and sign a License and Maintenance Agreement for non-standard improvements located within the right-of-way, or 2) dedicate rights-of-way to back of curb, grant necessary pedestrian access and utility easements;
- All applicable vacations to be recordable prior to building permit issuance or applicable map submittal;

Clark County Department of Aviation

- Filing Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, as the development will exceed 200 feet above ground level;
- Alternatively, the applicant may submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- As required by Section 30.48.120 of the Clark County Unified Development Code, receive either a permit from the Director of Aviation or a variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction;
- No building permits will be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- All applicable standard conditions for this application type.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee the Director's permit or an AHABA variance will be approved; and that a standard condition of approval for a Director's permit or an AHABA variance is the granting of an aviation easement.

Applicant's Justification

The applicant states that due to the height of the previously approved condominium tower being over 300 feet, an increased setback and street landscaping strip made sense in order to buffer the buildings from the street and surroundings. The applicant further indicates that since the now proposed multi-family residential complex is much shorter at 70 feet, the increased setbacks and buffer are unnecessary. They state that the proposed setback intrusions now are minor and the landscape buffer is otherwise compliant with Title 30.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0669-06	Vacated and abandoned patent easements - recorded	Approved by PC	June 2006
ZC-1965-04	Reclassified the site from the C-1 to H-1 zoning for a shopping center and condominium tower	Approved by BCC	December 2004
ZC-1963-99	Reclassified the site from R-E to C-2 (reduced to C-1) zoning for a mini-warehouse facility	Approved by BCC	February 2000

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	CR & RM18	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area. The Duck Creek Channel is located directly to the east with a small portion to the south of the property.

Related Applications

Application Number	Request
VS-24-0520	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.
UC-24-0521	A use permit for a 470 unit multi-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds that these original conditions related to setbacks and street landscaping were primarily the result of the previously proposed 359 foot tall tower and the increased setbacks and street landscaping were used to better buffer the massing of the building from Las Vegas Boulevard South and the surrounding development. Staff concurs that, given the buildings now being proposed are much shorter and are much more in line with the scale of the surrounding area, the conditions previously imposed are no longer necessary and the standard setback and landscaping requirements of Title 30 should be sufficient to temper any issues regarding the building. In addition, planning trends have changed significantly since the original zone change approval and the placement of multi-family structures closer to the street has become more accepted as a way to promote the pedestrian connections to the street. For these reasons, staff can support these waivers of conditions.

Staff Recommendation

Approval.

Approval of the waivers of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- 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 #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JANET GOYER

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

DRAFT



Department of Comprehensive Planning Application Form

16A

ASSESSOR PARCEL #(s): 177-28-201-010; 177-28-201-011, 177-28-201-015, 177-28-201-016

PROPERTY ADDRESS/ CROSS STREETS: S. Las Vegas Blvd. & W. Jo Rae Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Multi-family apartment complex consisting of two buildings -- one 4-story and one 5-story building. This request is for a special use permit for multi-family apartments, design review and waivers per the justification letter. APR-24-100649.

PROPERTY OWNER INFORMATION

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

APPLICANT INFORMATION (must match online record)

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

CORRESPONDENT INFORMATION (must match online record)

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

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

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

Property Owner (Signature)*

Reinier Santana
Property Owner (Print)

04/04/2024
Date

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> FA	<input type="checkbox"/> SU	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PLD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # WG 24-400111
POSTING DATE _____
BUDGETING DATE 11/20/24
THE OFFICE LOCATION Enterprise

ACCEPTED BY HCO
DATE 9/23/24
FEES \$1,400

DATE 10/30/24

August 23, 2024

VIA HAND DELIVERY

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

Planner
Copy

WG-21-400111

**Re: *Ovation Contracting, Inc.
Justification Letter – Special Use Permit and Design Reviews for Multi-Family Development in a Commercial Resort Zoned District and Alternative Entrance and Street Landscaping; Waiver of Development Standards to (1) Reduce Building Setbacks, (2) Reduce Throat Depths, ((3) Increase Retaining Wall Height, and (4) Reduce Departure Distance Along Jo Rae Avenue; Waiver of Conditions (ZC-1965-04) to Reduce Building and Landscaping Setbacks Along Las Vegas Boulevard; and Vacate and Abandon Patent Easements & Portions Rights-of-Way
APNs: 177-28-201-010, 011, 015, & 016 (SEC Las Vegas Blvd./Jo Rae Ave.)***

To Whom It May Concern:

Please be advised our office represents Ovation Contracting, Inc. (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 9.4 acres located on the southeast corner of Las Vegas Boulevard and Jo Rae Avenue in Clark County, Nevada. The property is more particularly described as APNs: 177-28-201-010, 011, 015, & 016 (collectively the “Site”). The Applicant is proposing to develop a multi-family community on the Site.

By way of background, the Clark County Board of County Commissioner rezoned the Site to Commercial Resort (CR) (formerly H-1) in December of 2004 via ZC-1965-04. While the design review for a 32-story condominium project was ultimately withdrawn, a height of 300-feet was previously approved with a use permit under ZC-1965 -04. The Applicant’s proposed multi-family development request is substantially less intense and dense than the previous request.

Design Review and Special Use Permit to Allow a Multi-Family Development

The Site is zoned Commercial Resort (CR). Subject to a special use permit approval, a multi-family project is an appropriate use in a CR zoned district with conformance to the RM50 development standards. Clark County Planning Staff and the Board of County Commissioners have traditionally been supportive of the use permit requests for properties zoned CR and master planned EM as demonstrated by the recent approvals of ZC-23-0550 and ZC-23-0551 and the nearly completed multi-family development approved by ZC-21-0188. In addition to the recent approvals for multi-family development in a CR zoned district, a special use permit for a multi-

family development is appropriate, as the Site is located along Las Vegas Boulevard and near other intense uses including the South Pointe Hotel & Casino.

The Applicant is proposing to develop a 470-unit luxury multi-family project on the Site. The proposed density is approximately 50 dwelling units per acre which is permitted in the CR zoned district and the RM50 design standards. The Applicant is proposing to build two (2) multi-family buildings. One building will be four-stories at a height of approximately 60-feet. The second building will be five-stories at a height of approximately 70-feet. Like the proposed density, the proposed buildings' heights are within the maximum allowed height of 75-feet under the RM50 design standards. The bedroom mix is as follows: 64 studio units, 187 one-bedroom units and 219 two-bedroom units.

A main drive aisle running between Las Vegas Boulevard and Giles Street will bisect the Site. The four-story building will be located on the north side of the drive aisle. The five-story building will be located on the south side of the drive aisle. The four-story multi-family building will wrap around a four-level parking garage that is accessible from the main drive aisle to the south and to Jo Rae Avenue to the north. Like the north half of the Site, the five-story multi-family building will wrap around a five-level parking garage that is accessible from the main drive aisle to the north and to Pyle Avenue to the south. The Site complies with parking by providing 740 parking spaces where 729 parking spaces are required. The north garage building will provide 333 and the south garage building will provide 407 parking spaces.

The development will provide both indoor and outdoor amenities. A 15,000 square foot pool, courtyard, and outdoor kitchen areas along with another 12,500 square feet of open area will be located on the north half of the Site. A second 17,600 square foot pool, courtyard, and outdoor kitchen areas along with another 24,000 square foot open space area will be located on the south half of the Site. Other on-Site amenities will include:

- Business Center
- Demonstration Kitchen
- Social Club
- Collaboration Rooms
- Clubhouse featuring full cardio and strength training facility

Further, Title 30 requires the Applicant to achieve five (5) sustainability points for multi-family residential developments, which the Applicant has met in the following ways:

- 30.04.05(J)(3)(i) – Provide at least 10% more trees than typically required by Title 30. Here, the development is providing 35 trees around the perimeter of the Site adjacent to public right-of-way where 25 trees are required. This is greater than 10%. **(1 point)**

- 30.04.05(J)(3)(ii) – Provide 95% or more of all required landscaping with plants that have very low or low water needs. Here, the proposed landscaping is 100% very low or low water needs. **(1 point)**
- 30.04.05(J)(3)(iii) – Exceeding the base width requirements by 10% equals ½ point. An additional ½ point may be awarded for exceeding the required landscape buffer by 20% or more. Here, the proposed landscape averages 20-feet in width where only 15-feet in width is required; therefore, exceeding the requirement by 33%. **(1 point)**
- 30.04.05(J)(3)(vi) – Landscaping for Energy Conservation and Solar Gains. Here, the landscaping design provided plant material on the south and west sides of the building. **(1/2 point)**
- 30.04.05(J)(4)(i) – Cool Roof. Here, the proposed building design provided a solar reflectance index (SRI) is equal to or greater than 78. **(1 point)**
- 30.04.05(J)(4)(ii)(c)(3) – Provide a minimum floor-to-ceiling height of 9 feet on all floors to facilitate natural ventilation. Here, the proposed building design provides 9-foot floor to ceiling on floors. **(1/2 point)**.

Design Review for Alternative Entrance Location and Street Landscaping

The building entrance is located along the internal access road as opposed to directly from any of the right-of-ways. The entrance location is ideal as it relieves traffic from the right-of-ways. Additionally, the Site is proposing an alternative street landscaping. While the building setbacks are reduced from the right-of-ways in limited areas, the Site is providing the required number of trees and shrubs.

Waiver of Development Standards

- **Reduce Building Setback**

The required building setback is 20-feet. The Site design meets the required buildings' setback along Giles Street. The Applicant is seeking a minor reduction in building setback to 10-feet along Las Vegas Boulevard, to 11-feet along both Jo Rae Avenue and Pyle Avenue, and to 16-feet along Giles Street, respectively. While the buildings along Las Vegas Boulevard, Jo Rae Avenue, and Pyle Avenue are predominately setback 20-feet, the articulated portions of the building do cause a minor encroachment into the building setback.

- **Reduce Throat Depths**

Based on 740 parking spaces provided and four (4) entrances to the Site, the minimum throat depth required is 100-feet. The throat depths along Las Vegas Boulevard and Giles Street exceed the minimum throat depth as the throat depths are 213-feet and 248-feet, respectively. Rather, the Applicant is requesting to reduce the throat depths on Jo Rae Avenue and Pyle Street to 31-feet each. The main ingress and egress from the Site to the garages are from Las Vegas

Boulevard and Giles Street. The main entryway far exceeds the requirements; especially along Las Vegas Boulevard where vehicles entering the Site will have more than adequate on-site queuing and stacking. With the design of the main entrance and both Jo Rae Avenue and Pyle Avenue only being 60-foot rights-of-way, the reduction in throat depth at these two points will not negatively affect the Site or vehicles stacking in the rights-of-way.

- **Increase Retaining Wall Height**

The Applicant is requesting to construct a 6-foot-tall retaining wall. The increased height of the retaining wall is required for appropriate drainage on the Site.

- **Reduce Departure Distance**

The Applicant is requesting to reduce the departure distance to 171-feet where 190-feet is required between the driveway entrance on Jo Rae Avenue to the Joe Rae Avenue/Las Vegas Boulevard intersection. The reduction will not pose any safety issues as the reduction is minor and there are multiple entrances to the Site.

Waiver of Conditions to Reduce Building and Landscaping Setbacks Along Las Vegas Boulevard

As indicated above, ZC-1965-04 approved a use permit allowing for a building height of up to 300-feet tall. Based on a 300-foot-tall building approval, a 45-foot building setback along Las Vegas Boulevard is required. However, the Applicant's proposed maximum building height is only 70-feet or less than 25% of the original height approval. The building setback request along Las Vegas Boulevard is predominately 20-feet although does reduce to 15-feet in certain areas due to the buildings articulation. The reduced setback request is reasonable considering the extreme height reduction and overall massing of the building.

Vacate and Abandon Patent Easements & Portions Rights-of-Way

In conjunction with the design review for the multi-family development, the Applicant is also seeking to vacate and abandon unnecessary patent easements and portions of right-of-way. The Applicant is requesting to abandon several patent easements that still exist on the Site. All the necessary right-of-way dedications have occurred. Therefore, the patent easements are no longer required and the vacation and abandonment request is appropriate to allow for the cohesive development of the multi-family development on the Site.

The Applicant is also requesting to vacate and abandon 5-foot wide portions of the Jo Rae Avenue and Giles Street rights-of-way, respectively. These portions of right-of-way need to be vacated and abandoned so that the Applicant can accommodate a detached sidewalk along both Joe Rae Avenue and Giles Street, respectively, as required by the Title 30 Development Standards.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

11/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0520-WIGWAM-PARVIN LIMITED PARTNERSHIP:

VACATE AND ABANDON easements of interest to Clark County located between Jo Rae Avenue and Pyle Avenue and between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Pyle Avenue located between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Jo Rae Avenue located between Las Vegas Boulevard South and Giles Street; and a portion of right-of-way being Giles Street located between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-28-201-010; 177-28-201-011; 177-28-201-015 through 177-28-201-016

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans provided show the vacation and abandonment of easements and rights-of-way. The plans show that 5 different patent easements ranging in width from 5 feet to 33 feet will be vacated. Along Las Vegas Boulevard South, a 5 foot wide and 33 foot long patent easement will be vacated in the southwestern portion of APN 177-28-201-010 with another two, 5 foot wide and 33 foot long patent easement being vacated in the northwest and southwest portions of APN 177-28-201-011. Additionally, 8 foot to 33 foot wide patent easements will be vacated along the northern, eastern, and southern portions of APN 177-28-201-015 with an 8 foot to 33 foot wide patent easement being vacated along the northern and eastern portions of APN 177-28-201-016.

Additionally, several portions of a resolution of relinquishment will also be vacated with this application. The plans show that a 56 square foot triangular section of a previous resolution of relinquishment will be vacated along Jo Rae Avenue in the northwest corner of the site along with a 225 square foot, 5 foot wide section also being vacated along Pyle Avenue in the southwest corner of the site. Another 5 foot wide resolution of relinquishment easement will also be vacated along the eastern portion of the future right-of-way of Las Vegas Boulevard South.

Finally, the plans show that a 5 foot wide portion of the southern portion of Jo Rae Avenue and the western portion of Giles Street will be vacated along with a 5 foot wide portion of the northern portion of Pyle Avenue.

The applicant states that all of the easements are no longer needed for the development of the site and the right-of-way vacations are the result of installing detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0669-06	Vacated and abandoned patent easements - recorded	Approved by PC	June 2006
ZC-1965-04	Reclassified the site from C-1 to H-1 zoning for a shopping center and condominium tower	Approved by BCC	December 2004
ZC-1963-99	Reclassified the site from R-E to C-2 (reduced to C-1) zoning for a mini-warehouse facility	Approved by BCC	February 2000

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	CR & RM18	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area. The Duck Creek Channel is located directly to the east with a small portion to the south of the property.

Related Applications

Application Number	Request
UC-24-0521	A use permit for a 470 unit multi-family residential development is a companion item on this agenda.
WC-24-400111 (ZC-1965-04)	A waiver of the conditions of zone change requiring a 45 foot setback on Las Vegas Boulevard South, 20 feet on all other street frontages, and 20 foot wide street landscaping buffer 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 needed for site, drainage, or roadway development and right-of-way for 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels,
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Pyle Avenue improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to back-of-curb, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

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



Department of Comprehensive Planning Application Form

17A

ASSESSOR PARCEL #(s): 177-28-201-010, -011, -015 & -016 (Vacation of Patent Easements); 177-28-299-023 & -030 Vacation of Public Streets

PROPERTY ADDRESS/ CROSS STREETS: S. Las Vegas Blvd. & W. Jo Rae Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

The above public street vacations and patent easement vacations are in reference to a market rate apartment complex to be constructed on APN's 177-28-201-010, -011, -015 and -016

PROPERTY OWNER INFORMATION

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

APPLICANT INFORMATION (must match online record)

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

CORRESPONDENT INFORMATION (must match online record)

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

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

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

Property Owner (Signature)*

Reinier Santana

Property Owner (Print)

04/04/2024

Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> FT	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UL	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> FA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VN	<input type="checkbox"/> ZL
<input type="checkbox"/> AG	<input type="checkbox"/> BR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDF	<input type="checkbox"/> TV	<input type="checkbox"/> WL	<input type="checkbox"/> OTHER

APPLICANT'S FILE NO: VS-24-0520
NEXT MEETING DATE: _____
HOLD MEETING DATE: 11/20/24
TABLEAU LOCATION: Enterprise

DATE: 9/23/24

DATE: 10/30/24

July 1, 2024
Clark County Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

**Re: Letter of Justification for Vacations
Jo Rae APN 177-28-201-010, 011, 015, and 016
Impulse Reference Number OV-2465**

Planner
Copy
VS-21-0520

To Whom It May Concern:

The proposed Jo Rae Apartment project is generally located at the southeast corner of Jo Rae Avenue and Las Vegas Boulevard. The site consists of APN 177-33-201-010, 011, 015, and 016. The purpose of this letter is to provide justification for vacating patent easements and right of way around the perimeter of the site. This request affects Jo Rae Avenue, Pyle Avenue, and Giles Street.

We are respectfully requesting to vacate the following right of way and patent easements impacting the project:

On or adjacent to parcel 177-28-201-010, the 5-feet of right of way dedicated per 20090603:04993 along Jo Rae and Giles, a portion of right of way dedicated per 1513:1472121 both portions of right of way are also known as APN 177-28-299-030, the 5-feet of resolution of relinquishment dedicated per 20070111:03775 along Las Vegas Boulevard, and 5-feet of patent easement dedicated per 659:530059 along Las Vegas Boulevard.

On or adjacent to parcel 177-28-201-011, the 5-feet of right of way dedicated per 20090603:04993 along Giles also known as APN 177-28-299-030, the 5-feet of resolution of relinquishment dedicated per 20070111:03775 along Las Vegas Boulevard, and the 5-feet of patent easement dedicated per 657:528654 adjacent to Las Vegas Boulevard.

On or adjacent to parcel 177-28-201-015, the 5-feet of resolution of relinquishment dedicated per 20070111:03775 along Las Vegas Boulevard and the 33-feet of patent easement dedicated per 893:852415 along north and south and 3-feet along east property lines.

On or adjacent to parcel 177-28-201-016, the 5-feet of resolution of relinquishment dedicated per 20070111:03775 along Las Vegas Boulevard, the 5-feet of right of way dedicated per 1513:1472121 along Pyle also known as APN 177-28-299-023, the 5-feet of right of way dedicated per 20240527:00759 along Pyle and Giles both portions of right of

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way are also known as APN 177-28-299-038, and the 33-feet of patent easement dedicated per 893:852415 along north and 3-feet along east property lines.

If you have any questions or comments about this letter, please call me at 702-815-0720.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

Cc: Jan Goyer, Ovation Development

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0521-WIGWAM-PARVIN LIMITED PARTNERSHIP:

USE PERMIT to allow a multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-28-201-010; 177-28-201-011; 177-28-201-015 through 177-28-201-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback from Las Vegas Boulevard South to 10 feet where 20 feet is the minimum per Section 30.02.11B (a 50% reduction).
- b. Reduce the side street setback from Jo Rae Avenue to 16 feet where 20 feet is the minimum per Section 30.02.11B (a 20% reduction).
- c. Reduce the side street setback from Pyle Avenue to 16 feet where 20 feet is the minimum per Section 30.02.11B (a 20% reduction).
2. a. Reduce the throat depth for the driveway along Jo Rae Avenue to 31 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 69% reduction).
- b. Reduce the throat depth for the driveway along Pyle Avenue to 31 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 69% reduction).
- c. Reduce the departure distance for the driveway along Jo Rae Avenue from Las Vegas Boulevard South to 171 feet where 190 feet is the standard per Uniform Standard Drawing 222.1 (a 10% reduction).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.23
- Project Type: Multi-family residential development
- Number of Units: 470

- Density (du/ac): 50.93
- Number of Stories: 4 (Building 1)/5 (Building 2)
- Building Height (feet): 60 (Building 1)/70 (Building 2)
- Square Feet: 181,448 (Building 1)/213,052 (Building 2)/394,500 (total)
- Open Space Required/Provided: 47,000/78,800
- Parking Required/Provided: 727/740
- Sustainability Required/Provided: 5/5

Site Plan

The plans show a currently undeveloped 9.23 acre parcel on the east side of Las Vegas Boulevard South and the west side of Giles Street, between Jo Rae Avenue and Pyle Avenue. The plans also show that the site will be developed with 2 rectangular shaped multi-family residential buildings. The buildings will mostly run east-to-west with 1 building (Building 1) located in the northern half of the site and another (Building 2) in the southern half of the site. Building 1 is shown to be 181,448 square feet spread across 4 stories and is set back 10.7 feet from the future right-of-way line of Las Vegas Boulevard South, 16.1 feet south of Jo Rae Avenue, and 21.1 feet from Giles Street. Building 1 is shown to contain a 15,000 square foot pool and courtyard in the west side of the building and a 12,500 square foot village green in the eastern side of the building. A parking garage structure is shown to be integrated into the central portion of the building. Building 2 is shown to be 213,052 square feet spread across 5 stories and is set back 10.3 feet from the future right-of-way line of Las Vegas Boulevard South, 16.4 feet north of Pyle Avenue, and 66.6 feet from Giles Street in order to keep the building out of an existing flood control easement that runs through the southeast corner of the site. Building 2 is shown to contain a 17,200 square foot pool and courtyard in the west side of the building and a 24,000 square foot village green in the eastern side of the building. A parking garage structure is shown to be integrated into the central portion of the building. Buildings 1 and 2 are shown to be separated by at least 57.7 feet. Overall, the site will require a total of 727 parking spaces for both buildings with a total of 740 parking spaces provided, which includes 16 ADA spaces, 26 installed EV spaces, and 250 EV capable spaces. The parking garages are shown to be controlled access with arm gates within the structures and set back 101 feet from the exterior streets. Access to the site provided from all 4 exterior streets. A central drive aisle splits the site into a northern and southern half and keeps the buildings separated. This central drive aisle is shown to be 36 feet to 49 feet wide and accesses Las Vegas Boulevard South in the west and Giles Street in the east through 36 foot wide driveways. Additional access to the site is provided via driveways along Jo Rae Avenue and Pyle Avenue which directly access the 2 parking garages. These garage driveways are shown to be 32 feet wide. Parking is provided entirely within the 2 parking garage structures with 740 parking spaces being provided where 727 parking spaces are required. A 6 foot high decorative wrought iron fence is shown on the northeastern and southeastern portions of the site to enclose the open areas. In addition, retaining walls that are 3.5 feet to 6 feet tall are found primarily along the northern edges of the site with such retaining walls running along the northern portions of the site along Las Vegas Boulevard South, Giles Street, and Jo Rae Avenue. No fences are shown on top of the retaining walls.

Landscaping

The plan shows that most of the landscaping provided will be along the exterior streets. Along Las Vegas Boulevard South, all landscaping and trees have been placed outside of the future

right-of-way area and are located in a 15 foot to 20 foot wide landscaping strip, consisting of a 5 foot wide landscape strip followed by a 5 foot wide sidewalk, and followed by a 5 foot to 10 foot wide landscaping strip due to variations in the setback of the building facades. The trees and landscaping within this landscaping strip are in a single row behind the sidewalk due to sight visibility zones and are generally set 20 feet on center. Along Jo Rae Avenue, Pyle Avenue, and Giles Street, similar 15 foot to 20 foot wide landscaping strips have also been provided. Along these streets, the trees and landscaping are staggered on both sides of the sidewalk where sight visibility zones permit. The trees are shown to be separated approximately 20 feet on center. Along Las Vegas Boulevard South, Jo Rae Avenue, and Giles Street, all trees provided are Southern Live Oak (*Quercus Virginiana*) trees, while the landscaping strip along Pyle Avenue has an alternating mix of Willow Acacia (*Acacia Salicina*) and Arizona Cypress (*Cupressus Arizonica*) trees. An alternative landscape plan is being requested for the street landscaping due to the reduced spread of the Arizona Cypress tree. A total of 80 trees are required along all 4 street frontages with a total of 121 being provided. This means a total shade coverage area of 16,275 square feet would be required with a total of 40,095 square feet being provided.

The applicant has not proposed any parking lot landscaping as all parking is located within the 2 parking structures.

In terms of required, programmed open space, the site is providing a total of 78,800 square feet of open space where 47,000 square feet is required. This open space mainly consists of the pool and courtyard areas in the western portion of the site and the village green areas in the eastern portion of the site. Additional open space areas include fitness centers, great rooms, and sky decks in both buildings. A total of 1,200 square feet of pool area is shown between the 2 buildings representing 3.8% of the total site area.

Elevations

The elevations depict Building 1 as a 4 story, 60 foot high multi-family residential structure with Building 2 being a 5 story, 70 foot high multi-family residential structure. The plans show that the exterior materials of both buildings are primarily stucco finished with foam bands and pop-outs, accenting fiber cement siding, and window treatments along with stucco parapets and a flat roof. The building contains several wall pop-outs and roofline variations. The wall pop-outs and recesses are painted various colors such as clay, beige, and grey. The building is well fenestrated with panel windows of various sizes and shapes on all floors and all sides for the dwelling units. Additionally, all entrances contain lighting fixtures, double doors, and awnings. There are several balconies located on all facades, particularly on the corners. The parking structures are integrated into the design of the buildings by using similarly colored stucco along with cement and metal accent pieces. The main entrance of Building 1 is primarily on the north side facing Jo Rae Avenue with additional pedestrian access on the south side from the central drive aisle. Building 2 has its main entrance on the south side of the building facing Pyle Avenue with an additional pedestrian entrance on the northern façade facing into the central drive aisle.

Floor Plans

The plans show there are a total of 470 units across 5 different floor plans, with Building 1 containing a total of 220 units and Building 2 containing 250 units. There are 2, one bedroom floor plans spread across the 2 buildings with 1 model being a standard unit and the other being a

corner unit. There are a total of 102, one bedroom units in Building 1 with 32 being corner units and 87, one bedroom units with 40 being corner units in Building 2. The standard 1 bedroom unit contains approximately 694 square feet with corner units containing 686 square feet. There are 2, two bedroom models that are split between a smaller model and a larger model. The smaller model contains approximately 934 square feet with there being 57 such models in Building 1 and 94 units in Building 2. The larger 2 bedroom unit contains 1,278 square feet and there are 31 such units in Building 1 and 35 units in Building 2. In addition, there is also a studio model that contains 602 square feet with 64 total units between the 2 buildings. The common spaces primarily include an office, fitness center, yoga studio, pool area, sky decks multi-purpose room, mailroom, and laundry facilities throughout both buildings.

Applicant's Justification

The applicant states that the proposed units will be for a luxury apartment complex with well apportioned amenities and common spaces. They state they have provided a significant amount of landscaping and will comply with height and density restrictions as well and most of the required design standards. The applicant indicates that the need for the setback reduction is due to required architectural articulations and the retaining wall is needed for the necessary drainage of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0669-06	Vacated and abandoned patent easements - recorded	Approved by PC	June 2006
ZC-1965-04	Reclassified the site from C-1 to M-1 zoning for a shopping center and condominium tower	Approved by BCC	December 2004
ZC-1963-99	Reclassified the site from R-B to C-2 (reduced to C-1) zoning for a mini-warehouse facility	Approved by BCC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	CR & RM18	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area. The Duck Creek Channel is located directly to the east with a small portion to the south of the property.

Related Applications

Application Number	Request
VS-24-0520	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.

Related Applications

Application Number	Request
WC-24-400111 (ZC-1965-04)	A waiver of the conditions of zone change requiring a 45 foot setback on Las Vegas Boulevard South, 20 feet on all other street frontages, and 20 foot wide street landscaping buffer is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that the location of the proposed multi-family building is in the Las Vegas Boulevard South corridor and is surrounded by mostly undeveloped land zoned for similar uses, resort hotels, and lower intensity multi-family and single-family residential developments. There are several multi-family developments to the north across Silverado Ranch Boulevard and directly to the southeast of the subject site. In addition, the property to the west is also zoned for resort hotels, multi-family residential developments, and other entertainment uses. There is an existing resort hotel (South Point) and a hotel timeshare facility that are located to the northwest of the site. In addition, the adjacent properties to the north and south are zoned and planned for intense entertainment and residential uses such as multi-family buildings and resort hotels. As a result, staff finds that the proposed multi-family residential development will be compatible with the adjacent development due to the trend of the southern portion of the Las Vegas Boulevard South corridor toward such developments. Staff finds that given the adjacent zoning being compatible with higher density and intensity uses and the location of the site on Las Vegas Boulevard South, the proposed development should not impart any additional impacts compared to the surrounding development and will place the development along major transportation points. In addition, there is also a general trend of reducing density and intensity of uses the further one gets from Las Vegas Boulevard South, so this development would fall into this pattern and would be sufficiently buffered from the lower intensity uses to the east. Staff also finds that the proposed use is near existing resort and timeshare hotels, Silverado Ranch Park, and the Silverado Ranch Boulevard and St. Rose Parkway corridors, so the new development will have plenty of access to various community amenities and facilities. Finally, staff finds that the proposed development complies with Master Plan Policies 1.1.1, 1.1.2, and 1.3.2, which encourage the expansion of housing units of various housing types, particularly those which diversify the housing stock of an area, and which are compatible with the existing development within a neighborhood. The

proposed development also complies with Enterprise specific Policy EN-1.1, which encourages compatible development within neighborhoods. For these reasons, staff can support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that the purpose of setbacks is to prevent the massing of buildings along a street or against neighboring properties and to provide for a safe separation between buildings and the street. In this case, staff finds that the proposed setback reductions are primarily along Las Vegas Boulevard South, Jo Rae Avenue, and Pyle Avenue, while all setbacks are met along the eastern side of the buildings. While staff generally does not support the reductions in setbacks, in this case, the buildings have been designed to front the adjoining streets where there will be similarly intense development along Las Vegas Boulevard South and where there are several transit lines and amenities nearby. Staff finds that in this case, the reduced setbacks bring the building closer to the streets where the promotion of pedestrian use of the street should be encouraged. The building has been designed with pedestrian scale elements along the street with entrances and building features. Title 30 generally encourages multi-family developments to be more pedestrian scale and street facing as seen through the design regulations for multi-family residential developments. The buildings meet the 10 foot setback that resort hotels are afforded in the CR zone. The buildings have also been designed to be set back enough to create a safety buffer from the street and to allow for landscaping. Finally, the buildings maintain greater setbacks along the eastern property line where there is lower intensity development that may not benefit from a more pedestrian orientation of the building. For these reasons, staff can support this waiver of development standards.

Design Review

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

The design of the proposed project is contemporary in nature and complies with the multi-family design standards required by Title 30. The design elements provided such as wall pop-puts, window treatments, and balcony elements portray a residential design, but in a modern way that complements and enhances the surrounding neighborhood. The building and its entrances are set close to the street allowing for easy pedestrian access to the site and the buildings from any of the main streets. The on-site pedestrian walkways are clearly delineated with stamped concrete and are placed in the most direct locations. The entrance and exit gates are located with enough

stacking space and are set back sufficiently from the right-of-way. Parking is sufficiently provided for the proposed use of the site and is provided in a parking structure which is architecturally integrated into the building. The site is provided with a variety of outdoor and indoor programmed recreational space. Most street landscaping trees provided are large with a small amount that do not reach the height required to be considered large but have a coverage equal to that of a large tree. In addition, the street trees have been provided at a larger number than would be required for large trees, increasing the overall shade coverage along the streetscape. As a result, staff finds that the proposed multi-family residential will be an attractive enhancement to surrounding area and is pedestrian and transit-oriented with sufficient landscaping and opportunities for recreation and outdoor activity. For these reasons, staff can support the requested design review.

Public Works - Development Review

Waiver of Development Standards #2a & #2b

Staff can support the request to reduce the throat depths for the commercial driveways on Jo Rae Avenue and Pyle Avenue. The two driveways should see equal use, mitigating potential impacts from the reduced throat depths.

Waiver of Development Standards #2c

Staff has no objection to the reduction in the departure distance for the Jo Rae Avenue commercial driveway. Although the departure distance does not comply with minimum standards, staff finds the location allows vehicles to safely access the site.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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 approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Pyle Avenue improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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



Department of Comprehensive Planning Application Form

18A

ASSESSOR PARCEL #(s): 177-28-201-010; 177-28-201-011, 177-28-201-015, 177-28-201-016

PROPERTY ADDRESS/ CROSS STREETS: S. Las Vegas Blvd. & W. Jo Rae Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Multi-family apartment complex consisting of two buildings -- one 4-story and one 5-story building.
This request is for a special use permit for multi-family apartments, design review and waivers per the justification letter. APR-24-100649.

PROPERTY OWNER INFORMATION

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

APPLICANT INFORMATION (must match online record)

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

CORRESPONDENT INFORMATION (must match online record)

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

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

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

Janet Goyer
Property Owner (Signature)*

Reinier Santana
Property Owner (Print)

04/04/2024
Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AB	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> YS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WF	<input type="checkbox"/> OTHER _____

APPLICATION # UC-24-0521

ACCEPTED BY: HW

PC MEETING DATE _____

DATE 9/23/24

SECURITY DATE 11/20/24

FEES \$1,800

FEE (NO LOCATION) Enterprise

DATE 10.30.24

August 23, 2024

VIA HAND DELIVERY

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

Planner
Copy
UL-24-0501

**Re: *Ovation Contracting, Inc.
Justification Letter – Special Use Permit and Design Reviews for Multi-Family Development in a Commercial Resort Zoned District and Alternative Entrance and Street Landscaping; Waiver of Development Standards to (1) Reduce Building Setbacks, (2) Reduce Throat Depths, ((3) Increase Retaining Wall Height, and (4) Reduce Departure Distance Along Jo Rae Avenue; Waiver of Conditions (ZC-1965-04) to Reduce Building and Landscaping Setbacks Along Las Vegas Boulevard; and Vacate and Abandon Patent Easements & Portions Rights-of-Way
APNs: 177-28-201-010, 011, 015, & 016 (SEC Las Vegas Blvd./Jo Rae Ave.)***

To Whom It May Concern:

Please be advised our office represents Ovation Contracting, Inc. (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 9.4 acres located on the southeast corner of Las Vegas Boulevard and Jo Rae Avenue in Clark County, Nevada. The property is more particularly described as APNs: 177-28-201-010, 011, 015, & 016 (collectively the “Site”). The Applicant is proposing to develop a multi-family community on the Site.

By way of background, the Clark County Board of County Commissioner rezoned the Site to Commercial Resort (CR) (formerly H-1) in December of 2004 via ZC-1965-04. While the design review for a 32-story condominium project was ultimately withdrawn, a height of 300-feet was previously approved with a use permit under ZC-1965 -04. The Applicant’s proposed multi-family development request is substantially less intense and dense than the previous request.

Design Review and Special Use Permit to Allow a Multi-Family Development

The Site is zoned Commercial Resort (CR). Subject to a special use permit approval, a multi-family project is an appropriate use in a CR zoned district with conformance to the RM50 development standards. Clark County Planning Staff and the Board of County Commissioners have traditionally been supportive of the use permit requests for properties zoned CR and master planned EM as demonstrated by the recent approvals of ZC-23-0550 and ZC-23-0551 and the nearly completed multi-family development approved by ZC-21-0188. In addition to the recent approvals for multi-family development in a CR zoned district, a special use permit for a multi-

family development is appropriate, as the Site is located along Las Vegas Boulevard and near other intense uses including the South Pointe Hotel & Casino.

The Applicant is proposing to develop a 470-unit luxury multi-family project on the Site. The proposed density is approximately 50 dwelling units per acre which is permitted in the CR zoned district and the RM50 design standards. The Applicant is proposing to build two (2) multi-family buildings. One building will be four-stories at a height of approximately 60-feet. The second building will be five-stories at a height of approximately 70-feet. Like the proposed density, the proposed buildings' heights are within the maximum allowed height of 75-feet under the RM50 design standards. The bedroom mix is as follows: 64 studio units, 187 one-bedroom units and 219 two-bedroom units.

A main drive aisle running between Las Vegas Boulevard and Giles Street will bisect the Site. The four-story building will be located on the north side of the drive aisle. The five-story building will be located on the south side of the drive aisle. The four-story multi-family building will wrap around a four-level parking garage that is accessible from the main drive aisle to the south and to Jo Rae Avenue to the north. Like the north half of the Site, the five-story multi-family building will wrap around a five-level parking garage that is accessible from the main drive aisle to the north and to Pyle Avenue to the south. The Site complies with parking by providing 740 parking spaces where 729 parking spaces are required. The north garage building will provide 333 and the south garage building will provide 407 parking spaces.

The development will provide both indoor and outdoor amenities. A 15,000 square foot pool, courtyard, and outdoor kitchen areas along with another 12,500 square feet of open area will be located on the north half of the Site. A second 17,600 square foot pool, courtyard, and outdoor kitchen areas along with another 24,000 square foot open space area will be located on the south half of the Site. Other on-Site amenities will include:

- Business Center
- Demonstration Kitchen
- Social Club
- Collaboration Rooms
- Clubhouse featuring full cardio and strength training facility

Further, Title 30 requires the Applicant to achieve five (5) sustainability points for multi-family residential developments, which the Applicant has met in the following ways:

- 30.04.05(J)(3)(i) – Provide at least 10% more trees than typically required by Title 30. Here, the development is providing 35 trees around the perimeter of the Site adjacent to public right-of-way where 25 trees are required. This is greater than 10%. **(1 point)**

- 30.04.05(J)(3)(ii) – Provide 95% or more of all required landscaping with plants that have very low or low water needs. Here, the proposed landscaping is 100% very low or low water needs. **(1 point)**
- 30.04.05(J)(3)(iii) – Exceeding the base width requirements by 10% equals ½ point. An additional ½ point may be awarded for exceeding the required landscape buffer by 20% or more. Here, the proposed landscape averages 20-feet in width where only 15-feet in width is required; therefore, exceeding the requirement by 33%. **(1 point)**
- 30.4.05(J)(3)(vi) – Landscaping for Energy Conservation and Solar Gains. Here, the landscaping design provided plant material on the south and west sides of the building. **(1/2 point)**
- 30.04.05(J)(4)(i) – Cool Roof. Here, the proposed building design provided a solar reflectance index (SRI) is equal to or greater than 78. **(1 point)**
- 30.04.05(J)(4)(ii)(c)(3) – Provide a minimum floor-to-ceiling height of 9 feet on all floors to facilitate natural ventilation. Here, the proposed building design provides 9-foot floor to ceiling on floors. **(1/2 point)**.

Design Review for Alternative Entrance Location and Street Landscaping

The building entrance is located along the internal access road as opposed to directly from any of the right-of-ways. The entrance location is ideal as it relieves traffic from the right-of-ways. Additionally, the Site is proposing an alternative street landscaping. While the building setbacks are reduced from the right-of-ways in limited areas, the Site is providing the required number of trees and shrubs.

Waiver of Development Standards

- **Reduce Building Setback**

The required building setback is 20-feet. The Site design meets the required buildings' setback along Giles Street. The Applicant is seeking a minor reduction in building setback to 10-feet along Las Vegas Boulevard, to 11-feet along both Jo Rae Avenue and Pyle Avenue, and to 16-feet along Giles Street, respectively. While the buildings along Las Vegas Boulevard, Jo Rae Avenue, and Pyle Avenue are predominately setback 20-feet, the articulated portions of the building do cause a minor encroachment into the building setback.

- **Reduce Throat Depths**

Based on 740 parking spaces provided and four (4) entrances to the Site, the minimum throat depth required is 100-feet. The throat depths along Las Vegas Boulevard and Giles Street exceed the minimum throat depth as the throat depths are 213-feet and 248-feet, respectively. Rather, the Applicant is requesting to reduce the throat depths on Jo Rae Avenue and Pyle Street to 31-feet each. The main ingress and egress from the Site to the garages are from Las Vegas

Boulevard and Giles Street. The main entryway far exceeds the requirements; especially along Las Vegas Boulevard where vehicles entering the Site will have more than adequate on-site queuing and stacking. With the design of the main entrance and both Jo Rae Avenue and Pyle Avenue only being 60-foot rights-of-way, the reduction in throat depth at these two points will not negatively affect the Site or vehicles stacking in the rights-of-way.

- **Increase Retaining Wall Height**

The Applicant is requesting to construct a 6-foot-tall retaining wall. The increased height of the retaining wall is required for appropriate drainage on the Site.

- **Reduce Departure Distance**

The Applicant is requesting to reduce the departure distance to 171-feet where 190-feet is required between the driveway entrance on Jo Rae Avenue to the Joe Rae Avenue/Las Vegas Boulevard intersection. The reduction will not pose any safety issues as the reduction is minor and there are multiple entrances to the Site.

Waiver of Conditions to Reduce Building and Landscaping Setbacks Along Las Vegas Boulevard

As indicated above, ZC-1965-04 approved a use permit allowing for a building height of up to 300-feet tall. Based on a 300-foot-tall building approval, a 45-foot building setback along Las Vegas Boulevard is required. However, the Applicant's proposed maximum building height is only 70-feet or less than 25% of the original height approval. The building setback request along Las Vegas Boulevard is predominately 20-feet although does reduce to 15-feet in certain areas due to the buildings articulation. The reduced setback request is reasonable considering the extreme height reduction and overall massing of the building.

Vacate and Abandon Patent Easements & Portions Rights-of-Way

In conjunction with the design review for the multi-family development, the Applicant is also seeking to vacate and abandon unnecessary patent easements and portions of right-of-way. The Applicant is requesting to abandon several patent easements that still exist on the Site. All the necessary right-of-way dedications have occurred. Therefore, the patent easements are no longer required and the vacation and abandonment request is appropriate to allow for the cohesive development of the multi-family development on the Site.

The Applicant is also requesting to vacate and abandon 5-foot wide portions of the Jo Rae Avenue and Giles Street rights-of-way, respectively. These portions of right-of-way need to be vacated and abandoned so that the Applicant can accommodate a detached sidewalk along both Joe Rae Avenue and Giles Street, respectively, as required by the Title 30 Development Standards.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0523-WARREN FAMILY REV LIV TR & WARREN, JOSEPH F. & CARRYN B. TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced separation; 2) reduced setbacks; and 3) modified driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise. MN/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

177-16-701-019

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the building separation between accessory structures (shed 2 and patio cover 3) to 2 feet where 6 feet is required per Section 30.02.04 (a 67% reduction).
 - b. Reduce the building separation between accessory structures (patio cover 1 and pool house) to 3 feet where 6 feet is required per Section 30.02.04 (a 50% reduction).
 - c. Reduce the building separation between an accessory structure (patio cover 1) and the primary dwelling to 5 feet where 6 feet is required per Section 30.02.04 (a 17% reduction).
2.
 - a. Reduce the interior side setback for an accessory structure (shed 3) to 2 feet where 5 feet is required per Section 30.02.04 (a 60% reduction).
 - b. Reduce the interior side setback for an accessory structure (patio cover 2) to 1 foot where 5 feet is required per Section 30.02.04 (an 80% reduction).
 - c. Reduce the side and rear setback for an accessory structure (shop) to 4.5 feet where 5 feet is required per Section 30.02.04 (a 10% reduction).
3.
 - a. Allow 3 residential driveways where 1 is allowed per Uniform Standard Drawing 222 (a 200% increase).
 - b. Reduce the distance from the property line to a residential driveway to 5 feet where 6 feet is required per Uniform Standard Drawing 222 (a 17% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8591 Fairfield Avenue
- Site Acreage: 2.28
- Project Type: Accessory structures
- Building Height (feet): 8 (sheds)/8 (patio covers)/14 (shop)/18 (proposed RV cover)/14 (pool house)
- Square Feet: 3,401 (primary dwelling)/100 (shed 1)/50 (shed 2)/40 (shed 3)/672 (pool house)/2,160 (shop)/1,200 (proposed RV cover)/100 (patio cover 1)/110 (patio cover 2)/120 (patio cover 3)/990 (patio cover 4)

Site Plans

The plans depict an existing single-family residence with access off Fairfield Avenue. There are 3 driveways along the east property line of the parcel that provide ingress and egress. The primary dwelling is in the southeast corner of the parcel, directly in front of a circular driveway. The pool house is 18.5 feet northwest of the primary dwelling, while patio cover 1 is between the pool house and the primary dwelling. Patio cover 4 is 34 feet southwest of the pool house. The pool is 10 feet southeast of the patio cover 4 between the primary dwelling and the structure. Shed 2 is 15 feet southwest of the structure. Patio cover 3 is 2 feet southeast of shed 2, while also being 40 feet northwest of the primary dwelling. The shop is 57 feet southwest of patio cover 3. Patio cover 2 is 50 feet southwest of the primary dwelling and east of the shop. Shed 3 is 19 feet east of patio cover 2. There is a proposed RV cover structure that is 88 feet northwest of the pool house, and 7 feet west of shed 1. The proposed RV cover structure is 127 feet east of the west property line and 50 feet south of the north property line. Shed 1 is 40 feet south of the north property line.

Landscaping

No new landscaping is proposed or required for this request.

Elevations

The plans depict a proposed RV cover structure that will be 18 feet in height and 1,200 square feet. The RV cover structure will be constructed of sheet metal with a pitched roof and tan exterior color. It will be enclosed on the north, south, and west sides of the structure. The photos depict shed 1 is 8 feet in height and 100 square feet. It is constructed of tan T1-11 wood siding with a pitched roof made of composite shingles. Shed 2 is 8 feet in height and 50 square feet. It is constructed of grey T1-11 wood siding with red trim along the door, window, and roofline, with a pitched roof constructed of composite shingles. Additionally, patio cover 3 has cedar posts that are 8 feet in height with a flat shade cloth top and stucco walls that provide privacy. Shed 3 is 8 feet in height and 40 square feet. It has a pitched roof with a grey plastic resin exterior. The photos depict patio cover 1 is 8 feet in height and 100 square feet. It is constructed of cedar posts with a flat shade cloth top. Patio cover 2 is 8 feet in height and 110 square feet. It is constructed of cedar posts with a flat corrugated metal top. Patio cover 4 that is 8 feet in height and 990 square feet. It is constructed of cedar posts with a flat corrugated metal top. Pictures depict an existing shop that is 14 feet in height and 2,160 square feet. It is constructed of grey stucco with a sloped shingle roof. There are 3 roll-up doors, a pedestrian door, and a window, all white in

color, on the north side of the building. Finally, photos depict an existing pool house that is 14 feet in height and 672 square feet. It is constructed of grey stucco siding with a pitched tile roof. There are windows on all 4 sides of the pool house with pedestrian doors on the north and south sides of the building.

Applicant's Justification

The applicant states that they would like to construct a detached RV cover structure on their property. They have made numerous improvements to the site since purchasing it in 2017. Additionally, they have reached out to the Department of Environment and Sustainability to determine if dust control measures should be taken for this proposal. They have been notified that no dust control measures are required for this scope of work. Furthermore, the applicant has removed nearly 30 vehicles from the property since purchasing it. The applicant would like to continue making improvements to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

It appears that the existing shop had an approved building permit in 1991. However, staff cannot verify how far the structure got in the permit process and whether they received final inspections. Plans that were submitted at that time indicated that the shop would be set back 10 feet from the adjacent property lines. The shade structure will not match the primary dwelling; however, staff

is recommending that if this RV structure is approved, it should be painted to match the color of the primary dwelling. The request to reduce setbacks and separation may result in safety issues for the subject site and surrounding area. Therefore, staff cannot support these requests.

Public Works - Development Review

Waiver of Development Standards #3a

Staff has no objection to allowing the 3 existing residential driveways as they do not conflict with any traffic movements on public right-of-way. Additionally, the lot is multiple acres, which allows the driveways to be placed a safe distance from each other.

Waiver of Development Standards #3b

Staff has no objection to the reduction in the distance from the driveway to the property line. The reduction is minimal and will not reduce visibility.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process for existing accessory structures or the application will expire unless extended with approval of an extension of time;
- 2 years to commence the proposed RV cover or the application will expire unless extended with approval of an extension of time;
- Paint the proposed RV cover to match the primary dwelling.
- 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CARRYN B. WARREN

CONTACT: CARRYN WARREN, 8591 FAIRFIELD AVENUE, LAS VEGAS, NV 89123

DRAFT



Department of Comprehensive Planning Application Form

19A

ASSESSOR PARCEL #(s): 177-16-701-019

PROPERTY ADDRESS/ CROSS STREETS: 8591 Fairfield Ave, Las Vegas, NV 89123 / Pebble and Bermuda

DETAILED SUMMARY PROJECT DESCRIPTION

Installation of a pre-fabricated covered RV shade structure measuring 40x30, open on two ends.

PROPERTY OWNER INFORMATION

NAME: Carryn Warren
ADDRESS: 8591 Fairfield Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: 702-281-1216 CELL 702-281-1216 EMAIL: carrynb@gmail.com -or- carrynb@aol.com

APPLICANT INFORMATION (must match online record)

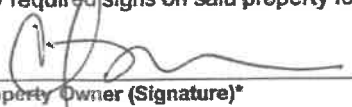
NAME: Carryn Warren
ADDRESS: 8591 Fairfield Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
TELEPHONE: 702-281-1216 CELL 702-281-1216 EMAIL: carrynb@gmail.com -or- carrynb@aol.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Carryn Warren
ADDRESS: 8591 Fairfield Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
TELEPHONE: 702-281-1216 CELL 702-281-1216 EMAIL: carrynb@gmail.com -or- carrynb@aol.com

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

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


Property Owner (Signature)*

Carryn Warren
Property Owner (Print)

8-7-2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s): WS24-0523
PC MEETING DATE: 11/19/2024
BCC MEETING DATE: _____
TAB/CAC LOCATION: enterprise

ACCEPTED BY: NAT
DATE: 9/23/2024
FEES: \$800.00

DATE: 11/13/2024

TO: Department of Comprehensive Planning
DATE: September 12, 2024
FROM: Carryn Warren
RE: Land Use Permit for Parcel 177-16-701-019

Description and Justification Letter

We are hoping to get a permit from the city to install a pre-fabricated shade structure (a.k.a. RV Cover) on our property. Since moving to our home in 2017 we have made significant improvements to the condition and aesthetics of the land and dwellings, and we hope to continue to do so, with your permission.

We will be using the RV Cover for personal use only, not for storage, as shade for our travel trailer and utility trailers. We also plan to relocate the materials lined up along the wall to underneath this structure. This will be erected on the empty portion of our 2.5 acre lot, adjacent to the shed, on the north side, away from the main house (see site location below).



We are requesting a **Waiver of Development Standards to allow the RV Cover to not match the primary dwelling** per section 30.04.05(D)(7)(b) of *Title 30, Unified Development Code*. Our home is stucco with a tile roof and the RV Cover is metal (29 gauge sheet metal over a steel frame). We are also requesting a **Waiver of Development Standards for the existing shed** (in above photo) which will be next to the RV cover. It is made of T1-11 siding over a wood stud frame and shingle roof, so it also will not match. Both structures are not without precedent in our community, in which you will find many horse stalls, sheds and metal carports of similar style.

We also requesting **waivers for the following existing setbacks** (as seen on the "site plan" and listed in "cross section and elevations"):

- Shed along the south block wall is 2' from the wall
- Shade along the south block wall is 1' from the wall
- Shade between the pool house and main house is 3.5' from the pool house and 5' from the main house
- Shed and shade located southwest of the pool are 2' apart, and
- Shop is 4'6" from the West and South block walls.

In addition to these, we are also requesting a **Waiver of Development Standards to waive Uniform Standard Drawing 222 requirements**. First is to have three existing driveways when only one residential driveway is permitted. Second is to waive the distance from the property line to the existing residential driveway to 5 feet when the minimum required distance is 6 feet. Specifications for the width of each driveway, distance to property line, and sight visibility zones per Uniform Standard Drawing 201.2 measuring 12ft by 90ft are provided on the site plan. *Public Works* has replied "ok" with no more comments on these issues (see Exhibit E).

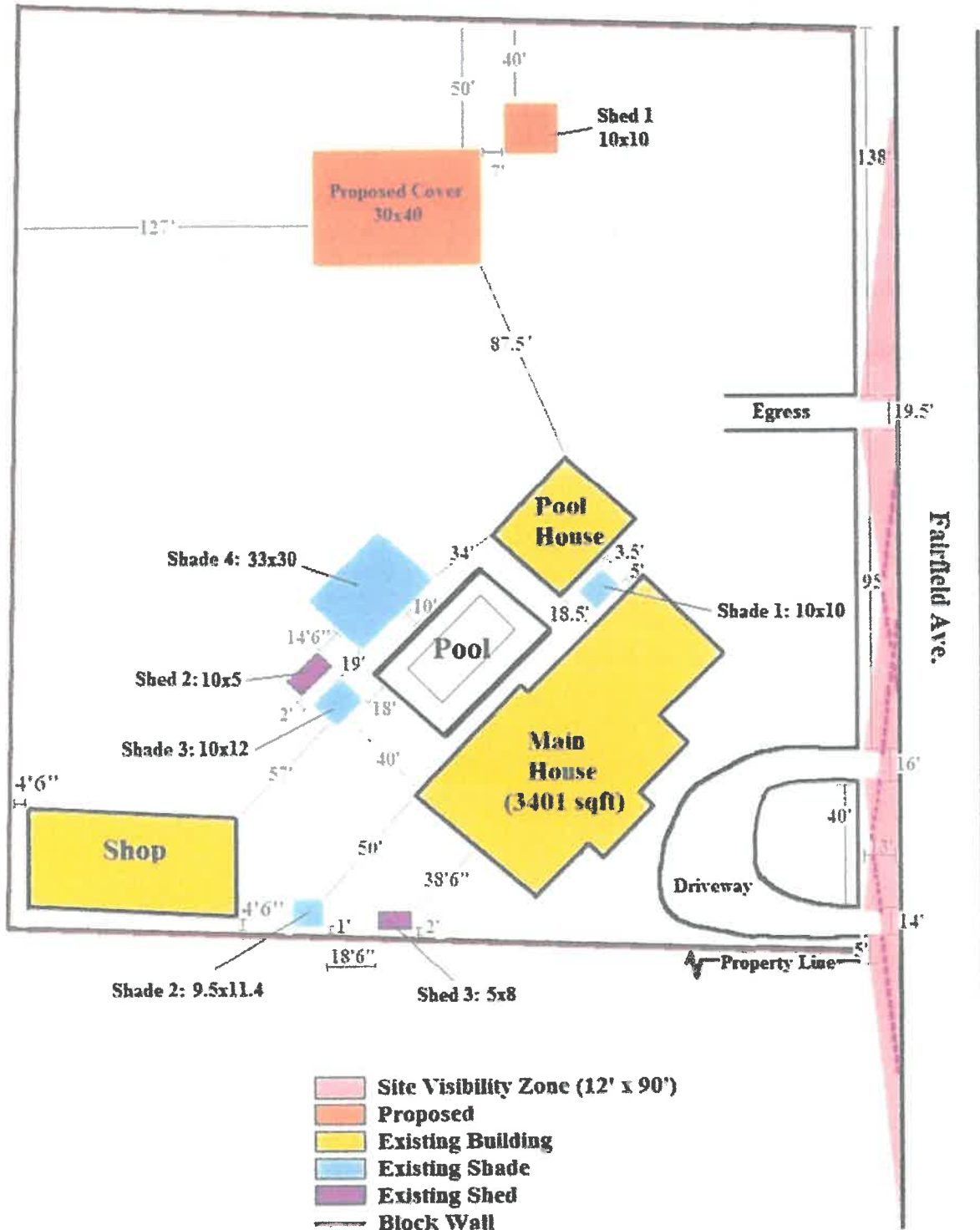
Please note that the way in which we currently use our property and the erection of our shade structure are in compliance with the *Department of Environment and Sustainability*. We are permitted to drive to the back of our property, ride our ATVs, and are not required to have a dust permit for construction (see Exhibits A and B). As such, we will not do any additional landscaping of this area at this time.

Since moving to our home in 2017 we have made considerable efforts to beautify our home and land. We even cleared the lot of what was essentially a junk yard, with about 30 abandoned vehicles! In the future we will continue to make these improvements, and we look forward to your support in these endeavors. We love and care for our home, and hope this is conveyed with our application.

Thank you for your time and consideration,
Carryn Warren

TO: Department of Comprehensive Planning
 DATE: September 9, 2024
 FROM: Carryn and Joseph Warren
 RE: Land Use Permit for Parcel 177-16-701-019

Site Plan



WS24-0523

11/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0526-GHANOLI HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence.

DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action)

RELATED INFORMATION:

APN:

177-05-204-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a 6 foot high fence within the front setback where 3 foot is the maximum height allowed per Section 30.04.03B (a 100% increase).
2. Allow a non-decorative fence along Crystal Street, Martin Avenue, and Dean Martin Drive where fences along a street shall be decorative per Section 30.04.03B.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6734 Crystal Street
- Site Acreage: 0.49
- Project Type: Fencing and site modifications
- Building Height (feet): 6 (fence)
- Parking Required/Provided: 0/7 (truck parking spaces)

Site Plan & History

The site was previously approved as a truck staging area by the BCC in December of 2023 via UC-23-0695, the applicant has altered their design to include 2 access gates, updated their landscaping plan, added non-decorative fencing along the perimeter of the lot, and added a 3 foot high retaining wall along the eastern boundary of the site. A condition of approval required a zoning inspection prior to commencing the use; however, aerial data shows that the site has been used as a truck staging area since the original approval, but the condition from UC-23-0695 was never met.

The approved plan depicts a paved parking area for staging of up to 8 trucks. Truck parking spaces were shown along the north side of the subject property at a minimum of 10.5 feet in width and 74 feet in length. The parking area was proposed to be accessed from two, 40 foot wide commercial driveways from Crystal Street. Additionally, there were no proposed areas for outside storage.

Now, the applicant has altered the plan to show a paved parking area for staging of up to 7 trucks where 8 parking spaces were originally approved; 1 parking spot was removed to accommodate for the installation of the fences and access gates. The size and location of the parking spots is unchanged. Additionally, the parking area will now be accessed via a proposed rolling gate on the west property line and a proposed swinging gate near the south portion of the property. The rolling gate is shown as being 48 feet wide and the swinging gate is shown as being 38 feet wide, and both gates are to be set back 18 feet from property lines and will remain open during the business hours. The gates connect to a 6 foot high chain-link fence that surrounds a majority of the site. A chain-link fence is proposed along the perimeter of the site, behind the required landscaping. There is also a retaining wall shown along the eastern boundary of the site. The retaining wall is a maximum of 3 feet at its highest point with the 6 foot chain-link fence on top.

Landscaping

The approved landscape plan depicts street landscaping areas with existing attached sidewalks along Martin Avenue and along portions of Dean Martin Drive. The street landscaping is 10 feet in width along Martin Avenue and 6.5 feet wide along Dean Martin Drive. Additional right-of-way was dedicated on the south portion of Dean Martin Drive for the elevated roadway over CC 215 and there is no landscaping in this area. Attached sidewalks with street landscaping 10 feet in width were also shown along Crystal Street.

Upon approval of the previous application, a condition was added that the Modesto Ash trees to be replaced by a tree species recommended by the Southern Nevada Water Authority plant list. The applicant has updated the plans to replace the Modesto Ash tree with Cedar Elm. Also, the applicant is requesting to replace Date Palm with Southern Live Oak. All of the previously approved dimensions for the landscaping and attached sidewalks are unchanged.

Applicant's Justification

The applicant states that the proposed fencing and access gates would provide the security necessary for the site without the installation of a block wall, as a block wall could create a canyon effect in the cul-de-sac. The applicant also states that the trucks parked at the site would be mail trucks coming from California, and that they would not be parked there for more than a few hours at a time before departing to their destinations. Additionally, the applicant states that the landscaping that is being installed will help mitigate the effects of the non-decorative chain-link fence. Lastly, the applicant states that the access gates are to remain open during their business hours.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0695	Truck staging area	Approved by BCC	December 2023
VS-23-0696	Vacated and abandoned patent easements	Approved by BCC	December 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-60 & AE-65)	Feed store & off-premises sign
South & East	Business Employment	RS20 (AE-60)	Dean Martin Drive, I-15, & CC 215 ramps
West	Business Employment	IP (AE-60)	Distribution center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

While the installation of landscaping is an improvement for the site, staff finds that the installation of an over height, non-decorative fences along both streets would impact the surrounding area. Fencing along street frontages is meant to be minimal and decorative to reduce visual impact and help with visibility, and in this case no additional mitigation is provided for the negative impacts, other than the required landscaping. For these reasons, staff cannot support these requests.

Design Review

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

Staff finds that the addition of the access gates will improve the security of the site. Also, the update of landscape material to the original plan and the substitution for SNWA recommended trees is a welcome change that is in-line with the goals of the Master Plan. While staff would support the addition of the fences and gates, staff is not supporting the waivers of development standards for the increased height and non-decorative fences and therefore, 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- A business license shall not be issued, or if no business license is required, the use shall not commence without final zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Full off-site improvements;
- Right-of-way dedication to include a portion of the cul-de-sac for Crystal Street and spandrel at the intersection of Martin Avenue and Dean Martin Drive.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GHANOLI HOLDINGS, LLC

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



Department of Comprehensive Planning Application Form

20A

ASSESSOR PARCEL #(s): 177-05-204-001

PROPERTY ADDRESS/ CROSS STREETS: CRYSTAL STREET & MARTIN AVENUE

DETAILED SUMMARY PROJECT DESCRIPTION

THE APPLICANT IS REQUESTING A DESIGN REVIEW AND WAIVER OF DEVELOPMENT STANDARDS FOR A PROPOSED CHAIN LINK FENCING AROUND THE APPROVED SITE WITH GATED ENTRIES.

PROPERTY OWNER INFORMATION

NAME: GHANOLI HOLDINGS LLC

ADDRESS: 30724 BENTON ROAD, C302-483

CITY: WINCHESTER

STATE: CA ZIP CODE: 92596

TELEPHONE: (760)689-2263 CELL _____ EMAIL: SatinderSingh01@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: GHANOLI HOLDINGS LLC

ADDRESS: 30724 BENTON ROAD, C302-483

CITY: WINCHESTER

STATE: CA ZIP CODE: 92596 REF CONTACT ID # 276385

TELEPHONE: (760)689-2263 CELL _____ EMAIL: SatinderSingh01@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: VTN-NEVADA c/o: Jeffrey Armstrong

ADDRESS: 2727 SOUTH RAINBOW BOULEVARD

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89146 REF CONTACT ID # 172217

TELEPHONE: (702)873-7550 CELL _____ EMAIL: jeffreya@vtnv.com

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

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

Satinder Singh

Property Owner (Signature)*

Satinder Singh

Property Owner (Print)

6/21/2024

Date

DEPARTMENT USE ONLY

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

APPLICATION # (SI) WS-24-0526

ACCEPTED BY: [Signature]

PC MEETING DATE 11/19/24

DATE: 9/24/24

GCC MEETING DATE _____

FEES \$1,300

TAR/CAD LOCATION: Enterprise MAT: 10/30/24



7/18/2024, 8/5/2024, Revised 9/4/2024
W.O # 8289

CLARK COUNTY
Planning Department
500 Grand Canyon Parkway
Las Vegas, Nevada 89155
Attention: Planning Department

Subject: 1. Design Review
2. Waiver of Development Standards

RE: APN 177-05-204-001 - 0.49 Gross Acres

Planning Department:

On behalf of our client Ghanoli Holdings LLC, VTN Nevada is requesting the approval of a Design Review and Waivers of Development Standards for the above referenced parcel. Ghanoli Holdings LLC was approved to develop the subject parcel of land as a Truck Staging Area with a zoning of M-1 (Light Manufacturing) with land use designations of BE (Business Employment) within the Enterprise Land Use planning area, Commissioner Michael Naft's district.

The proposed truck staging area is located east of Crystal Street and south of Martin Avenue. The truck staging area is proposed to be a staging area for mail to be trucked/delivered to and from California.

The proposed truck staging area was approved by Clark County Planning Commission on December 18, 2023 (UC-23-0695 and VS-23-0696).

The Request:

The applicant is requesting approval for the following:

Waiver of Development Standards:

1. To allow a chain link fence with slat where decorative fencing is required along the street frontages per 30.04.03B.1. Fence to be constructed at back of approved landscaping.
2. To allow a 6-foot high fence where 3 feet is required within the front setback (Crystal Street) per 30.04.03B.1.i.b. for industrial district per 30.04.03.B.i.1.b

Design Review:

1. Design Review for a landscape material change, prior UC-23-0695 included waivers to reduce landscaped area (old Title 30) to 10 feet along Martin Avenue, 10 feet along Crystal Street, 6.5 feet along Dean martin Drive, and 1 zero feet along other portions of Dean Martin Drive.
The applicant is proposing to utilize chain link fencing with privacy slats where decorative fencing is required. The gated access will be setback eighteen (18) feet from the property line for both gates.
The fencing to be installed at the back of approved landscaping.
The site access hours are as follows:
3:00AM to 11:00AM
1:00PM to 5:30AM

The applicant believes that the proposed chain link fencing will provide the minimal security needed for the site without the permanency of a solid block wall. A solid block wall around when constructed would create a tunnelling effect for the drivers trying to maneuver semi-trailer around a small site. The trailers will only be parked at the site for a few hours prior to departure to make deliveries. The applicant will be providing additional landscaping screening around the site to reduce the impacts on the chain link fencing.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

Jeffrey Armstrong

Jeffrey Armstrong
Planning Manager

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0527-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) increase wall height; 3) increase fill height; 4) off-site improvements (curb, gutter, sidewalks, and streetlights); and 5) reduce the street intersection off-set.

DESIGN REVIEW for single-family detached residences on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the northwest corner of Valadez Street and Shotbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

RELATED INFORMATION:

APN:

176-16-501-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback for 10 proposed single-family residences (Lots 1 through 10) to 20 feet where 40 feet is required per Section 30.02.04B (a 50% reduction).
2. Increase retaining wall height to 11 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 266.7% increase).
3.
 - a. Increase the fill height to 11.5 feet on the east property boundary where a 3 foot maximum is allowed to be placed within 5 feet from the shared residential property line per Section 30.04.06F (a 283.4% increase).
 - b. Increase the fill height to 10 feet on the east property boundary line where a 6 foot maximum is allowed to be placed within 20 feet from the shared residential property line per Section 30.04.06F (a 66.7% increase).
 - c. Increase fill height to 10 feet on the east property boundary where a 9 foot maximum is allowed to be placed within 50 feet from the shared residential property line per Section 30.04.06F (a 11.2% increase).
4. Eliminate full off-site improvements including curb, gutter, sidewalks, and streetlights, per Section 30.04.08C.
5. Reduce street intersection off-set to 96 feet where a minimum of 125 feet is required per Section 30.04.08F (a 23.2% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4.92
- Project Type: Single family residential
- Number of Lots: 10
- Density (du/ac): 2.03
- Minimum/Maximum Gross Lot Size (square feet): 20,285/23,564
- Minimum/Maximum Net Lot Size (square feet): 18,002/19,027
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 3,658 to 4,731

Site Plans

The plans depict a proposed single-family residential development consisting of 10 lots on 4.92 acres with a density of 2.03 dwelling units per acre. All proposed lots within the subdivision will be served by a 37 foot wide private street with 24 inch "L" curb and gutter. Access to the subdivision is granted via Valadez Street, terminating in a cul-de-sac. The front setback is shown at 20 feet from the property line of all 10 lots, necessitating a waiver of development standards to reduce the front setback. A waiver of development standards is requested to increase a retaining wall height to a maximum of 11 feet along the central and south portions of the east portion of the site adjacent to a 5 foot public drainage easement and existing residences.

This application also includes a waiver of development standards to allow an excess fill of 7.5 feet on the north, 11.5 feet on the east, 5.5 feet on the south, and 4 feet on the west property boundaries where a 3 foot maximum is allowed 5 feet from the shared property line. The excess fill is needed for Lots 2, 3, 6, and 10. Additionally, a waiver of development standards to allow for an excess fill of 7.5 feet on the north and 10 feet on the east property boundary line where a 6 foot maximum is allowed 20 feet from the shared property line. The excess fill is needed for Lots 6 and 10. Lastly, a waiver of development standards to allow for an excess fill of 10 feet on the east property boundary where a 9 foot maximum is allowed 50 feet from the shared property line needed for Lot 10.

Landscaping

A 10 foot wide street landscape area is proposed along Valadez Street. The proposed landscaping consists of 8 large evergreen trees, Shoestring Acacia and Indian Rosewood, and the required shrubs and groundcover.

Elevations

The plans depict 10, single story models up to 23 feet high. Each model will have variable rooflines, window trims, stone veneer, covered entry, covered patios, and stucco. The models present contemporary, modern farmhouse, mid-century, modern and prairie designs and finishes.

Floor Plans

The models range in size from 3,658 square feet to 4,731 square feet with options that include multiple bedrooms and 2 to 4 car garages.

Applicant's Justification

The applicant indicates that the proposed single-family residential development is consistent in lot size and density with the surrounding properties. Also, the front setback reduction would ensure consistency with the surrounding area, which features setbacks of 20 feet from the back-of-curb, which aligns with the established standards of the neighborhood. The neighborhood to the south is constructed with residences setback 13 feet to 26 feet from back-of-curb. The increase fill height and retaining walls are required to meet the drainage criteria. The surrounding area features setbacks of 20 feet from the back-of-curb, which aligns with the established standards of the neighborhood. The neighborhood to the south is constructed with residences setback 13 feet to 26 feet from back-of-curb. This standard ensures consistency and maintains the aesthetic integrity of the area, which we believe contributes positively to the community without causing any adverse effects.

Furthermore, the applicant states that the waiver for full off-site improvements is to maintain the character of the neighborhood and match the existing development, we are proposing no curb, gutter, sidewalks, or streetlights. The request to waive street intersection standards is needed since the proposed development is situated in a region where most of the construction has already been completed, and it serves as the sole entrance to the residential subdivision. The site is in an area with low traffic flow, the applicant does not anticipate any negative impact to the area.

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single family residential

Related Applications

Application Number	Request
TM-24-500114	A tentative map for a 10 lot single family subdivision on 4.92 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 through #3

Setbacks are particularly important in the Neighborhood Protection Overlay as they help maintain a rural appearance with abundant open space around the residential properties. Staff finds that some residential developments in the surrounding area feature front setbacks that are less than what is now required under current Title 30, however, this is a new development that is subject to current Code requirements. Staff finds that the significant reductions to the front setback will diminish the rural appearance of the subdivision, which may have an adverse effect on the surrounding area.

Additionally, the multiple proposed excess fill increase throughout Lots 2, 3, 6, and 10 will not meet the intent of Title 30 for limiting the impacts to adjacent residential property the applicant is requesting an 11 foot high retaining wall along the east property line which exceeds the maximum allowable retaining wall height of 3 feet. The proposed wall will be adjacent to a drainage easement along the east side of the property. However, there are existing residences on the east side of the site and the wall height would create a towering effect. Additionally, if the retaining wall needs to be higher, Title 30 allows for tiered retaining walls, which would be a much better design considering the residential adjacency. The proposed wall is located within 5 feet of the residential property line and does not meet the intent of Master Plan Policy EN-1.1 Neighborhood Integrity related to contiguous and uniform neighborhood development. Therefore, staff cannot support these requests.

Design Review

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

Staff finds that the proposed residential development is similar in character to other developments within the area. There are residential developments to the east, west, and south of the site with similar sized lots and design. In addition, the proposed development will also help to activate a long unused area and act as an in-fill development in the area. In terms of the design of the proposed residential development, staff finds that the proposed architecture and garage styles are like the surrounding residential developments and are consistent with newer development designs. In addition, the proposed building designs and architectural features are not unsightly or undesirable.

However, staff is concerned that some design choices, such as the large retaining walls and fill along shared residential property lines, could lead to increased impacts on surrounding properties without any additional mitigation provided. In addition, staff finds that the reduced front setback could cause future undue burdens for those living in the subdivision and could inhibit the future use of these lots for the rural activities that are expected within the Ranch Estate Neighborhoods. Staff finds that the proposed subdivision supports Master Plan Policies 1.3.1, 1.4.4, and 1.5.1 and Enterprise Specific Policies EN-1.1 and EN-1.2, which all support the development of compatible and continuous Rural Estate developments within in-fill areas of existing Ranch Estate Neighborhoods and Rural Neighborhood Protection Areas. However, the proposed development is inconsistent with the Master Plan Policies 1.3.5 and 1.5.3, which emphasize the development of neighborhoods which protect the traditional rural activities within the RNP and Ranch Estate Neighborhood areas and which foster the development of neighborhood features that support the livability of the area. For these reasons, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection for the request to not install full off-site improvements along Shelbourne Avenue and Valadez Street. This request will allow the new subdivision to develop while leaving the existing non-urban standards.

Waiver of Development Standards #5

Staff has no objection to the reduction in the street intersection offset between Valadez Street and Shelbourne Avenue. The proposed 10 lot subdivision should see a low volume of traffic because of the limited number of lots.

Staff Recommendation

Approval of waivers of development standards #4 and #5; denial of waivers of development standards #1 through #3 and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Comply with approved drainage study PW24-17122;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118

DRAFT



Department of Comprehensive Planning Application Form

21A

ASSESSOR PARCEL #(s): 176-16-501-012

PROPERTY ADDRESS/ CROSS STREETS: Shelbourne Ave and Valadez St

DETAILED SUMMARY PROJECT DESCRIPTION

10 Lot Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: Goldensites LLC
ADDRESS: 9225 W Flamingo Rd, Ste 190
CITY: Las Vegas STATE: NV ZIP CODE: 89147
TELEPHONE: 702-228-0720 CELL _____ EMAIL: frank@pinnaclelv.com

APPLICANT INFORMATION (must match online record)

NAME: Pinnacle Homes
ADDRESS: 9225 W Flamingo Rd, Ste 190
CITY: Las Vegas STATE: NV ZIP CODE: 89147 REF CONTACT ID # _____
TELEPHONE: 702-228-0720 CELL N/A EMAIL: frank@pinnaclelv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering; Attn: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL N/A EMAIL: JessicaW@taneycorp.com

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

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


Property Owner (Signature)*

FRANK E WYATT
Property Owner (Print)

9-10-24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0527
PC MEETING DATE -
BCC MEETING DATE 11/20/24
TAB/CAC LOCATION Enterprise

ACCEPTED BY JUD
DATE 09/25/24
FEES \$1300⁰⁰

DATE 11/13/24



TANEY ENGINEERING

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

September 13, 2024

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

Re: Shelbourne & Valadez (Brighton)
APR-24-100230
APN: 176-16-501-012
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Pinnacle Homes., is respectfully submitting justification for a Tentative Map, Waivers of Development Standards, and Design Review for a proposed single-family residential subdivision.

Tentative Map

A Tentative Map is requested to allow for the development of a 4.92 gross-acre (Please see attached documentation after letter for Legal Description and accurate acreage), 10 lot single-family residential subdivision with 2.03 dwelling units per acre generally located north of Shelbourne Avenue and west of Valadez Street.

The site is currently zoned RS20 (Residential Single-Family 20), with a planned land use of RN (Ranch Estates Neighborhood) this site is within the RNP (Rural Neighborhood Preservation We are not requesting any modifications to the current zoning or planned land use.

The project site is adjacent to properties with the following zoning categories and planned land use:

- East, South, and West: RS20 (Residential Single-Family 20); RN (Ranch Estates Neighborhood) RNP 1 (Rural Neighborhood Preservation)
- North: RS3.3 (Residential Single-Family 3.3); MN (Mid-Intensity Suburban Neighborhood)

All lots will be accessed via 37-foot-wide private street with 24" "L" curb and gutter. Lots 1-10 will be accessed through Valadez Street that terminates in a cul-de-sac.

Perimeter landscaping is provided. A 10-foot landscape buffer will be located along Valadez Street.

Waiver of Development Standards – Off-Site Improvements

This request is to waive Section 30.04.08.C.1 requiring full off-site improvements Shelbourne Avenue and Valadez Street. The proposed development is zoned RS20 (Residential Single-Family 20) and situated in an area where rural street standards have been previously accepted. To maintain the character of the neighborhood and match the existing development, we are proposing no curb, gutter, sidewalks, or streetlights.

WS-24-0527

Page 1 | 8



Waiver of Development Standards – Alternative Street Landscape and Buffer

This request is to waive Section 30.04.03(C)(i) requiring detached 15ft street landscape along Valadez Street. We are proposing to instead add the 10-foot landscape behind the sidewalk. The proposed development is within rural neighborhoods where rural street improvements (non-urban standards) have been previously accepted. Since there are no sidewalks or street landscape that comply with Section.0304.03(C)(i) adjacent to the site. However, there is a 12-foot wide landscape easement to the south see PB151-11. We believe it is appropriate to maintain similar standards.

Waiver of Development Standards- Street Intersection

This request is to waive Section 30.04.08.F.1 requiring the street intersection offset to be a minimum of 125 feet. We are proposing instead a street intersection offset of 96.04 feet. The proposed development is situated in a region where the majority of construction has already been completed, and it serves as the sole entrance to the residential subdivision. Given that this subdivision is located in an area with low traffic flow, we anticipate that the impact will be negligible.

Waiver of Development Standards- Setbacks

This request is to waive Section 30.02.04. B to allow 20- foot set back on lots 1-10 where a 40- foot setback is required from back of curb. The surrounding area features setbacks of 20 feet from the back or curb, which aligns with the established standards of the neighborhood. The neighborhood to the south is constructed with residences setback 13-26 from back of curb. This standard ensures consistency and maintains the aesthetic integrity of the area, which we believe contributes positively to the community without causing any adverse effects. We believe the impact to be negligible

Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03(C)(2)(i) to allow for a maximum 16.56-foot-high combination 6-foot screen wall and 10.56-foot retaining wall along the east property boundary adjacent to a 5-foot public drainage easement and existing residences. The increase in height is necessary so that the site maintains adequate drainage. As the properties adjacent to the proposed retaining walls are currently being matched into the expected impact is negligible.

Waiver of Development Standards – Excess Fill

We are requesting a waiver of development standards to allow for an excess fill of 7.22 (86.64 inches) on the north, 11.24 feet (134.88 inches) on the east, 5.34 feet (64.08 inches) from the south, and 3.57 feet (42.84 inches) from the west property boundary where a 3-foot maximum is allowed 5 feet from the shared property per Section 30.04.06(F)(1). The excess fill is needed for lots 3,10,6, and 2 to ensure adequate drainage of the site we expect the impact to be negligible.



Waiver of Development Standards – Excess Fill

We are requesting a waiver of development standards to allow for an excess fill of 7.25 feet (87 inches) from the north and 9.52 feet (114.24 inches) from the east property boundary line where a 6-foot maximum is allowed 20 feet from the shared property per Section 30.04.06(F)(1). The excess fill is needed for lots 6 and 10 and to ensure adequate drainage of the site we expect the impact to be negligible.

Waiver of Development Standards – Excess Fill

We are requesting a waiver of development standards to allow for an excess fill of 9.94 feet (119.28 inches) on the east property boundary where a 9-foot maximum is allowed 50 feet from the shared property per Section 30.04.06(F)(1). The excess fill is needed for lot 10 and to ensure adequate drainage of the site we expect the impact to be negligible.

Design Review – 10 Lot Single Family Residential Subdivision

We are requesting a design review to allow for a 10 lot Single-Family Subdivision. While the subdivision does not meet the density, it does meet the gross and net lot square footage per RS20. This subdivision is integrated well with the existing neighborhood, maintaining aesthetic and property value standards. this ensures that the new development enhances rather than detracts from the community’s character.

Design Review - Architecture

This request is for a design review of architectural floor plans and elevations. The one-story detached single-family homes are 3,658 to 4,260 square feet. This architecture provides Contemporary, Modern Farmhouse, Mid-Century, Modern, and Prairie designs and finishes. A two-car to four-car garage will be provided for each home, in addition to a full-length driveway that can park a minimum of two vehicle.

Plans	Square Footage	Stories	Height	Garages
Plan 3658	3,658	1 Story	22’-6 ¼”	4 car garage total
Plan 3685	3,685	1 Story	18’-10”	3 car garage total
Plan 3825	3,825	1 Story	18’-10”	2 car garage + super garage
Plan 4125	4,125	1 Story	18’-5 ¼”	3 car garage total
Plan 4189	4,189	1 Story	22’-8”	4 car garage total
Plan 4190	4,190	1 Story	18’-6”	4 car garage total
Plan 4211	4,211	1 Story	17’-11 ¼”	4 car garage total
Plan 4286	4,286	1 story	14’-0”	3 car garage total
Plan 4382	4,382	1 story	15’-0”	4 car garage total
Plan 4731	4,731	1 story	18’-6”	4 car garage total

Plan Name	Project Number	Architectural Features
3658	#924020	Front Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim



		<ul style="list-style-type: none"> - Stone Veneer - Covered Entry - Parapet <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Variable Roof Line - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Window Trim - Variable Roof Line
3685	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Parapet - Window Trim - Stone Veneer <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof line - Covered Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Parapet - Window Trim - Stone Veneer <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Variable Roof Line
3825	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof line - Covered Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer



		<ul style="list-style-type: none"> - Variable Roof Line Right Side Elevation: <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Variable Roof Line
4125	#924020	Front Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry Rear Elevation: <ul style="list-style-type: none"> - Window Trim - Variable Roof line - Covered Patio Left Side Elevation: <ul style="list-style-type: none"> - Window Trim - Stucco Foam Trim - Variable Roof Line Right Side Elevation: <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Window Trim - Variable Roof Line
4189	# 924020	Front Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry Rear Elevation: <ul style="list-style-type: none"> - Window Trim - Variable Roof line - Covered Patio Left Side Elevation: <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Variable Roof Line Right Side Elevation: <ul style="list-style-type: none"> - Stucco Over Foam Trim - Window Trim
4190	#924020	Front Elevation: <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Covered Entry Rear Elevation: <ul style="list-style-type: none"> - Window Trim



		<ul style="list-style-type: none"> - Covered Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Window Trim - Variable Roof Line
4211	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Variable Roof line - Covered Patio <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Variable Roof Line <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Window Trim - Variable Roof Line
4286	#924020	<p>Front Elevation:</p> <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry - Parapet <p>Rear Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim <p>Left Side Elevation:</p> <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Variable Roof Line - Sectional Garage Door <p>Right Side Elevation:</p> <ul style="list-style-type: none"> - Stone Veneer - Stucco Over Foam Trim - Window Trim



4382	#924020	<ul style="list-style-type: none"> - Variable Roof Line Front Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry Rear Elevation: <ul style="list-style-type: none"> - Window Trim - Covered Patio Left Side Elevation: <ul style="list-style-type: none"> - Window Trim - Stone Veneer - Variable Roof Line - Sectional Garage Door Right Side Elevation: <ul style="list-style-type: none"> - Variable Roof Line - Window Trim
4731	#924020	Front Elevation: <ul style="list-style-type: none"> - Variable Roof line - Window Trim - Stone Veneer - Covered Entry Rear Elevation: <ul style="list-style-type: none"> - Window Trim - Covered Patio - Stucco Foam Trim Left Side Elevation: <ul style="list-style-type: none"> - Window Trim - Variable Roof Line - Sectional Garage Door Right Side Elevation: <ul style="list-style-type: none"> - Stucco Over Foam Trim - Window Trim - Variable Roof Line

Narrative

This site is meeting the lot size requirements for within the RNP Overlay District. All the floorplans and elevations are meeting building heights and the four- sided architectural features. Furthermore, the lots are meeting the side and rear setbacks. We are trying to tie into the adjacent communities' characteristics.



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

Sincerely,

A handwritten signature in cursive script that reads "Susan Florian". The signature is written in a dark ink and is positioned above the printed name.

Susan Florian
Land Planner

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500114-COUNTY OF CLARK (AVIATION):**

TENTATIVE MAP consisting of 10 lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

RELATED INFORMATION:

APN:
176-16-501-012

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

BACKGROUND:
Project Description

General Summary

- Site Acreage: 4.92
- Project Type: Single family residential subdivision
- Number of Lots: 10
- Density (du/ac): 2.03
- Minimum/Maximum Lot Size (square feet): 20,285/23,564 (gross)/18,002/19,027 (net)

Project Description

The plans depict a proposed single family residential development consisting of 10 lots on 4.92 acres for a density of 2.03 dwelling units per acre. All proposed lots within the subdivision will be served by a 37 foot wide private street with no sidewalks, and access from Valadez Street, terminating in a cul-de-sac. The gross lot areas range from 20,285 square feet to 23,564 square feet. The net lot areas range from 18,002 square feet to 19,027 square feet. A 10 foot wide landscape area is located along Valadez Street, where the public right-of-way terminates in a cul-de-sac and the private street enters the proposed subdivision.

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single family residential

Related Applications

Application Number	Request
WS-24-0527	A request for waivers of development standards and design review for a 10 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds that the design of the subdivision lacks connectivity to a secondary street, allowing only a single point of entry and exit to the development via Valadez Street. Staff is not supporting the companion application in its entirety; therefore, recommends denial of the tentative map.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Comply with approved drainage study PW24-17122;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

**CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118**

DRAFT



Department of Comprehensive Planning Application Form

22A

ASSESSOR PARCEL #(s): 176-16-501-012

PROPERTY ADDRESS/ CROSS STREETS: Shelbourne Ave and Valadez St

DETAILED SUMMARY PROJECT DESCRIPTION

10 Lot Single Family Residential Subdivision

PROPERTY OWNER INFORMATION

NAME: Goldensites LLC
ADDRESS: 9225 W Flamingo Rd, Ste 190
CITY: Las Vegas STATE: NV ZIP CODE: 89147
TELEPHONE: 702-228-0720 CELL: _____ EMAIL: frank@pinnaclelv.com

APPLICANT INFORMATION (must match online record)

NAME: Pinnacle Homes
ADDRESS: 9225 W Flamingo Rd, Ste 190
CITY: Las Vegas STATE: NV ZIP CODE: 89147 REF CONTACT ID # _____
TELEPHONE: 702-228-0720 CELL: N/A EMAIL: frank@pinnaclelv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering; Attn: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL: N/A EMAIL: JessicaW@taneycorp.com

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

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

[Signature] FRANK E WYATT 9-10-24
Property Owner (Signature)* Property Owner (Print) Date

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

APPLICATION # (s) TM-24-500114 ACCEPTED BY JUD
PC MEETING DATE _____ DATE 09/25/24
BCC MEETING DATE 11/20/24 FEES \$750⁰⁰
TAB/CAC LOCATION Enterprise DATE 11/13/24



TANEY ENGINEERING

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

apMay 28, 2024

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

**Re: Shelbourne & Valadez
APR-24-100230
APN: 176-16-501-012
Hold Letter**

To whom it may concern:

Taney Engineering, on behalf of Pinnacle Homes., realizes that the Tentative Map will not be acted on within NRS time frames. We respectfully request that the Tentative Map be submitted concurrently with our other land use applications (Waivers of Development Standards and Design Review)

Thank you for your attention to this request. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

TM-24-500114

Page 1 | 1

11/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0535-BLUE DIAMOND PB HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscape planter width; and 2) reduced driveway geometrics.

DESIGN REVIEW for commercial buildings on 0.89 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Blue Diamond Road and the west side of Pinkbox Drive within Enterprise. JJ/sd/kh (For possible action)

RELATED INFORMATION:

APN:

177-18-602-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the width of the landscape planter along Blue Diamond Road to 5 feet where a minimum width of 6 feet is required per Section 30.04.01 (a 17% reduction).
2.
 - a. Reduce the departure distance for a driveway on Pinkbox Drive to 161 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 16% reduction).
 - b. Reduce the throat depth to 13 feet 4 inches where 25 feet is required per Uniform Standard Drawing 222.1 (a 47% reduction).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.89
- Project Type: Commercial buildings
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 2,358 (restaurant with drive-thru)/2,500 (retail)
- Parking Required/Provided: 23/24
- Sustainability Required/Provided: 7/8

Site Plans

The plans depict a 2,358 square foot restaurant building with drive-thru on the north portion of the property and a 2,500 square foot retail building on the southwest portion of the parcel.

Access is from Pinkbox Drive on the east side of the site and via cross access with the parcel to the west. The plans depict an internal circulation where customers can turn north from the driveway to enter the drive-thru, or go west or south for access to parking and the retail building.

Landscaping

Interior parking spaces show landscape islands every 6 spaces per Code. Perimeter landscaping is shown along Pinkbox Drive with medium trees spaced 20 feet on center and planted in a double row. Along Blue Diamond Road, trees are shown in a minimum 5 foot wide planter 20 feet on center between the sidewalk and the drive-thru lane.

Elevations

The plans depict a new retail building at 25 feet in height with a parapet wall with wood cladding, split-face CMU block, metal canopies, aluminum storefront system, and low-E dual pane windows. The restaurant building will be 25 feet in height with a parapet wall. Exterior materials include a metal canopy and low-E dual pane windows.

Floor Plans

The plans depict a 2,500 square foot retail building with 2 suites with an open floor plan to be built-out for individual tenants. The 2,358 square foot restaurant building includes a sales area, kitchen, restrooms, and utility room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the requested departure distance for Pinkbox Drive will have minimal impact as this is a minor street which does not cross Blue Diamond Road and accordingly does not create issues which might exist at a major intersection. The overall project design meets all parking and circulation standards for the contemplated uses.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-21-0644	Street name change from Schirlls Street to Pinkbox Drive between Blue Diamond Road and Wigwam Avenue	Approved by PC	January 2023
WS-22-0289	Waiver of development standards and design review for restaurants with drive-thru	Approved by BCC	June 2022
ET-21-400025 (VS-18-0962)	First extension of time to vacate Schirlls Street - expired	Approved by BCC	April 2021
ET-21-400024 (ZC-18-0961)	First extension of time for the design review - expired	Approved by BCC	April 2021
ADR-19-900822	Redesigned commercial development	Approved by ZA	December 2019
ZC-18-0961	Reclassified the site from H-2 to C-2 zoning	Approved by BCC	February 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0962	Vacated and abandoned 30 feet of Schirlls Street - expired	Approved by BCC	February 2019
SC-1717-98	Renamed an existing north and south street alignment from Schirlls Street, Schirlls Avenue, and Vista Street to Schirlls Street	Approved by BCC	December 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60)	Shopping center
South	Entertainment Mixed-Use	H-2 & RS80 (AE-60)	Undeveloped
East & West	Entertainment Mixed-Use	H-2 (AE-60)	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that the request to reduce the width of the landscape planter is a self-imposed hardship due to the proposed design. The plan can be modified to meet the minimum requirements. Therefore, staff cannot support this request.

Design Review

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

The proposed design is aesthetically pleasing and should add a visual architectural enhancement along the existing street frontage of Blue Diamond Road. Staff finds that the site can be redesigned to comply with minimum Code requirements. Therefore, staff cannot support the design review.

Public Works - Development Review
Waiver of Development Standards #2

Staff finds the reduced throat depth and departure distance for the driveway on PinkBox Drive will result in the stacking of vehicles in the right-of-way. The previously approved site plan provided the required throat depth and departure distance. The applicant is adding retail space, which will increase the number of vehicles going to the site. With the reductions in the departure distance and throat depth may create potential collisions.

Department of Aviation

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

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;
- Coordinate with Real Property Management and the Department of Aviation to dedicate Pinkbox Drive.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0437-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: SIEGEL COMPANIES
CONTACT: SEAN THUESON, BLUE DIAMOND PB HOLDINGS, LLC, 3790 PARADISE ROAD, SUITE 250, LAS VEGAS, NV 89169**



Department of Comprehensive Planning

Application Form

23A

ASSESSOR PARCEL #(s): 177-18-602007

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond & Pinkbox Dr.

DETAILED SUMMARY PROJECT DESCRIPTION

Owner to develop and construct two (2) retail buildings on the property.

PROPERTY OWNER INFORMATION

NAME: Blue Diamond PB Holdings, LLC

ADDRESS: 3790 Paradise Rd., Suite 250

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: 702 947-8330

CELL _____

EMAIL: ssiegel@siegelcompanies.com

APPLICANT INFORMATION (must match online record)

NAME: George Ross

ADDRESS: 3790 Paradise Rd. Suite 250

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

REF CONTACT ID #

275799

TELEPHONE: (310) 487-0881

CELL _____

EMAIL: gross@siegelcompanies.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Sean Thueson

ADDRESS: 3790 Paradise Rd. Suite 250

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

REF CONTACT ID #

262537

TELEPHONE: (702) 947-8330

CELL _____

EMAIL: sthueson@siegelcompanies.com

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

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

STH
Sean Thueson (Jun 27, 2024 09:56 PDT)
Property Owner (Signature)*

Sean Thueson for Manager
Property Owner (Print)

6/26/24
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0535

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 9/25/24

BCC MEETING DATE 11/20/24

FEES 81,300

TAB/CAC LOCATION Enterprise

DATE 10/30/24

September 24, 2024

Clark County Planning
For electronic submission

Dear Ladies/Gentlemen:

Please accept this as the required Justification letter seeking approval for a commercial development on APN 177-18-602-007, as presented in the plans and documents submitted herewith:

1. The proposed project consists of a 2,358 square foot retail doughnut shop, with drive-thru facilities, on the north portion of the property facing Blue Diamond Road plus a 2,500 square foot general retail building on the south part of the parcel.
2. The parcel is Master Planned EM (Entertainment Mixed Use) and zoned CG (Commercial General), which permits the proposed uses.
3. The general character of existing development on Blue Diamond Road is commercial and compatible with the proposed project.
4. The project is designed to meet Clark County's newest development standards, but appears to require waivers of public works standards to allow a driveway to street separation of 161 feet where 190 feet is the standard and a nominal 14' 4" throat depth where 25' is the standard (see justification below).

Justification

Waivers of development standards:

1) Distance separation-Pinkbox Drive is a minor street which does not cross Blue Diamond Road and accordingly does not create issues which might exist at a major intersection and will have to meet NDOT intersection design standards as Blue Diamond is a state highway. 161 Feet provided vs. 190 feet standard.

2) Throat depth-Extra vehicle accommodation is provided on site by the generous drive-thru facility plus an additional approach area to prevent any stacking issues at the entry point. 14' 4" provided vs 25 feet standard.

Design Review-The overall project design meets all parking and circulation standards for the contemplated uses. The Pinkbox architecture is proposed to resemble an actual doughnut box in lieu of more routine building articulation. The project design incorporates eight points in sustainability options by providing additional trees, water efficient planting, tree-covered parking, cool roofs, shade structures, eleven foot ceilings, and low-emissivity glass.

The applicant has designed the project creatively to deal with a number of significant constraints. Among those are: an odd shaped lot, totally surrounded by airport lands, requirement to provide common access to the undevelopable parcel to the west, excessive sight zones, and special NDOT rules limiting access and visibility. Any one of these factors should be sufficient the trivial waivers that are requested.

Greg Borgel
Ph: 702-791-8219

12/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0567-CHIPCLAN FAMILY TRUST & CHIPMAN, THOMAS L. & TYE A. TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks in conjunction with a proposed single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Tomsik Street, 190 feet north of Camero Avenue within Enterprise. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

176-16-201-069

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for a proposed single-family residence to 27 feet where 40 feet is required per Section 30.02.04B (a 33% reduction).
- b. Reduce the interior side setback for a proposed single-family residence to 5 feet where 10 feet is required per Section 30.02.04B (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.55
- Project Type: Single-family residence

Site Plan & Request

The plans depict a proposed single-family residence accessed via Tomsik Street to the west. The applicant is requesting to reduce the front setback to 27 feet, and to reduce the interior side setback along the south property line to 5 feet. The site is planned for a custom single-family residence, so there are no floor plans or elevations at this time.

Landscaping

A waiver of development standards (WS-23-0799) was approved in January 2024 to waive the requirement for detached sidewalks and street landscaping along the subject site. There are no proposed changes to landscaping associated with this application.

Applicant's Justification

The applicant states that the residences in the surrounding area feature similar front setbacks to what is being requested, including the residences across the street from the subject site. The setback reduction will therefore ensure consistency and maintain the aesthetic integrity of the area. The neighbor to the south has expressed no concerns regarding the interior side setback reduction, and a letter of support has been provided.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0800	Vacated and abandoned patent easements	Approved by PC	January 2024
WS-23-0799	Eliminated street landscaping and detached sidewalks	Approved by PC	January 2024
ZC-1026-05	Reclassified approximately 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

While staff understands that some existing residences in the area do not meet the 40 front setback requirement established in Title 30, these residences are located on a private street (Waverton Court), while the subject site is on a public street (Tomsik Street). Staff finds that the properties on the north and south sides of the subject site both meet the 40 foot setback requirement, as do others in the area that are located on public streets. Staff is unaware of any waivers for reduced front setbacks that have been approved in the immediate vicinity. Therefore, reducing the front setback for this property would be inconsistent with these adjacent developments, affecting the rural character of the neighborhood. Staff finds that the parcel map for the subject site was

recorded in July 2024, and that the lot is large enough to accommodate a single-family residence that meets the required setbacks. Staff understands that the neighbor to the south has no objection to the interior side setback reduction, however, staff finds that the request is premature since there are no plans for the residence at this time, and this setback reduction would also be incompatible with surrounding development patterns. Lastly, the applicant has not provided any mitigating measures that would reduce the potential negative impacts. For these reasons, 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with approved drainage study PW23-15686.

Fire Prevention Bureau

- 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 #9946-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOM CHIPMAN

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118**

DRAFT

WS-24-0567



Department of Comprehensive Planning Application Form

24A

ASSESSOR PARCEL #(s): 176-16-201-069

PROPERTY ADDRESS/ CROSS STREETS: Camero & Tomsik

DETAILED SUMMARY PROJECT DESCRIPTION

Front and side setback waivers for single-family residential project on approximately 0.55 acres.

PROPERTY OWNER INFORMATION

NAME: Chipclan Family Trust and Chipman Thomas & Tye A TRS
ADDRESS: 8355 S Cimarron Rd
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: 702-575-1310 CELL: _____ EMAIL: tom@chipclan.com

APPLICANT INFORMATION (must match online record)

NAME: Tom Chipman
ADDRESS: 8355 S Cimarron Rd
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
TELEPHONE: 702-575-1310 CELL: _____ EMAIL: tom@chipclan.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL: _____ EMAIL: jessicaw@taneycorp.com

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

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

Property Owner (Signature)*

Tom Chipman
Property Owner (Print)

9-19-24
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0567

ACCEPTED BY MH

PC MEETING DATE 12-3-24

DATE 10-9-24

BCC MEETING DATE _____

FEES 5900

TAB/CAC LOCATION Enterprise

DATE 11-13-24

WE 24-0567



TANEY ENGINEERING

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

October 7, 2024

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

**Re: Camero & Tomsik NEC
APR-24-101163
APN: 176-16-201-069
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Tom Chipman, is respectfully submitting justification for a Waivers of Development Standards for a proposed single-family residential subdivision.

Project Information

We are requesting to allow for the development of a 0.55 gross-acre, 1 lot single-family residential subdivision with 1.81 dwelling units per acre generally located east of Tomsik Street and north of Camero Avenue.

The site is currently zoned RS20 (Residential Single-Family 20), with a planned land use of RN (Ranch Estates Neighborhood) and within the RNP 1 (Rural Neighborhood Preservation) overlay district. We are not requesting any modifications to the current zoning or planned land use.

The project site is adjacent to properties with the following zoning categories and planned land use:

- North, East, West, & South: RS20 (Residential Single-Family 20); RN (Ranch Estates Neighborhood); RNP 1 (Rural Neighborhood Preservation)

Tomsik street will maintain its rural standards. Lot 1 will be accessed through Tomsik Street. The proposed development will consist of a custom home, the design of which is yet to be finalized.

Waiver of Development Standards- Front Setbacks

This request is to waive Section 30.02.04. B to allow 27- foot front setback on lot 1 where 40- foot front setback is required from back of curb. To the west of the site the front setbacks for the house are approximately 20-28 feet from back of curb. The surrounding area features setbacks of 20 feet from the back or curb, which aligns with the established standards of the neighborhood to the west. This standard ensures consistency and maintains the aesthetic integrity of the area, which we believe contributes positively to the community without causing any adverse effects. We believe the impact to be negligible.

Waiver of Development Standards- Side Setbacks

This request is to waive Section 30.02.04. B to allow 5- foot interior side setback on lot 1 where 10- foot interior side setback is required from property line along the south. The neighboring property to the south has expressed no concerns or objections regarding the 5-foot interior side setback along the southern property boundary. We



will be attaching their letter of support to this application. This setback has been maintained without issue, ensuring compliance with existing regulations and maintaining a respectful distance between the properties, which we believe contributes positively to the community without causing any adverse effects. We believe the impact to be negligible.

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

Sincerely,

A handwritten signature in cursive script that reads "Susan Florian".

Susan Florian
Land Planner

12/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400118 (ZC-22-0432)-ALL INVESTMENTS, LLC:

USE PERMIT FIRST EXTENSION OF TIME for off-highway vehicle, recreational vehicle, and watercraft storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) setbacks; 2) landscaping; and 3) throat depth.

DESIGN REVIEWS for the following: 1) mini-warehouse; and 2) finished grade on 3.0 acres in a CG (Commercial General) Zone.

Generally located on the north side of Blue Diamond Road and the east side of Park Street within Enterprise. JJ/nai/kh (For possible action)

RELATED INFORMATION:

APN:

176-19-601-002; 176-19-601-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the north side yard setback to 7 feet where 10 feet is required per Table 30.40-4 (a 30% reduction).
- b. Reduce the east side yard setback to 7 feet where 10 feet is required per Table 30.40-4 (a 30% reduction).
2. a. Eliminate intense landscaping along the eastern parcel line where required per Figure 30.64-12.
- b. Eliminate intense landscaping along the northern parcel line where required per Figure 30.64-12.
3. Eliminate throat depth where 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

DESIGN REVIEWS:

1. Mini-warehouse.
2. Increase finished grade to 67 inches where a maximum of 36 inches is the standard per Section 30.32.040 (an 86% increase).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 3
- Project Type: Mini warehouse & recreational vehicle storage
- Number of Lots/Units: Up to 3
- Building Height (feet): 38
- Square Feet: 131,500 (whole complex)
- Parking Required/Provided: 5/5

Site Plans

The approved plans depict a mini-warehouse with related off-highway, recreational vehicle, and watercraft storage facility located along Blue Diamond Road. The site consists of 3 buildings, including an office and includes seventeen, 12 foot by 30 foot covered carports for storage of boats, RVs, and off-highway vehicles. Access to the site is from Park Street. The plans show a mini-warehouse along the north and eastern property line with a building in the center portion of the property. The 17 covered carports are shown along the center portion of the property adjacent to a 24 foot wide fire lane that encircles within the parcel. A total of 5 parking spaces are provided adjacent to the 40 foot wide ingress/egress driveway. A trash enclosure is located at the south exterior of Building 1 and will be screened by proposed landscaping.

Landscaping

The approved plans depict 15 foot wide landscape areas along Blue Diamond Road, 6 foot wide landscape areas along the eastern and northern parcel lines, and a 10 foot wide landscaping with a 5 foot wide detached sidewalk along Park Street. No internal landscaping is shown other than the landscape island at the end of the required 5 parking spaces. All landscaping will consist of trees, shrubs, and other groundcover.

Elevations

The approved plans depict a mini-warehouse building up to 16 feet in height with metal roll-up doors, metal flat roofline with a parapet wall, and constructed with synthetic stucco finish. The proposed carport will be open on all sides and will be 16 feet in height and measure 30 feet in length and 12 feet wide with a flat roofline and metal roof.

Floor Plans

The approved plans depict individual units of various square feet with open floor plans for storage of personal belongings. The approved plans also show Building 1 with an office, restrooms, utility room, elevator room, and stairwell.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-22-0432:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- 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 services in the area.
- Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; 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 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Park Street and associated spandrel;
- Vacate any unnecessary rights-of-way and/or easements;
- 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.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed bumps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #0336-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting an extension of time to commence the project. Due to financial struggles and recent moratorium against swamp coolers, the project will have to undergo design changes.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0432	Reclassified from H-2 to C-2 (General Commercial) zoning, use permit for off-highway vehicle, recreational vehicle, and watercraft storage, waiver of development standards for setbacks, landscaping, and throat depth, and design review for mini-warehouse and increased finished grade	Approved by BCC	October 2022
UC-0957-06	Power transmission lines	Approved by PC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential & undeveloped
West	Corridor Mixed-Use	H-2	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff could not find any Building nor Public Works permits submitted for this project. Staff can understand how finances can impact a project and staff supports this request. Since Clark County adopted a new Title 30 Code as of January 2024, and this is the first extension of time request, staff may not be able to support future extension of time requests if no progress is made.

Public Works - Development Review

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until October 4, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: QAF INVESTMENTS, LLC

CONTACT: ANDREA CARROLL, 1980 FESTIVAL PLAZA DRIVE, SUITE 450, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

25A

ASSESSOR PARCEL #(s): 17619601026 and 17619601002

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond Rd and S Park Street

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time Application for ZC-22-0432 - 2 year EOT request.

PROPERTY OWNER INFORMATION

NAME: FF Series Holdings LLC AND ALL INVESTMENTS LLC
 ADDRESS: 13861 Adare Manor
 CITY: Frisco STATE: TX ZIP CODE: 73035
 TELEPHONE: _____ CELL 702.373.2993 EMAIL: Farus@Qafinvestments.Com

APPLICANT INFORMATION (must match online record)

NAME: FF Series Holdings LLC AND ALL INVESTMENTS LLC
 ADDRESS: 13861 Adare Manor
 CITY: Frisco STATE: NV ZIP CODE: 89102 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 702.373.2993 EMAIL: Farus@Qafinvestments.Com

CORRESPONDENT INFORMATION (must match online record)

NAME: Andrea Carroll
 ADDRESS: 1980 Festival Plaza Drive, Suite 450
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 720.227.1216 CELL 720.227.1216 EMAIL: andrea@carroll.design

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

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

[Signature]
 Property Owner (Signature)*

FARUS FARMANALI
 Property Owner (Print) Manager

9/19/2024
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET-24-400118

PC MEETING DATE 12-04-24

BCC MEETING DATE _____

TAB/CA. LOCATION Enterprise DATE 11/13/24

ACCEPTED BY RP

DATE 10/3/24

FEES \$ 1,700.00



October 1, 2024

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

Re: **Justification Letter:** APN: 176-19-601-026 & 176-19-601-002, EOT for ZC-22-0432

To whom it may concern at the Department of Comprehensive Planning,

We would like to re-introduce this application as the Mini-Storage at Blue Diamond and Park project which is located near the NE intersection of Blue Diamond and Park. This project consists of two parcels that is approximately +/-2.94 (gross) acres in size, currently zoned H-2.

This application is provided to request an extension of time for ZC-22-0432. This project has undergone a series of challenges, particularly the ability to receive financing due to the current interest rates. Along with the recent moratorium against swamp coolers, this project will be undergoing some design changes. This extension of time application would allow the applicant to make the necessary changes and to finalize funding moving forward. This is the first application for an extension of time and hope that staff will consider recommending approval.

If you have any questions, please feel free to contact us at 720-227-1216.

Thank you,

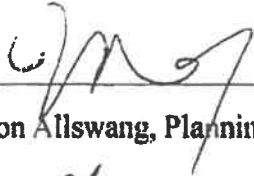
Andrea Limpede Carroll
Principal Architect
NCARB(NV #7598)
Carroll Design Collaborative

JET-24-400118


PLANNING COMMISSION ALA
Tuesday, October 1, 2024

WITHDRAW WITHOUT PREJUDICE per the applicant:

- o #15 – UC-24-0271 – Enterprise - Jon



Jason Allswang, Planning Manager


10.2.24

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0568-KARACHOBANOV, PETAR & PETROV, GEORGE IVANOV:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) allow attached sidewalk.

DESIGN REVIEW for a single-family residential subdivision on 1.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Levi Avenue and the west side of Charismatic Court within Enterprise. JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:

176-35-510-001; 176-35-510-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscaping width to 6 feet along Levi Avenue where 10 feet of street landscaping with an attached sidewalk is required per Section 30.04.01D.7.
2. Allow attached sidewalk along Levi Avenue where a detached sidewalk is required per Section 30.04.08C.5.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 10663 Charismatic Court & 10683 Charismatic Court
- Site Acreage: 1
- Project Type: Single-family residential
- Number of Lots/Units: 8
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 4,799/7,026
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet (Minimum/Maximum): 1,614/2,643

History & Site Plan

The site was originally part of the previously approved 'Belmont Park' single-family development (TM-0232-02) which included 134 lots on 20.18 acres, with a density of 6.64 units per acre. With the 2 subject lots removed the 'Belmont Park' site acreage is reduced to 19.18 acres and now contains 132 lots for a density of 6.88 units per acre. This density still complies with the originally approved zoning (RS3.3) and planned land use (Mid-Intensity Suburban).

The plans depict a single-family residential detached development with 8 lots on 1.0 acres located on the west side of Charismatic Court and the north side of Levi Avenue. The density of the overall development is shown at 8 dwelling units per acre. All lots face Charismatic Court which is a 48 foot wide residential local street. The lots range in size from 4,799 square feet up to 7,026 square feet.

Landscaping

A 5 foot existing attached sidewalk is located along Levi Avenue along with an existing 6 foot wide landscape easement that was constructed with the original subdivision (Belmont Park). The proposed landscaping will be updated to meet the current materials requirement of 4 large trees planted every 30 feet with shrubbery. Front yard landscaping will be provided with each residential lot.

Elevations

The proposed residences are 2 story with a maximum height of 25 feet. Three elevations are provided for each residence which includes a variety of façade design elements which can include stucco trim on all windows, shutters on front upper windows, corbels at the eaves, arches, stone veneer, and garage door treatments. Architectural details are provided on the front of the homes with windows, roofline variety, and façade treatments. The side elevations include the varied rooflines and window trim, with no other architectural details.

Floor Plans

The 3 floor plans depict a variety of options, including floor plans ranging in total area from 1,614 square feet to 2,643 square feet. Residences include 2 car attached garages. Models range from 3 to 4 bedrooms depending on options chosen at the time of construction.

Applicant's Justification

The applicant indicates the proposed development will be comprised of 25 foot wide 2 story residences and will provide a pleasing architectural elevation. They state the developer believes that additional architectural enhancements will simply add cost to the homes without providing additional value for future homeowners. Additionally, the architectural style of the homes is compatible with the existing neighborhood in both size and features. The development site was part of the original development of Belmont Park, which installed the existing off-site improvements for Levi Avenue (paving, curb, gutter, sidewalk, and streetlight) and Charismatic Court (paving, roll curb, and gutter) along with the existing 6 foot wide landscape easement and screen fence. The updated landscape materials, trees and shrubs, will meet the current Code standards. The 6 foot width of the existing street landscape easement and location of the sidewalk will match in size and location to the original development of Belmont Park along the 2 streets.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0305	Accessory structure prior to principal use - expired	Approved by PC	August 2023
WS-0620-10	Reduced setbacks for an 8 lot single-family subdivision - expired	Held by PC	August 2011
ZC-1572-06 (ET-0351-09)	Extension of time to reclassify 1 acre from R-E to R-2 zoning	Approved by BCC	January 2010
ZC-1572-06	Reclassified 1 acre from R-E to R-2 zoning	Approved by BCC	December 2006
TM-0389-02	147 single family residential lots	Approved by PC	October 2002
ZC-0432-02	Reclassified 18.8 acres from R-E to R-2 zoning - BCC excluded the subject parcels	Approved by BCC	July 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS33	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS20	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential

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

Related Applications

Application Number	Request
TM-24-500124	A tentative map for an 8 lot single-family residential subdivision is a companion item on this agenda

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Typically, staff is unable to support reductions in required street landscaping, however, the proposed landscape area along Levi Avenue was created with the rest of the 'Belmont Park' subdivision to the east which includes an existing block wall established behind the landscaping. The 6 foot landscape strip matches the landscape area to the east of Charismatic Court along Levi Avenue. Since the landscape area matches to the previously approved subdivision to the east, staff can support this request.

Design Review

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

The proposed development meets the required lot size and density per Section 30.02.04. The proposed residences provide multiple architectural features on the front faces of the structures, but the side and rear elevations include minimal architectural features which could be enhanced in areas that are above the side yard walls. Additionally, the applicant gave no justification as to why they did not include additional architectural features such as recessed windows with overhangs or shutters to shade glass on the side and rear elevations. For this reason, staff cannot support the design review portion of this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to not install detached sidewalks along Levi Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

- 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 #0429-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: GRANT T. GEORGE

**CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET,
SUITE 200, LAS VEGAS, NV 89119**



Department of Comprehensive Planning Application Form

26A

ASSESSOR PARCEL #(s): 176-35-510-001

PROPERTY ADDRESS/ CROSS STREETS: 10658 Mann Street and 10683 Charismatic Court

DETAILED SUMMARY PROJECT DESCRIPTION

A single family residential development for 8-lots.

PROPERTY OWNER INFORMATION

NAME: Charismatic Land LLC
ADDRESS: 801 S. Rancho Drive #E-4
CITY: Las Vegas STATE: NV ZIP CODE: 89106
TELEPHONE: _____ CELL (702) 994-3610 EMAIL: grantgeorge@signaturehomes.com

APPLICANT INFORMATION (must match online record)

NAME: Charismatic Land LLC *AKA Signature Homes*
ADDRESS: 801 S. Rancho Drive #E-4
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 254573
TELEPHONE: _____ CELL (702) 994-3610 EMAIL: grantgeorge@signaturehomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Sonia Macias @ TCE
ADDRESS: 7080 La Cienega St. #200
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170761
TELEPHONE: 702.932.6125 CELL 702.336.4071 EMAIL: smacias@tce-tv.com

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

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

DocuSigned by:
Rick Barron Rick Barron, Authorized Signer 10/8/2024 | 2:34 PM PDT
Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0568 ACCEPTED BY LMN
PC MEETING DATE _____ DATE 10/9/24
BCC MEETING DATE 12/4/2024 FEES _____
TAB/CAC LOCATION ENTERPRISE DATE 11/13/2024 WS-24-0568

Revised 10/10/24
WS-24-0568

PLANNER
COPY

October 8, 2024

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

Re: **Levi/Charismatic**
Design Review and Waiver of Development Standards
APN# 176-35-510-001 and 176-35-510-002
Project#: 273-24003

On behalf of Signature Homes, we respectfully request your approval of a Design Review and Waiver of Standards for the proposed Levi/Charismatic residential subdivision.

The project proposes an 8-lot single family detached residential development on approximately 1.0 acre at a density of 8 units per acre. The two graded vacant half-acre parcels were created with the existing Belmont Park residential subdivision that was recorded in August 2003. The parcels are zoned RS-3.3 with a Master Plan designation of Mid-Intensity Suburban Neighborhood within the Enterprise Land Use planning area. The proposed development is compatible with the existing residential subdivisions to the north and east with similar lot sizes, zoning and land use designation. The existing single-family residence to the west is on a 2-acre parcel zoned RS-20 with a Master Plan designation of Mid-Intensity Suburban Neighborhood which would allow future development of up to 8 units per acre. The undeveloped property to the south is zoned RS-20 with a land use of Compact Neighborhood which allows up to 18 units per acre.

Location: The proposed project is located at the northwest corner of Levi Avenue and Charismatic Court within Section 35, Township 22 South, Range 60 East. Access is provided by the existing public streets of Levi Avenue and Charismatic Court.

Waiver of Standards #1: Approval of a Waiver of Development Standards to allow an existing 5' wide attached public sidewalk on the north side of Levi Avenue adjacent to the project where a detached sidewalk is required under 30.04.08C.5.

Justification: The attached sidewalk and associated 6' wide landscape area was constructed with the original development of the 'Belmont Park' subdivision in early 2004. This project has minimal frontage along Levi Avenue (approximately 145') and the attached sidewalk and 6' landscape area is consistent with existing improvements along the north side of Levi Avenue east of Charismatic Court to Mann Street.

Waiver of Standards #2: Approval of a Waiver of Development Standards to allow an existing 6' wide landscape area on the north side of Levi Avenue adjacent to the project where a 10' landscape area with an attached sidewalk is required under 30.04.01D.7.

Justification: The attached sidewalk and associated 6' wide landscape area were constructed with the original development of the 'Belmont Park' subdivision in early 2004. This project has minimal frontage along Levi Avenue (approximately 145') and the attached sidewalk and 6' landscape area is consistent with existing improvements along the north side of Levi Avenue east of Charismatic Court to Mann Street.

Waiver of Standards #3: Approval of a Waiver of Development Standards for proposed homes that do not meet the design standards per 30.04.05.E.2 to provide two architectural features on each façade of the structure. The proposed homes offer various combinations of covered entries, porches, patios, wall offsets and optional exterior finishes (stone veneer) as varied building materials, however these features are not provided on all four sides of all of the homes.

Justification: The homes are intended as affordable 25' wide two-story designs and provide architecturally pleasing elevations with the proposed designs. The developer believes that architectural enhancements required by code for 'entry' level affordable homes simply adds cost to the home without adding 'value' for the future homeowners. The architectural style of the homes is compatible with the existing neighborhood in both size and features.

Design Review: Approval of a design review for an eight-lot single family detached residential subdivision under existing RS3.3 zoning for a parcel that is planned as Mid-Intensity Suburban which allows up to eight units per acre within the Enterprise Land Use area. The project proposes an 8-lot single family residential subdivision with direct access to Charismatic Court, an existing 48' wide public street. The proposed subdivision provides lot sizes that range from approximately 4,799 to 7,026 square feet with an average lot size of approximately 5,379 square feet. The proposed project will consist of four two-story homes that range in size from approximately 1,614 to 2,643 square feet that provide varying elevations with stucco finish in earth tone color palettes and concrete tile roofs at a typical height of 25'. The homes each provide two car garages (with 20' driveways as require ZC-1572-06), recessed covered entry and front windows, and options for stone veneer finish enhancements and expanded covered patios.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers



Joe Thomason

12/04/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500124-KARACHOBANOV, PETAR & PETROV, GEORGE IVANOV.

TENTATIVE MAP consisting of 8 single-family residential lots on 1.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Levi Avenue and the west side of Charismatic Court within Enterprise. JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:

176-35-510-001; 176-35-510-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 10663 Charismatic Court & 10683 Charismatic Court
- Site Acreage: 1
- Project Type: Single-family residential
- Number of Lots/Units: 8
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 4,799/7,026

Project Description

The plans depict a single-family residential detached development with 8 lots on 1.0 acres located on the west side of Charismatic Court and the north side of Levi Avenue. The density of the overall development is shown at 8 dwelling units per acre. All lots face Charismatic Court which is a 48 foot wide residential local street. The lots range in size from 4,799 square feet up to 7,026 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0305	Accessory structure prior to principal use - expired	Approved by PC	August 2023
WS-0620-10	Reduced setbacks for an 8 lot single-family subdivision - expired	Held by PC	August 2011
ZC-1572-06 (ET-0351-09)	Extension of time to reclassify 1 acre from R-E to R-2 zoning	Approved by BCC	January 2010

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1572-06	Reclassified 1 acre from R-E to R-2 zoning	Approved by BCC	December 2006
TM-0389-02	147 single family residential lots	Approved by PC	October 2002
ZC-0432-02	Reclassified 18.8 acres from R-E to R-2 zoning - BCC excluded the subject parcels	Approved by BCC	July 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Compact Neighborhood (up to 18 du/ac)	RS20	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential

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

Related Applications

Application Number	Request
WS-24-0568	A waiver of development standards for street landscaping and to allow attached sidewalk along Levi Avenue for a single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

While this request meets the tentative map requirements and standards for approval as outlined in Title 30, staff is not supporting the related waiver of development standards and; therefore, 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- 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 #0429-2024 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: GRANT T. GEORGE

**CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET,
SUITE 200, LAS VEGAS, NV 89119**



Department of Comprehensive Planning Application Form

27A

ASSESSOR PARCEL #(s): 176-35-510-001

PROPERTY ADDRESS/ CROSS STREETS: 10658 Mann Street and 10683 Charismatic Court

DETAILED SUMMARY PROJECT DESCRIPTION

A single family residential development for 8-lots.

PROPERTY OWNER INFORMATION

NAME: Charismatic Land LLC AKA Signature Homes
ADDRESS: 801 S. Rancho Drive #E-4
CITY: Las Vegas STATE: NV ZIP CODE: 89106
TELEPHONE: _____ CELL (702) 994-3610 EMAIL: grantgeorge@signaturehomes.com

APPLICANT INFORMATION (must match online record)

NAME: Charismatic Land LLC AKA Signature Homes
ADDRESS: 801 S. Rancho Drive #E-4
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 254573
TELEPHONE: _____ CELL (702) 994-3610 EMAIL: grantgeorge@signaturehomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Sonia Macias @ TCE
ADDRESS: 7080 La Cienega St. #200
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170761
TELEPHONE: 702.932.6125 CELL 702.336.4071 EMAIL: smacias@tce-lv.com

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

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

DocuSigned by:
Rick Barron
Property Owner (Signature)*

Rick Barron, Authorized Signer
Property Owner (Print)

10/8/2024 | 2:34 PM PDT
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

October 8, 2024

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

**Re: Levi/Charismatic
Design Review and Waiver of Development Standards
APN# 176-35-510-001 and 176-35-510-002
Project#: 273-24003**

On behalf of Signature Homes, we respectfully request your approval of a Design Review and Waiver of Standards for the proposed Levi/Charismatic residential subdivision.

The project proposes an 8-lot single family detached residential development on approximately 1.0 acre at a density of 8 units per acre. The two graded vacant half-acre parcels were created with the existing Belmont Park residential subdivision that was recorded in August 2003. The parcels are zoned RS-3.3 with a Master Plan designation of Mid-Intensity Suburban Neighborhood within the Enterprise Land Use planning area. The proposed development is compatible with the existing residential subdivisions to the north and east with similar lot sizes, zoning and land use designation. The existing single-family residence to the west is on a 2-acre parcel zoned RS-20 with a Master Plan designation of Mid-Intensity Suburban Neighborhood which would allow future development of up to 8 units per acre. The undeveloped property to the south is zoned RS-20 with a land use of Compact Neighborhood which allows up to 18 units per acre.

Location: The proposed project is located at the northwest corner of Levi Avenue and Charismatic Court within Section 35, Township 22 South, Range 60 East. Access is provided by the existing public streets of Levi Avenue and Charismatic Court.

Waiver of Standards #1: Approval of a Waiver of Development Standards to allow an existing 5' wide attached public sidewalk on the north side of Levi Avenue adjacent to the project where a detached sidewalk is required under 30.04.08C.5.

Justification: The attached sidewalk and associated 6' wide landscape area was constructed with the original development of the 'Belmont Park' subdivision in early 2004. This project has minimal frontage along Levi Avenue (approximately 145') and the attached sidewalk and 6' landscape area is consistent with existing improvements along the north side of Levi Avenue east of Charismatic Court to Mann Street.

Waiver of Standards #2: Approval of a Waiver of Development Standards to allow an existing 6' wide landscape area on the north side of Levi Avenue adjacent to the project where a 10' landscape area with an attached sidewalk is required under 30.04.01D.7.

Justification: The attached sidewalk and associated 6' wide landscape area were constructed with the original development of the 'Belmont Park' subdivision in early 2004. This project has minimal frontage along Levi Avenue (approximately 145') and the attached sidewalk and 6' landscape area is consistent with existing improvements along the north side of Levi Avenue east of Charismatic Court to Mann Street.

Design Review: Approval of a design review for an eight-lot single family detached residential subdivision under existing RS3.3 zoning for a parcel that is planned as Mid-Intensity Suburban which allows up to eight units per acre within the Enterprise Land Use area. The project proposes an 8-lot single family residential subdivision with direct access to Charismatic Court, an existing 48' wide public street. The proposed subdivision provides lot sizes that range from approximately 4,799 to 7,026 square feet with an average lot size of approximately 5,379 square feet. The proposed project will consist of four two-story homes that range in size from approximately 1,614 to 2,643 square feet that provide varying elevations with stucco finish in earth tone color palettes and concrete tile roofs at a typical height of 25'. The homes each provide two car garages (with 20' driveways as require ZC-1572-06), recessed covered entry and front windows, and options for stone veneer finish enhancements and expanded covered patios.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers

Sonia Macias

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-24-0554-KELEGIAN, SHELLY:

ZONE CHANGE to reclassify 0.66 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise (description on file). JJ/mh (For possible action)

RELATED INFORMATION:

APN:
177-18-303-041

LAND USE PLAN:
ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4671 Blue Diamond Road
- Site Acreage: 0.66
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the proposed conforming zone change from H-2 zoning to CG zoning will allow for a commercial development, such as the proposed restaurants, which is a companion item with this application. Due to the recently adopted and updated Title 30, the H-2 zoning district is no longer a zoning category. The request for a zone change is a result of the County's effort to rezone many of the H-2 zoned properties.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0326	Vacated and abandoned easements of interest to Clark County	Approved by PC	July 2022
DR-20-0601	Restaurant with drive-thru service, signage, lighting, and finished grade - expired	Approved by BCC	February 2021

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0590	Vehicle maintenance facility, waivers for setbacks, separation from a residential use, building height, trash enclosure setback, parking, and alternative landscaping, and design reviews for alternative parking lot landscaping and a vehicle maintenance facility	Withdrawn	September 2019
ZC-18-0174	Reclassified from H-2 to C-2 zoning with waiver for alternative landscaping, and design review for a restaurant - design review and waiver - expired	Approved by BCC	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	H-2 & CG	Vehicle wash, shooting range, & shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.1	Single-family residential
East & West	Corridor Mixed-Use	CG	Shopping center

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

Related Applications

Application Number	Request
UC-24-0555	A use permit for outdoor dining, design reviews for restaurant buildings and site lighting, and waivers of development standards for residential adjacency standards, buffering and screening, landscaping, and alternative driveway geometrics is a companion item on this agenda.
VS-24-0556	A vacation and abandonment of a portion of a right-of-way being Cameron Street is a companion item on this agenda.
TM-24-00121	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the request to rezone the subject parcel to CG

(Commercial General) zoning is compatible with the commercial zoning districts emerging along Blue Diamond Road (a state highway). There are numerous parcels currently zoned CG in the vicinity of the subject site, including across Cameron Street to the east and across Blue Diamond Road to the west. This request is also consistent with Policy 5.5.3 of the Master Plan, which encourages the expansion of small businesses in unincorporated Clark County. For these reasons, staff finds the request for the CG Zone is appropriate for this location.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- 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 #0459-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK KELEGIAN

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

DRAFT



Department of Comprehensive Planning Application Form

28A

ASSESSOR PARCEL #(s): 177-18-303-022 & 177-18-303-041

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond Rd. & Cameron St.

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change from General Highway Frontage (H-2) to Commercial General (CG) (APN: 177-18-303-041).
Waiver of Development Standards and Design Review for 2 Restaurants.

PROPERTY OWNER INFORMATION

NAME: Shellyco LLC
ADDRESS: 936 W. Florence Avenue
CITY: Inglewood STATE: CA ZIP CODE: 99030
TELEPHONE: 424.371.6500 CELL: _____ EMAIL: mark@randysdonuts.com

APPLICANT INFORMATION

NAME: Shellyco LLC
ADDRESS: 936 W. Florence Avenue
CITY: Inglewood STATE: CA ZIP CODE: 99030 REF CONTACT ID # _____
TELEPHONE: 424.371.6500 CELL: _____ EMAIL: mark@randysdonuts.com

CORRESPONDENT INFORMATION

NAME: Sheldon Colen
ADDRESS: 2525 W. Horizon Ridge Pkwy. Suite 230
CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # _____
TELEPHONE: 702.719.2020 CELL: _____ EMAIL: projects@scadesign.com

*Correspondent will receive all project communication

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

Shelly Kekepaia
Property Owner (Signature)*

Shelly Kekepaia Shellyco
Property Owner (Print)

7/29/2024
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
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APPLICATION # (s) ZC-24-OSS4

ACCEPTED BY JUD

PC MEETING DATE _____

DATE 10/09/24

BCC MEETING DATE 12/04/24

TAB/CAC LOCATION Enterprise

DATE 11/13/24



September 29, 2024

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

RE: Justification Letter for Restaurants at Blue Diamond Rd. and Cameron St.

Please accept this letter as justification for the proposed construction of 2 new restaurants located at the SWC of Blue Diamond Rd. and Cameron St. (APN: 177-18-303-022 & 177-18-303-041). We respectfully ask for your approval of the land use applications and waivers of development standards.

- 1) Conforming zone change from General Highway Frontage (H-2) to Commercial General (CG) (APN: 177-18-303-041).
- 2) Request Special Use Permit for outdoor dining within 200 feet of a residential use.
- 3) Design Review for Site Lighting.
- 4) Design Review for alternative building entrances.
- 5) Request Waiver of Development Standards to reduce the separation from a drive-thru lane to 39'-6" where a minimum separation of 200 feet is required from the adjacent residential single-family district. To help mitigate this request, the path of travel in the drive-through lanes is directed away from the residential uses, which will help with noise reduction.
- 6) Request Waiver of Development Standards to reduce the separation from a loading zone to 39'-6" where a minimum separation of 50 feet is required from the adjacent residential single-family district. The double row of large canopy trees and existing CMU wall will help with screening the loading zone from the residential properties to the south.
- 7) Request Waiver of Development Standards to waive the requirement for a redundant decorative screen wall along the south property line. There is an existing 6-foot tall CMU wall. Adding the additional screen wall would create a space where trash and other items could be thrown into.
- 8) Request Waiver of Development Standards to reduce the minimum width of landscape finger to 2'-10" where 6'-0" is required. To help mitigate this request, we are providing 1 additional parking lot tree than the minimum required. Landscaping is provided to the east of the parking area.
- 9) Request Waiver of Development Standards of USDCCA 222.1 (Departure Distance) for the driveway located on Cameron St. to allow for a departure distance of 131'-0", where 190'-0" is required. Due to the width of the site along Cameron St., providing the 190'-0" departure distance would place the driveway outside of the property line.
- 10) Request Waiver of Development Standards to allow for reduce landscaping along a portion of Blue Diamond Rd. We are providing a 3-foot tall decorative screen wall to help shield the headlights from vehicles in the drive through lane. This reduces the landscape width to 7'-2" where 10'-0" are required. We do provide the 10'-0" of landscape to the back of curb of the drive-through lane including the wall.
- 11) Request to expunge the Design Review for ZC-18-0174.

Restaurant 1 will be 1,500 sq. ft. and stand 20'-0" tall. Restaurant 2 will be 900 sq. ft. and stand 28'-6" tall. As part of this application we are requesting a Design Review for alternative building entrances. The building entrances do not face the front street (Blue Diamond Rd.). In order to avoid having the drive through lanes up against the residential uses, the building entrances face away from Blue Diamond Rd. The site is accessible from Blue Diamond Rd. via a 35'-0" driveway, Cameron St. via a 38'-0" driveway and ADA compliant pedestrian walkways. A total of 17 parking spaces are provided including 1 car and 1 van accessible spaces. All parking can be easily accessed by customers and employees via walkways located at building entrances.

There is an existing 10-foot easement that runs along the southern property line. The easement does not have any restrictions on landscaping being installed within the easement. 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 that will comply with Clark County design standards. Landscaping will be provided surrounding the enclosures for screening purposes, although still illuminated by light poles to make it safe for employees and away from vandalism.

SUSTAINABILITY

POINTS	
1	3.1. The provided parking lot trees are more than 10% of the required.
1	3.11. 95% or more of all required landscape have very low or low water needs.
1	3.1.v.(a) Trees provided in parking area cover at least 50% of paved areas.
1	4.1. Roofing materials on buildings to have solar reflectance index equal to or greater than 78.
1	4.ii.(a)(1) All roof surfaces are within 30 degrees of true east-west direction.
2	4.ii.(b)(1) 75% of south and west facing storefront windows and doors are covered by shade structures.
.5	4.ii.(c)(5) Glass on south and west facing windows to be low-emissivity glass.
7.5	TOTAL POINTS

To help with Clark County's vision of creating a sustainable environment/development, we incorporated the following provisions into our design. Where 8 parking lot trees are required, we provide 9 parking lot trees. By providing the 9 parking lot trees, we are providing 12.5% more trees than required. All of the proposed plants have very low to low water needs. This will help in Clark County's water conservation effort. The trees will cover more than 50% of the parking areas, which will help reduce the heat island effect. The proposed roofing materials will have an SRI of 78 or greater and the glazing will be low-e. There are a total of 8 south and west facing windows and doors. We provide an awning over 6 of the windows and doors. The other 2 windows on Restaurant 2 are recessed into the building, but do not meet the requirements to be counted as covered.

We feel that these restaurants will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank You,

Roberto Piedra
SCA Design

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0556-KELEGIAN, SHELLY:

VACATE AND ABANDON a portion of right-of-way being Cameron Street located between Blue Diamond Road and Ford Avenue within Enterprise (description on file). JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:
 177-18-303-022; 177-18-303-041

LAND USE PLAN:
 ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Cameron Street along the east side of the site. The applicant states that the vacation is necessary to accommodate the required detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0326	Vacated and abandoned easements of interest to Clark County	Approved by PC	July 2022
DR-20-0601	Restaurant with drive-thru service, signage, lighting, and finished grade - expired	Approved by BCC	February 2021
UC-19-0590	Vehicle maintenance facility, waivers for setbacks, separation from a residential use, building height, trash enclosure setback, parking, and alternative landscaping, and design reviews for alternative parking lot landscaping and a vehicle maintenance facility	Withdrawn	September 2019
ZC-18-0174	Reclassified from H-2 to C-2 zoning with waiver for alternative landscaping, and design review for a restaurant - design review and waiver - expired	Approved by BCC	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	H-2 & CG	Vehicle wash, shooting range, & shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East & West	Corridor Mixed-Use	CG	Shopping center

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

Related Applications

Application Number	Request
ZC-24-0554	A zone change to reclassify a portion of the site from H-2 to CG zoning is a companion item on this agenda.
UC-24-0555	A use permit for outdoor dining, design reviews for restaurant buildings and site lighting, and waivers of development standards for residential adjacency standards, buffering and screening, landscaping, and alternative driveway geometrics is a companion item on this agenda.
TM-24-500121	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless

extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include spandrel at the intersection of Blue Diamond Road and Cameron Street;
- 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 devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

**APPLICANT: MARK KELEGIAN
CONTACT: SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY, SUITE 230,
HENDERSON, NV 89052**



Department of Comprehensive Planning Application Form

29A

ASSESSOR PARCEL #(s): 177-18-303-022 & 177-18-303-041

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond Rd. & Cameron St.

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change from General Highway Frontage (H-2) to Commercial General (CG) (APN: 177-18-303-041).
Waiver of Development Standards and Design Review for 2 Restaurants.

PROPERTY OWNER INFORMATION

NAME: Shellyco LLC
ADDRESS: 936 W. Florence Avenue
CITY: Inglewood STATE: CA ZIP CODE: 99030
TELEPHONE: 424.371.6500 CELL _____ EMAIL: mark@randysdonuts.com

APPLICANT INFORMATION

NAME: Shellyco LLC
ADDRESS: 936 W. Florence Avenue
CITY: Inglewood STATE: CA ZIP CODE: 99030 REF CONTACT ID # _____
TELEPHONE: 424.371.6500 CELL _____ EMAIL: mark@randysdonuts.com

CORRESPONDENT INFORMATION

NAME: Sheldon Colen
ADDRESS: 2525 W. Horizon Ridge Pkwy. Suite 230
CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # _____
TELEPHONE: 702.719.2020 CELL _____ EMAIL: projects@scadesign.com

*Correspondent will receive all project communication

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

Shelly Deagon
Property Owner (Signature)*

Shelly Keegan Shellyco
Property Owner (Print)

7/29/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) VS-24-0556

ACCEPTED BY JED

PC MEETING DATE _____

DATE 10/09/24

BCC MEETING DATE 12/04/24

TAB/CAC LOCATION Enterprise DATE 11/13/24



July 17, 2024

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

**Re: Randy's Donuts, Zenith Project No. 211027
Right-of-Way Vacation Justification Letter**

Dear Sir or Madam:

Zenith Engineering has been retained by Sansmark LV Inc. to file a vacation application to vacate existing Right-of-Way associated with property located on the on the southwest corner of Blue Diamond Road and Cameron Street (Assessor's Parcel Numbers 177-18-303-022 and 041).

This project is proposed to construct a detached sidewalk along Cameron Street. We are requesting to vacate 5' of existing Right-of-Way in accordance with detached sidewalks.

Please feel free to contact me with any questions or comments at (702) 835-3496. Thank you.

Sincerely,

ZENITH ENGINEERING

A handwritten signature in black ink, appearing to read 'Julia Izzolo', is written over a horizontal line.

Julia Izzolo, PE
Principal

12/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0555-KELEGIAN, SHELLY:

USE PERMIT for outdoor dining.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) reduce buffering requirements; and 3) allow alternative driveway geometrics.

DESIGN REVIEW for restaurants with drive-thrus on 1.21 acres in a CG (Commercial General) Zone.

Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

177-18-303-022; 177-18-303-041

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the separation of a drive-thru lane on the east parcel to a residential property to 66 feet where a minimum of 200 feet is required per Section 30.04.06E (a 67% reduction).
- b. Reduce the separation of a drive-thru lane on the west parcel to a residential property to 39 feet where a minimum of 200 feet is required per Section 30.04.06E (an 81% reduction).
2. Reduce the height of a buffer wall to 6 feet where an 8 foot high decorative screen wall is required per Section 30.04.02C (a 25% reduction).
3. Reduce the minimum departure distance for a driveway (along Cameron Street) to 131 feet where 190 feet is the standard per Uniform Standard Drawing 222.1 (a 45% reduction).

DESIGN REVIEW:

1. a. Restaurant with a drive-thru on east parcel (APN 177-18-303-041).
- b. Restaurant with a drive-thru on west parcel (APN 177-18-303-022).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4671 Blue Diamond Road

- Site Acreage: 1.21
- Project Type: Drive-thru restaurants
- Number of Stories: 1
- Building Height (feet): 20 (Restaurant 1)/28.5 (Restaurant 2)
- Square Feet: 1,500 (Restaurant 1)/900 (Restaurant 2)
- Parking Required/Provided: 17/17
- Sustainability Required/Provided: 7/7.5

Site Plan & History

The plans depict a 1.21 acre commercial site on the south side of Blue Diamond Road and the west side of Cameron Street. The site is currently divided into 2 lots, with a proposed tentative map (TM-24-500121) to combine the lots being a related item on this agenda. In June 2018, the west parcel was approved for a zone change from H-2 to C-1 zoning, along with a design review for an 1,800 square foot restaurant and a waiver of development standards for reduced landscaping along Blue Diamond Road. However, the design review and waiver of development standards portions of this application have expired. In February 2021, the west parcel was approved for a drive-thru restaurant with signage and lighting, though this application has also since expired.

The proposed development features 2 drive-thru restaurants. Restaurant 1 is 1,500 square feet and located in the northeast corner of the site (APN: 177-18-303-041), set back 127 feet from the south property line. The drive-thru begins along Cameron Street, set back 66 feet, 7 inches from the residential property to the south and oriented north, wrapping around the building with the drive-thru exiting into the parking area. The drive-thru begins with 2 lanes that merge into a single lane after the talk box. The restaurant accommodates drive-thru and in-store customers. Restaurant 2 is 900 square feet and located on the western portion of the site (APN 177-18-303-022), set back 66 feet, 8 inches from the south property line, with a 250 square foot patio area for outdoor dining that is set back 63 feet, 6 inches from the south property line. The outdoor dining area is enclosed by a decorative block screen wall. The restaurant accommodates drive-thru and walk-up customers. The single lane drive-thru begins along the south side of the site, 39 feet, 6 inches from the residential properties to the south, and is oriented north, wrapping around the building with the drive-thru exiting into the drive aisle along the south of the site.

There are 2 trash enclosures proposed, as well as a loading zone that is located along the south side of the site, set back 39 feet, 6 inches from the residential properties to the south. A 3 foot high decorative screen wall is depicted along the side of both drive-thru areas, partially screening them from Blue Diamond Road. An existing 6 foot high CMU wall is located along the south property line of the site, which is proposed to remain. The southern portion of the site also features a 10 foot wide patent easement. There are 2 driveways proposed: a 32 foot wide driveway along Blue Diamond Road in the southwest corner of the site, and a 35 foot wide driveway along Cameron Street in the southeast corner of the site. Parking is provided in front of both restaurants, with 17 total parking spaces required and provided.

Landscaping

The plans depict street landscaping along Blue Diamond Road along the north of the site, featuring a landscape area that ranges in width between 7 feet, 2 inches and 10 feet, 2 inches.

Large trees, spaced 30 feet apart on center, with shrubs are provided along the inside of the existing attached sidewalk along Blue Diamond Road. A 15 foot wide landscape area with a detached sidewalk included is provided along Cameron Street along the east of the site, which also includes large trees and shrubs. The south portion of the site features a 17 foot, 6 inch wide landscape area with a double row of large evergreen trees spaced 20 feet apart on center. Trees and shrubs are also provided throughout the parking area, with 2 of the landscape finger islands, which are located at the entry of the drive-thru of Restaurant 1, being narrower than the 6 foot wide requirement in Title 30.

Elevations

The plans depict 2 drive-thru restaurants. Restaurant 1 is 20 feet high at the peak, featuring an anodized aluminum storefront and drive-thru window, rust wall panels, composite cladding, a smooth stucco finish, and a sloping roof. The building colors include beige, tan, and brown. Restaurant 2 is 28 feet, 6 inches high at the peak, featuring decorative metal and wood for the base of the building, along with a flat roof. Decorative metal roof overhangs with steel overhang supports provide cover on 2 sides of the building, which are for vehicles in the drive-thru and pedestrians ordering from the walk-up menu board. The building colors include white, orange, blue, green, and grey.

Floor Plans

The plans depict 2 drive-thru restaurants, with Restaurant 1 being 1,500 square feet with an open layout. The storefront doors for customers entering the restaurant are located in the front of the building, with the drive-thru window located on the rear side of the building, and an additional door on the side of the building. Restaurant 2 is 900 square feet with a walk-up ordering area in the front and drive-thru window on the rear side of the building. The restaurant includes a wash/preparation area, restroom, and storage area.

Lighting

The applicant has provided a lighting plan in order to comply with the provisions of the original zone change for the site (ZC-18-0174), which required a design review for lighting and signage with signage being deferred until later. The proposed lighting plan depicts a total of 9 light poles that are each 18 feet in height, located throughout the site, providing light for the drive-thrus and parking areas. The photometric plan shows that there will be no light spillage into the residential properties to the south and minimal light spillage into the surrounding streets.

Applicant's Justification

The applicant states that the path of travel for the drive-thru lanes is directed away from the adjacent residential uses, which will help with noise reduction. The double row of large trees and existing CMU wall will also help with screening the loading zone from the residential properties. The request to maintain the 6 foot high CMU wall is necessary because adding an additional screen wall would create a space where trash and other items could be thrown. An additional parking lot tree has been provided to mitigate the reduction in the width of the landscape finger islands. The reduction in departure distance is also necessary because of the width of the site along Cameron Street, which would force the driveway to be placed outside of the property line. Lastly, the applicant adds that these restaurants will create employment opportunities for the community.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0326	Vacated and abandoned easements of interest to Clark County	Approved by PC	July 2022
DR-20-0601	Restaurant with drive-thru service, signage, lighting, and finished grade - expired	Approved by BCC	February 2021
UC-19-0590	Vehicle maintenance facility, waivers for setbacks, separation from a residential use, building height, trash enclosure setback, parking, and alternative landscaping, and design reviews for alternative parking lot landscaping and a vehicle maintenance facility	Withdrawn	September 2019
ZC-18-0174	Reclassified from H-2 to C-2 zoning with waiver for alternative landscaping, and design review for a restaurant - design review and waiver - expired	Approved by BCC	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	H-2 & CG	Vehicle wash, shooting range, & shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East & West	Corridor Mixed-Use	CG	Shopping center

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

Related Applications

Application Number	Request
ZC-24-0554	A zone change from H-2 to CG zoning is a companion item on this agenda.
VS-24-0556	A vacation and abandonment of a portion of a right-of-way being Cameron Street is a companion item on this agenda.
TM-24-500121	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The applicant is requesting to reduce the distance between the outdoor dining area and residential properties to the south to 63 feet where 200 feet is required per Title 30. Staff finds that the decorative block wall enclosing the outdoor dining area will help mitigate the impact of the use, which will already be minimal since the patio area is only 250 square feet. Staff finds that the drive aisle along the south side of the site, along with the buffering and screening provided, will ensure that the residences to the south are minimally impacted by the outdoor dining. Therefore, staff can support this request.

Waivers of Development Standards

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

Design Review

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

Waiver of Development Standards #1a & Design Review #1a

Overall, staff finds that the proposed commercial development would provide new dining and employment opportunities for the area and will be compatible with the existing development in the surrounding area. Staff appreciates that the proposed orientation of the drive-thru is directed away from the residential use and is intended to reduce impacts as much as possible. The applicant is also requesting to reduce the width of the landscape finger island located at the entry of the drive-thru for Restaurant 1. Staff finds that the applicant is proposing a generous amount of landscaping for the overall site, particularly in the parking lot where an additional tree is being provided. The additional tree and the locations of the trees around the parking lot and drive-thru lane will provide a mitigating benefit of shade that will minimize the urban heat island effect. Staff can support the design of Restaurant 1 and the drive-thru location since its impact will be mitigated by the driveway, drive aisle, landscape buffer, and CMU wall that are located between

the drive-thru entry and the adjacent residences to the south. Therefore, staff can support these requests.

Waiver of Development Standards #1b & Design Review #1b

While staff has no objection to the location of Restaurant 2 or the outdoor dining area, staff is concerned about the adverse effects the drive-thru may have on the residences to the south due to the constant vehicular circulation along the southern portion of the site. Staff understands that a 17 foot wide landscape area and 6 foot high CMU wall may help buffer the drive-thru, but given the constraints of the site and the proximity of the existing residences, staff finds that this site may not be suitable for multiple drive-thrus. For these reasons, staff is unable to support these requests, particularly because the site being developed is raw land and could be designed to meet Title 30 requirements or provide more mitigating measures.

Waiver of Development Standards #2

Staff finds that the purpose of buffering and screening is to provide a physical and natural barrier between uses of differing intensity to ultimately reduce the impact that higher intensity uses could impose on lower intensity uses, such as noise, light, and building massing. The proposed 17 foot wide landscape area along the southern portion of the site meets the landscape buffer requirements of Title 30, though the 6 foot high CMU wall does not meet requirement for an 8 foot high decorative screen wall. While staff can understand the applicant's desire to maintain the existing CMU wall, the proximity of the drive-thru lanes to the adjacent residences further illustrates the need for adequate buffering and screening to minimize the impact of the proposed uses. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in the departure distance for the Cameron Street commercial driveway. Although the departure distance does not comply with minimum standards, staff finds the location allows vehicles to safely access the site. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Department of Aviation

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

Staff Recommendation

Approval of the use permit, waiver of development standards #1a, and design review #1a; denial of waivers of development standards #1b, #2, and #3, and design review #1b.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping for the portion of the site currently being developed, in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include spandrel at the intersection of Blue Diamond Road and Cameron Street;
- 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 devices.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.

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

Fire Prevention Bureau

- 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 #0459-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK KELEGIAN

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



Department of Comprehensive Planning Application Form

30A

ASSESSOR PARCEL #(s): 177-18-303-022 & 177-18-303-041

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond Rd. & Cameron St.

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change from General Highway Frontage (H-2) to Commercial General (CG) (APN: 177-18-303-041).
Waiver of Development Standards and Design Review for 2 Restaurants.

PROPERTY OWNER INFORMATION

NAME: Shellyco LLC
ADDRESS: 936 W. Florence Avenue
CITY: Inglewood STATE: CA ZIP CODE: 99030
TELEPHONE: 424.371.6500 CELL: _____ EMAIL: mark@randysdonuts.com

APPLICANT INFORMATION

NAME: Shellyco LLC
ADDRESS: 936 W. Florence Avenue
CITY: Inglewood STATE: CA ZIP CODE: 99030 REF CONTACT ID # _____
TELEPHONE: 424.371.6500 CELL: _____ EMAIL: mark@randysdonuts.com

CORRESPONDENT INFORMATION

NAME: Sheldon Colen
ADDRESS: 2525 W. Horizon Ridge Pkwy. Suite 230
CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # _____
TELEPHONE: 702.719.2020 CELL: _____ EMAIL: projects@scadesign.com

*Correspondent will receive all project communication

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

Shelly Kekeian
Property Owner (Signature)*

Shelly Kekeian Shellyco
Property Owner (Print)

7/29/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-24-0555

ACCEPTED BY JUD

PC MEETING DATE _____

DATE 10/09/24

BCC MEETING DATE 12/04/24

TAB/CAC LOCATION Enterprise DATE 11/13/24



September 29, 2024

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

RE: Justification Letter for Restaurants at Blue Diamond Rd. and Cameron St.

Please accept this letter as justification for the proposed construction of 2 new restaurants located at the SWC of Blue Diamond Rd. and Cameron St. (APN: 177-18-303-022 & 177-18-303-041). We respectfully ask for your approval of the land use applications and waivers of development standards.

- 1) Conforming zone change from General Highway Frontage (H-2) to Commercial General (CG) (APN: 177-18-303-041).
- 2) Request Special Use Permit for outdoor dining within 200 feet of a residential use.
- 3) Design Review for Site Lighting.
- 4) Design Review for alternative building entrances.
- 5) Request Waiver of Development Standards to reduce the separation from a drive-thru lane to 39'-6" where a minimum separation of 200 feet is required from the adjacent residential single-family district. To help mitigate this request, the path of travel in the drive-through lanes is directed away from the residential uses, which will help with noise reduction.
- 6) Request Waiver of Development Standards to reduce the separation from a loading zone to 39'-6" where a minimum separation of 50 feet is required from the adjacent residential single-family district. The double row of large canopy trees and existing CMU wall will help with screening the loading zone from the residential properties to the south.
- 7) Request Waiver of Development Standards to waive the requirement for a redundant decorative screen wall along the south property line. There is an existing 6-foot tall CMU wall. Adding the additional screen wall would create a space where trash and other items could be thrown into.
- 8) Request Waiver of Development Standards to reduce the minimum width of landscape finger to 2'-10" where 6'-0" is required. To help mitigate this request, we are providing 1 additional parking lot tree than the minimum required. Landscaping is provided to the east of the parking area.
- 9) Request Waiver of Development Standards of USGCCA 222.1 (Departure Distance) for the driveway located on Cameron St. to allow for a departure distance of 131'-0", where 190'-0" is required. Due to the width of the site along Cameron St., providing the 190'-0" departure distance would place the driveway outside of the property line.
- 10) Request Waiver of Development Standards to allow for reduce landscaping along a portion of Blue Diamond Rd. We are providing a 3-foot tall decorative screen wall to help shield the headlights from vehicles in the drive through lane. This reduces the landscape width to 7'-2" where 10'-0" are required. We do provide the 10'-0" of landscape to the back of curb of the drive-through lane including the wall.
- 11) Request to expunge the Design Review for ZC-18-0174.

Restaurant 1 will be 1,500 sq. ft. and stand 20'-0" tall. Restaurant 2 will be 900 sq. ft. and stand 28'-6" tall. As part of this application we are requesting a Design Review for alternative building entrances. The building entrances do not face the front street (Blue Diamond Rd.). In order to avoid having the drive through lanes up against the residential uses, the building entrances face away from Blue Diamond Rd. The site is accessible from Blue Diamond Rd. via a 35'-0" driveway, Cameron St. via a 38'-0" driveway and ADA compliant pedestrian walkways. A total of 17 parking spaces are provided including 1 car and 1 van accessible spaces. All parking can be easily accessed by customers and employees via walkways located at building entrances.

There is an existing 10-foot easement that runs along the southern property line. The easement does not have any restrictions on landscaping being installed within the easement. 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 that will comply with Clark County design standards. Landscaping will be provided surrounding the enclosures for screening purposes, although still illuminated by light poles to make it safe for employees and away from vandalism.

SUSTAINABILITY

POINTS	
1	3.1. The provided parking lot trees are more than 10% of the required.
1	3.11. 95% or more of all required landscape have very low or low water needs.
1	3.1.v.(a) Trees provided in parking area cover at least 50% of paved areas.
1	4.1. Roofing materials on buildings to have solar reflectance index equal to or greater than 78.
1	4.ii.(a)(1) All roof surfaces are within 30 degrees of true east-west direction.
2	4.ii.(b)(1) 75% of south and west facing storefront windows and doors are covered by shade structures.
.5	4.ii.(c)(5) Glass on south and west facing windows to be low-emissivity glass.
7.5	TOTAL POINTS

To help with Clark County's vision of creating a sustainable environment/development, we incorporated the following provisions into our design. Where 8 parking lot trees are required, we provide 9 parking lot trees. By providing the 9 parking lot trees, we are providing 12.5% more trees than required. All of the proposed plants have very low to low water needs. This will help in Clark County's water conservation effort. The trees will cover more than 50% of the parking areas, which will help reduce the heat island effect. The proposed roofing materials will have an SRI of 78 or greater and the glazing will be low-e. There are a total of 8 south and west facing windows and doors. We provide an awning over 6 of the windows and doors. The other 2 windows on Restaurant 2 are recessed into the building, but do not meet the requirements to be counted as covered.

We feel that these restaurants will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank You,

Roberto Piedra
SCA Design

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500121-KELEGIAN, SHELLY:

TENTATIVE MAP consisting of 1 commercial lot on 1.29 acres in a CG (Commercial General) Zone.

Generally located on the south side of Blue Diamond Road and the west side of Cameron Street within Enterprise. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

177-18-303-022; 177-18-303-041

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4671 Blue Diamond Road
- Site Acreage: 1.29
- Project Type: Commercial subdivision
- Number of Lots/Units: 1

The plan depicts a 1 lot commercial subdivision. Access to the site will be provided by commercial driveways along Blue Diamond Road via the southwest portion of the site, and along Cameron Street via the southeast portion of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0326	Vacated and abandoned easements of interest to Clark County	Approved by PC	July 2022
DR-20-0601	Restaurant with drive-thru service, signage, lighting, and finished grade - expired	Approved by BCC	February 2021
UC-19-0590	Vehicle maintenance facility, waivers for setbacks, separation from a residential use, building height, trash enclosure setback, parking, and alternative landscaping, and design reviews for alternative parking lot landscaping and a vehicle maintenance facility	Withdrawn	September 2019
ZC-18-0174	Reclassified from H-2 to C-2 zoning with waiver for alternative landscaping, and design review for a restaurant - design review and waiver - expired	Approved by BCC	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	H-2 & CG	Vehicle wash, shooting range, & shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East & West	Corridor Mixed-Use	CG	Shopping center

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

Related Applications

Application Number	Request
ZC-24-0554	A zone change to reclassify a portion of the site from H-2 to CG zoning is a companion item on this agenda.
UC-24-0555	A use permit for outdoor dining, design reviews for restaurant buildings and site lighting, and waivers of development standards for residential adjacency standards, buffering and screening, landscaping, and alternative driveway geometrics is a companion item on this agenda.
VS-24-0556	A vacation and abandonment of a portion of right-of-way being Cameron Street is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the

extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include spandrel at the intersection of Blue Diamond Road and Cameron Street;
- 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 devices.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- 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 #0459-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: MARK KELEGIAN

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



Department of Comprehensive Planning Application Form

31A

ASSESSOR PARCEL #(s): 177-18-303-022 & 177-18-303-041

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond Rd. & Cameron St.

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change from General Highway Frontage (H-2) to Commercial General (CG) (APN: 177-18-303-041).
Waiver of Development Standards and Design Review for 2 Restaurants.

PROPERTY OWNER INFORMATION

NAME: Shellyco LLC
ADDRESS: 936 W. Florence Avenue
CITY: Inglewood STATE: CA ZIP CODE: 99030
TELEPHONE: 424.371.6500 CELL: _____ EMAIL: mark@randysdonuts.com

APPLICANT INFORMATION

NAME: Shellyco LLC
ADDRESS: 936 W. Florence Avenue
CITY: Inglewood STATE: CA ZIP CODE: 99030 REF CONTACT ID # _____
TELEPHONE: 424.371.6500 CELL: _____ EMAIL: mark@randysdonuts.com

CORRESPONDENT INFORMATION

NAME: Sheldon Colen
ADDRESS: 2525 W. Horizon Ridge Pkwy. Suite 230
CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # _____
TELEPHONE: 702.719.2020 CELL: _____ EMAIL: projects@scadesign.com

*Correspondent will receive all project communication

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

Shelly Kekeian
Property Owner (Signature)*

Shelly Kekeian Shellyco
Property Owner (Print)

7/29/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-24-500121

ACCEPTED BY JUD

PC MEETING DATE _____

DATE 10/09/24

BCC MEETING DATE 12/4/24

TAB/CAF LOCATION Enterprise

DATE 11/13/24

